

VOLUSIA COUNTY LEGAL NOTICES

Notice Under Fictitious Name Law

According to Florida Statute
Number 865.09
NOTICE IS HEREBY GIVEN that
the undersigned, desiring to engage in
business under the Fictitious Name of
Reliant Coastal HVAC, located at 111
Dottie Avenue, in the City of Daytona
Beach Shores, Volusia County, FL
32118, intends to register the said name
with the Division of Corporations of
the Department of State, Tallahassee,
Florida.
Dated 3/31/2026.
Ross Pro-Air Solutions LLC
7764-341216
Apr. 9, 2026

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

**IN RE THE MARRIAGE OF:
EVON RUZECKI,
PETITIONER,
AND
KYPARISSIA RUZECKI,
RESPONDENT**
CASE NO.: 2026 10286 FMCI
DIVISION: 35
NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)

TO: KYPARISSIA RUZECKI
2 Llannon Road, Pontyberem, Llannli,
Postal Code SA155LY, Wales, UK
YOU ARE NOTIFIED that an action for
dissolution of marriage has been filed
against you and that you are required to
serve a copy of your written defenses,
if any, to it on Petitioner or Petitioner's
attorney:
Cynthia Lane, Esq.
119 Magnolia Avenue
Daytona Beach, FL 32114
on or before May 11, 2026, and file the
original with the Clerk of the Court at
P.O. Box 6043, Deland, Florida 32721-
6043 before service on Petitioner or
immediately thereafter. **If you fail to do
so, a default may be entered against
you for the relief demanded in the
petition.**

The action is asking the court to decide
how the following real or personal
property should be divided:

Real property located at 30 Tarpon
Drive, Ormond Beach, Volusia County,
Florida 32176 and all personal property,
furniture and fixtures located therein.

Legal Description: LOT 31, AND THE
WEST 40 FEET OF LOT 32, ORMOND
BEACH PLAZA, ACCORDING TO
THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 23, PAGE
16, PUBLIC RECORDS OF VOLUSIA
COUNTY, FLORIDA.

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.

You must keep the Clerk of the
Circuit Court's office notified of your
current address. {You may file
Designation of Current Mailing and
E-Mail Address, Florida Supreme
Court Approved Family Law Form
12.915.} Future papers in this lawsuit
will be mailed or e-mailed to the
address(es) on record at the clerk's
office.

**WARNING: Rule 12.285, Florida
Family Law Rules of Procedure,
requires certain automatic disclosure
of documents and information.
Failure to comply can result in
sanctions, including dismissal or
striking of pleadings.**

Dated: March 26, 2026
/s/ Laura E. Roth
CLERK OF THE CIRCUIT COURT
By: /s/ D. Waszak
Deputy Clerk
Isl D. Waszak
7764-340733
Apr. 2, 9, 16, 23, 2026

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

Visit
Observerlocalnews.
com/tributes to
submit your tribute

Visit

FIRST 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 13634 CICI
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
ESTATE OF FRANCIS J. HORGAN
JR.; et al.,
Defendants.**

TO: HERMINIA C. RICHARDSON; 735
STATE AVE HOLLY HILL, FL 32117
GREGORY CARMAN JR.; 813 JAY ST
APT 1R UTICIA, NY 13501
YOU ARE NOTIFIED that an action to
foreclose to the following property in Volu-
sia County, Florida:

LOT 97, PINE CREST ADDITION
TO HOLLY HILL, ACCORDING TO
THE PLAT THEREOF, AS RECORD-
ED IN MAP BOOK 6, PAGE 56, OF
THE PUBLIC RECORDS OF VOLU-
SIA COUNTY, FLORIDA.
Also known as 735 STATE AVE, HOL-
LY HILL, FL 32117.

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 May 18,
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 April 1, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Jennifer Vazquez
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Suite 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
April 9, 16, 2026 26-002291

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

**File No. 2026 10233 PRDL
Division 10
IN RE: ESTATE OF
WILLIE FRANK HAMM, SR.
Deceased.**

The administration of the estate of Willie
Frank Hamm, Sr., deceased, whose date of
death was July 12, 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 per-
sonal representative's attorney are set forth
below.

All creditors of the decedent and oth-
er 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 NOTI-
CE ON THEM.

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

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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity 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: April 9, 2026.

**Personal Representative:
Deborah Hamm
251 Jefferson Street**

Ormond Beach, Florida 32174
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email: service@upchurchlaw.com
Secondary Email:
clutes@upchurchlaw.com
April 9, 16, 2026 26-002311

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Jermaine A. Kelly, Sr
Case No.: CD202602227/D 1702238

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.
Apr. 9, 16, 23, 30, 2026 26-002301

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
Trusted Comfort Care located at 555 W.
Granada Blvd A4 in the City of Ormond
Beach, Volusia, FL 32174 intends to register
the said name with the Division of Corpora-
tions of the Department of State, Tallahas-
see, Florida.
Dated this 2nd day of April, 2026
Ronique Bolden
April 9, 2026 26-002321

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2026 10233 PRDL
IN RE: ESTATE OF
LOIS ANN BEACHUM
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 LOIS ANN BEACHUM, de-
ceased, File Number 2026 10233 PRDL, by
the Circuit Court for Volusia County, Flor-
ida, Probate Division, the address of which
is 101 N Alabama Ave, DeLand, FL 32724;
that the decedent's date of death was May
5, 2025; that the total value of the estate is
\$0.00 and that the names and addresses of
those to whom it has been assigned by such
order are:

Name	Address
SHARI A. LEDOUX	419 Third Avenue Indialantic, FL 32903

ALL INTERESTED PERSONS ARE NOTI-
FIED 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 pay-
ment 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. NOTWITHSTAND-
ING ANY OTHER APPLICABLE TIME
PERIOD, ANY CLAIM FILED TWO (2)
YEARS OR MORE AFTER THE DECE-
DENT'S DATE OF DEATH IS BARRED.

The date of first publication of this No-
tice is April 9, 2026.

**Person Giving Notice:
/s/ Shari A. LeDoux
SHARI A. LEDOUX, Petitioner**
419 Third Avenue
Indialantic, FL 32903

Attorney for Person Giving Notice:
ANDRE "ANDI" T. SIEMER
Florida Bar Number: 1037800
KAITLIN J. STOLZ
Florida Bar Number: 1015652
AMY B. VAN FOSSEN, P.A.
211 E. New Haven Avenue
Melbourne, Florida 32901
Telephone: (321) 345-5945
Fax: (321) 345-5417
E-Mail: andi@amybvanfossen.com
Secondary E-Mail:
service@amybvanfossen.com
April 9, 16, 2026 26-002331

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
BLNK Creatives located at 118 S Beach
St, Upstairs in the City of Daytona Beach,
Volusia, FL 32114 intends to register the
said name with the Division of Corpora-
tions of the Department of State, Tallahas-
see, Florida.
Dated this 7th day of April, 2026
BLNK Studios LLC
Seth Wehrman
April 9, 2026 26-002411

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. 2025 12212 CICI
US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS DELAWARE TRUSTEE
FOR GS MORTGAGE-BACKED
SECURITIES TRUST 2024-NQM1,
Plaintiff, vs.
SIYU JIN; HAN BAI; FX2 TWG
HI FINANCE CO I, LLC; MOSAIC
PROPERTY OWNERS' ASSOCIATION,
INC.; 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 March 18, 2026, and
entered in Case No. 2025 12212 CICI of
the Circuit Court in and for Volusia County,
Florida, wherein US BANK TRUST
NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY
AS DELAWARE TRUSTEE FOR GS
MORTGAGE-BACKED SECURITIES
TRUST 2024-NQM1 is Plaintiff and SIYU
JIN; HAN BAI; FX2 TWG HI FINANCE
CO I, LLC; MOSAIC PROPERTY
OWNERS' ASSOCIATION, INC.;
UNKNOWN TENANT NO. 1; UNKNOWN
TENANT NO. 2; and ALL UNKNOWN
PARTIES CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST

FIRST INSERTION

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

**CASE NO.: 2023 32262 CICI
NATIONSTAR MORTGAGE LLC,
Plaintiff, v.
KIMBERLY H. PRINCE A/K/A
KIMBERLY R. PRINCE; RANDALL
V. PRINCE; VETERANS COALITION
A/K/A VETERANS COALITION, INC.;
STATE OF FLORIDA DEPARTMENT
OF REVENUE; THE CLERK OF THE
SEVENTH JUDICIAL CIRCUIT FOR
VOLUSIA COUNTY, FLORIDA; 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 6, 2026
entered in Civil Case No. 2023 32262 CICI
in the Circuit Court of the 7th Judicial
Circuit in and for Volusia County, Florida,
wherein NATIONSTAR MORTGAGE
LLC, Plaintiff and KIMBERLY H.
PRINCE A/K/A KIMBERLY R. PRINCE;
RANDALL V. PRINCE; VETERANS
COALITION A/K/A VETERANS
COALITION, INC.; STATE OF FLORIDA
DEPARTMENT OF REVENUE; THE
CLERK OF THE SEVENTH JUDICIAL
CIRCUIT FOR VOLUSIA COUNTY,
FLORIDA, are defendants, Laura E. Roth,
Clerk of Court, will sell the property at
www.volusia.realforeclose.com beginning
at 11:00 AM on May 13, 2026 the following
described property as set forth in said Final
Judgment, to-wit:

LOT 23, BLOCK 3, FOREST RIDGE
SUBDIVISION, AS PER MAP IN
MAP BOOK 19, PAGE 166, OF THE
PUBLIC RECORDS OF VOLUSIA
COUNTY, FLORIDA.
Property Address: 140 Baywood Dr.,
Holly Hill, FL 32117
ANY PERSON CLAIMING AN INTER-
EST 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
8201 Peters Road, Suite 4000
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: NS23026-JMV
April 9, 16, 2026 26-002351

ANY PERSON CLAIMING AN INTER-
EST 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
8201 Peters Road, Suite 4000
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: NS23026-JMV
April 9, 16, 2026 26-002351

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
8201 Peters Road, Suite 4000
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: NS23026-JMV
April 9, 16, 2026 26-002351

FIRST INSERTION

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 May 20, 2026, the following described
property as set forth in said Order or Final
Judgment, to-wit:

LOT 6, MOSAIC PHASE 1B-2, A
SUBDIVISION ACCORDING TO
THE MAP OR PLAT THEREOF RE-
CORDED IN MAP BOOK 62, PAGES
150 THROUGH 153, INCLUSIVE,
OF THE PUBLIC RECORDS OF
VOLUSIA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTER-
EST 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 PRO-
VIDED 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 ACCOMMODA-
TIONS BY PERSONS WITH DISABILI-
TIES

If you are a person with a disability who
needs an accommodation in order to par-
ticipate in this proceeding, you are entitled,
at no cost to you, to the provision of certain
assistance. Please contact Court Admin-
istration, 125 E. Orange Ave., Ste. 300,
Daytona Beach, FL 32114, (386) 257-6096,

FIRST INSERTION

NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT

IN AND FOR VOLUSIA COUNTY,
FLORIDA
PROBATE DIVISION
**Case No: 2026 10817 PRDL
Division: 10
IN RE: ESTATE OF
HERBERT ANDREW WEEMS,
Deceased.**

The administration of the Estate of HER-
BERT ANDREW WEEMS, deceased,
whose date of death was February 19, 2026,
is pending in the Circuit Court for Volusia
County, Florida, Probate Division, the ad-
dress of which is 101 N Alabama Ave, De-
Land, 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 oth-
er 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 NOTI-
CE OR 30 DAYS AFTER THE DATE
OF SERVICE OF A COPY OF THIS NOTI-
CE ON THEM.

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

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

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

The date of this notice was first pub-
lished is April 9, 2026.

**Personal Representative:
/s/ Thomas Michael DuBrule
Thomas Michael DuBrule
176 Ormwood Drive
Ormond Beach, FL 32176**

Attorney for Personal Representative:
/s/ Elan R. Kaney
Elan R. Kaney, Esq.
Florida Bar No. 0538302
Elan R. Kaney, PLLC
523 N. Halifax Ave.
Daytona Beach, FL 32118
(386) 281-5777
Email: Elan.Kaney@KaneyLaw.com
April 9, 16, 2026 26-002361

GARAGE SALE

Advertise as low as
\$17.50 per week!
386-447-9723

at least 7 days before your scheduled court
appearance, or immediately upon receiving
this notification if the time before the ap-
pearance is less than 7 days; if you are hear-
ing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATI-
ON NUMBERS
SOLICITUD DE ADAPTACIONES
PARA PERSONAS CON DISCAPACI-
ADES

Si usted es una persona con discapacidad
que necesita una adaptacin para poder par-
ticipar en este procedimiento, usted tiene el
derecho a que se le proporcione cierta asis-
tencia, 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 INFORMATI-
ON JUDICIAL.

DATED April 1, 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
1496-219528 / G51
April 9, 16, 2026 26-002341

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
**CASE NO.: 2023 12614 CIDL
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
Plaintiff(s), vs.
SCOTT D EGGLESTON; PATRICIA
EGGLESTON
THE UNKNOWN TENANT IN
POSSESSION
Defendant(s).**

NOTICE IS HEREBY GIVEN THAT,
pursuant to the Order Granting Emergency
Motion to Cancel and Reschedule
Foreclosure Sale entered on March 6, 2026
in the above-captioned action, the Clerk
of Court, Laura E Roth, will sell to the highest
and best bidder for cash at www.volusia.
realforeclose.com in accordance with
Chapter 45, Florida Statutes on the 5th day
of May, 2026 at 11:00 AM on the following
described property as set forth in said Final
Judgment of Foreclosure or order, to-wit:

LOT 43, BLOCK C, PLANTATION
ESTATES UNIT NO. 18, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
MAP BOOK 23, PAGE 12, OF THE
PUBLIC RECORDS OF VOLUSIA
COUNTY, FLORIDA.

Property address: 226 Grande Vista
Street, DeBary, FL 32713
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the lis
pendens, must file a claim before the clerk
reports the surplus as unclaimed.

AMERICANS WITH DISABILITIES
ACT. IF YOU ARE A PERSON WITH A
DISABILITY WHO NEEDS AN ACCOM-
MODATION 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 ASSIS-
TANCE. TO REQUEST SUCH AN AC-
COMMODATION, PLEASE CONTACT
COURT ADMINISTRATION IN AD-
VANCE OF THE DATE THE SERVICE
IS NEEDED: COURT ADMINISTRATION,
125 E. ORANGE AVE., STE. 300,
DAYTONA BEACH, FL 32114, (386) 257-
6096. HEARING OR VOICE IMPAIRED,
PLEASE CALL 711.

Respectfully submitted,
/s/ Stephen G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

Pursuant to the Fla. R. Jud. Admin. 2.516,
the above signed counsel for Plaintiff des-
ignates attorney@padgettlawgroup.com
as its primary e-mail address for service,
in the above styled matter, of all pleadings
and documents required to be served on the
parties.
TDP File No. 23-010807-1
April 9, 16, 2026 26-002371

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org



FUR BABIES found here.

Look here where you can actually meet
and greet a new pet.

MARKETPLACE

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 2025 13991 CIDL
CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, vs.
DEBRA A. WURDEMAN; UNKNOWN SPOUSE OF DEBRA A. WURDEMAN; ROY W. BELANGER; UNKNOWN SPOUSE OF ROY W. BELANGER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; KRISTINA BELANGER; STATE OF FLORIDA DEPARTMENT OF REVENUE; STATE OF FLORIDA; CLERK OF THE COURT OF VOLUSIA COUNTY, FLORIDA; C&F FINANCE COMPANY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)
To the following Defendant(s):
ROY W. BELANGER
(LAST KNOWN ADDRESS)
1990 BURMA RD
NEW SMYRNA BEACH, FLORIDA 32168
UNKNOWN SPOUSE OF ROY W. BELANGER
(LAST KNOWN ADDRESS)
1990 BURMA RD
NEW SMYRNA BEACH, FLORIDA 32168
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
SEE EXHIBIT A EXHIBIT "A"
Legal Description
Buyer(s): Debra A. Wurdeman and Roy W. Belanger
Property Address: 1990 Burma Road, New Smyrna Beach, FL 32168
Parcel ID: 7343-06-00-0712
Property in the West 1/2 of Lot 71, Dougherty's Subdivision of the Napier and the North part of the Hull Grants, in Township 17 South, Ranges 33 and 34 East, Sections 43, 44, and 53 described as follows: Commence at the Southeast corner of the West 1/2 of said Lot 71; thence North 30 degrees 09 minutes 34 seconds West, along the East line of the West 1/2 of said Lot 71, a distance of 174.02 feet for the Point of Beginning; thence South 59 degrees 01 minutes 19 seconds West, a distance of 141.74 feet; thence North 29 degrees 48 minutes 41 seconds West, a distance of 169.35 feet to the centerline of Turnbull Creek; thence Southeasterly along the centerline of said Turnbull Creek the following Three courses and distances; South 75 degrees 02 minutes 46 seconds East, a distance of 23.27 feet; thence South 68 degrees 06 minutes 39 seconds East, a distance of 101.15 feet; thence South 72 degrees 40 minutes 54 seconds East, a distance of 91.84 feet to the Easterly line of the West 1/2 of said Lot 71; thence South 30 degrees 09 minutes 34 seconds East along said Easterly line, a distance of 3.39 feet to the Point of Beginning. Subject to an

ing; thence Southeasterly along the East line of the West 1/2 of said Lot 71, 10 feet; thence Westerly and parallel to the South line of said Lot 71, 140 feet; thence Northerly and parallel to the East line of the West 1/2 of said Lot 71, 161.6 feet to the centerline of Turnbull Canal; thence Southeasterly along centerline of said canal to the Point of Beginning. Subject to an easement for drainage over the Northerly 15 feet of the above described property.
The above described property does not agree with the physical location of the centerline of Turnbull Creek and the monumentation found in the field and is described by Daniel W. Cory, Surveyor as per a survey prepared by him on September 23, 1986 to agree with said monumentation found in the field and the centerline of the existing Turnbull Creek and per WM. E. Swoope Survey of the above described property dated June 16, 1959 and is described as follows:
Property in the West 1/2 of Lot 71, Dougherty's Subdivision of the Napier and the North part of the Hull Grants, in Township 17 South, Ranges 33 and 34 East, Sections 43, 44, and 53 described as follows: Commence at the Southeast corner of the West 1/2 of said Lot 71; thence North 30 degrees 09 minutes 34 seconds West, along the East line of the West 1/2 of said Lot 71, a distance of 174.02 feet for the Point of Beginning; thence South 59 degrees 01 minutes 19 seconds West, a distance of 141.74 feet; thence North 29 degrees 48 minutes 41 seconds West, a distance of 169.35 feet to the centerline of Turnbull Creek; thence Southeasterly along the centerline of said Turnbull Creek the following Three courses and distances; South 75 degrees 02 minutes 46 seconds East, a distance of 23.27 feet; thence South 68 degrees 06 minutes 39 seconds East, a distance of 101.15 feet; thence South 72 degrees 40 minutes 54 seconds East, a distance of 91.84 feet to the Easterly line of the West 1/2 of said Lot 71; thence South 30 degrees 09 minutes 34 seconds East along said Easterly line, a distance of 3.39 feet to the Point of Beginning. Subject to an

easement for drainage over the Northerly 15 feet of the above described property.
Together with that certain grant of easement per Official Records Book 2893, Page 232, of the Public Records of Volusia County, Florida, a/k/a 1990 BURMA RD., NEW SMYRNA BEACH, FLORIDA 32168 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before April 27, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No.2.065.
In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-955-8770 (V) (Via Florida Relay Services).
WITNESS my hand and the seal of this Court this 27 day of March, 2026.
LAURA E. ROTH
As Clerk of the Court
(SEAL) By /s/ Jennifer Vazquez
As Deputy Clerk
Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No: 25-01366 NML
April 9, 16, 2026 26-002381

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 12354 CICI
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF NATHAN J. MCDOWELL, DECEASED; JACQUELYN I. MCDOWELL A/K/A JACQUELYN MCDOWELL, RIVERWOOD PLANTATION HOMEOWNERS ASSOCIATION, INC.; JACK NATHAN MCDOWELL; DAVID LAWRENCE MCDOWELL; 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: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF NATHAN J. MCDOWELL, DECEASED
RESIDENCES UNKNOWN
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 2, RIVER WOOD PHASE V-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 122, 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, 1463-216471/ME2
April 9, 16, 2026 26-002391

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 adaptacion para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuniquese 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 April 1, 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,
1463-216471/ME2
April 9, 16, 2026 26-002391

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. 2009 31179 CICI
NATIONSTAR MORTGAGE, LLC, Plaintiff, vs.
RHONDA L. PLUMB A/K/A RHONDA LEE PLUMB, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 26, 2019, and entered in 2009 31179 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSPF MASTER PARTICIPATION TRUST is the Plaintiff and JENNIE SINKO; RHONDA L. PLUMB A/K/A RHONDA LEE PLUMB A/K/A RHONDA LEE TENNYSON A/K/A RHONDA LEE GUEST A/K/A RHONDA LEE FACIANE 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 May 01, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 42, HARBOR POINT PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 35, PAGES 48 AND 49, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 1415 BREAKS WAY, 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 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 6 day of April, 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
11-12056 - MIM
April 9, 16, 2026 26-002401

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 12426 CIDL
SELENE FINANCE LP Plaintiff, v.
THOMAS C WRIGHTSMAN; LAURA P LESHNER; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CITY OF EDGEWATER, FLORIDA, A MUNICIPAL CORPORATION Defendants.
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 26, 2026, in this case, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:
LOTS 8314 AND 8315, BLOCK 248, FLORIDA SHORES UNIT NO. 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 134, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 3404 INDIA PALM DR, EDGEWATER, FL 32141-6806
at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on May 21, 2026 beginning at 11:00 AM.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, Deland, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.
Dated at St. Petersburg, Florida this 6 day of April, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010863
April 9, 16, 2026 26-002421

This week's Celebrity Cipher answers

Puzzle One Solution:
"Without commitment, you'll never start, but more importantly, without consistency, you'll never finish."
Denzel Washington
Puzzle Two Solution:
"We live by each other and for each other. Alone, we can do so little; together we can do so much."
Helen Keller
Puzzle Three Solution:
"Everybody faces a blank piece of paper no matter what they've written or painted or composed before."
Stephen Sondheim

This week's Sudoku answers

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

This week's Crossword answers

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

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MARGARET MARY LYONS
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Ste. 202
Daytona Beach, FL 32114
Telephone: (386) 257-3332
Email: heidi@heididwebb.com
April 9, 16, 2026 26-002431

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 10427 CICI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR MILL CITY MORTGAGE LOAN TRUST 2023-NQM2, Plaintiff, vs. MARLENE B. ALFONSO, TRUSTEE OF THE GONZALEZ FAMILY REVOCABLE LIVING TRUST, DATED AUGUST 16, 2016, AS AMENDED; MARLENE B. ALFONSO; UNKNOWN SPOUSE OF MARLENE B. ALFONSO; FOUNDATION FINANCE COMPANY LLC; RT SOLO 401K TRUST; TRUSTEE OF THE RT SOLO 401K TRUST; 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 26, 2026 entered in Civil Case No. 2025 10427 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR MILL CITY MORTGAGE LOAN TRUST 2023-NQM2, Plaintiff and MARLENE B. ALFONSO, TRUSTEE OF THE GONZALEZ FAMILY REVOCABLE LIVING TRUST, DATED AUGUST 16, 2016, AS AMENDED; MARLENE B.

ALFONSO; UNKNOWN SPOUSE OF MARLENE B. ALFONSO N/K/A PABLO GONZALEZ; FOUNDATION FINANCE COMPANY LLC; RT SOLO 401K TRUST; TRUSTEE OF THE RT SOLO 401K TRUST, are defendants, Laura E. Roth, Clerk of Court, will sell the property at www.volusia.realforeclose.com beginning at 11:00 AM on April 29, 2026 the following described property as set forth in said Final Judgment, to-wit:
 THE EASTERLY 50 FEET OF LOT 2, BLOCK 2, MASON & CARSWELL'S SUBDIVISION OF HOLLY HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 113, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 Property Address: 235 LPGA BOULEVARD, HOLLY HILL, FL 32117
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 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 Weinstein
 Jordan Weinstein
 FBN: 1039538
 Service E-mail: fitrealprop@kelleykronenberg.com
 File No: 2390.000601
 April 2, 9, 2026 26-002161

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 DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.
 ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
 Dated: 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.
 1701 West 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 OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13676 PRDL
Division 10
IN RE: ESTATE OF EDWARD G. GARDNER A.K.A. EDWARD GEORGE GARDNER Deceased.
 The administration of the estate of Edward G. Gardner a.k.a. Edward George Gardner, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 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 April 2, 2026.
Personal Representative:
Wendy A. Mara, Esq.
 555 West Granada Blvd.
 Suite D-10
 Ormond Beach, Florida 32174
 Attorney for Personal Representative:
 /s/ Wendy A. Mara
 Wendy A. Mara
 Attorney
 Florida Bar Number: 69872
 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: pmplynt@maralawpa.com
 April 2, 9, 2026 26-002271

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2025 12930 PRDL
DIVISION: 10
IN RE: ESTATE OF BURLIN COLEMAN, Deceased.
 The administration of the estate of BURLIN COLEMAN, deceased, whose date of death was January 23, 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 April 2, 2026.
 /s/ Larry B. Coleman
Larry B. Coleman,
Personal Representative
 289 Chloe Road
 Pikeville, KY 41501
 /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@clf.rr.com
 2nd E-Mail: brobins@clf.rr.com
 Attorney for Personal Representative
 April 2, 9, 2026 26-002171

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 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: fmail@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

FOURTH INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13679 PRDL
Division 10
IN RE: ESTATE OF SUMNER G. OLDHAM, aka SUMNER GERALD OLDHAM, and SUMNER OLDHAM Deceased.
 TO: William David Oldham
 Address Unknown
 James Sumner G. Oldham, aka James Sumner Oldham
 Address Unknown
 YOU ARE NOTIFIED that a Notice of Administration and Petition to Determine Homestead Status of Real Property has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert M. Holland, Legacy Law Associates, P.L.L.C., 313 S. Palmetto Avenue, Daytona Beach, FL 32114 on or before April 24, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
 Signed on this 10 day of March, 2026.
 LAURA E ROTH
 CLERK OF THE CIRCUIT COURT (SEAL) By: Tara Coker
 As Deputy Clerk
 First Publication on: March 19, 2026.
 Mar. 19, 26; Apr. 2, 9, 2026 26-001961

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2026 10893 CICI
J.L. ROBERTS FAMILY PROPERTIES LLC A GEORGIA LIMITED LIABILITY COMPANY, Plaintiff, vs. LAWTON B. THOMAS, deceased and all others claiming by, through and under LAWTON B. THOMAS, deceased and ESTHER B. THOMAS, deceased and all others claiming by, through and under ESTHER B. THOMAS, deceased, Defendant.
 TO: LAWTON B. THOMAS, deceased and all others claiming by, through and under LAWTON B. THOMAS, deceased and ESTHER B. THOMAS, deceased and all others claiming by, through and under ESTHER B. THOMAS, deceased.
 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida:
 Lot 19, W. W. Marshall's Subdivision of Lots 4, 5 and 6, Block 15, according to the map or plat thereof, as recorded in Map Book 4, Page 191, of the Public Records of Volusia County, Florida.
 A/K/A Seaman Pl Daytona Beach, FL 32114; Parcel ID 533916000190.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before April 27, 2026, and file the original with the Clerk of this court either before service on Plaintiff's attorney or immediately thereafter;
 DATED this 12 day of March 2026.
 LAURA E ROTH
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Jennifer Vazquez
 As Deputy Clerk

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 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:
 LOT(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: fmail@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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 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 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: fmail@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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10661 PRDL
IN RE: ESTATE OF RAFAEL CARRION RAMOS, Deceased.
 The administration of the estate of RAFAEL CARRION RAMOS, Deceased, whose date of death was January 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 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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
 The date of first publication of this notice is April 2, 2026.
Personal Representative:
Gabriel Carrion
 Attorney for Personal Representative:
 Scott R. Bugay, Esquire
 Florida Bar No. 5207
 2501 Hollywood, Blvd. Suite 206
 Hollywood, FL 33020
 Telephone: (954)767-3399
 Fax: (305) 945-2905
 Primary Email: Scott@srblawyers.com
 Secondary Email: angelica@srblawyers.com
 April 2, 9, 2026 26-002201

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 27850 CODL
ARBOR RIDGE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. NORYS M. GARITA, individually; UNKNOWN SPOUSE OF NORYS M. GARITA; CITY OF DELTONA, Defendants.
 TO: Norys M. Garita
 755 Girard Street
 San Francisco, California 94102
 Unknown Spouse of Norys M. Garita
 755 Girard Street
 San Francisco, California 94102
 YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Volusia County Florida, commonly known as 3234 Wild Pepper Court, Deltona, Florida 32751, and more particularly described as:
 Lot 30, of Arbor Ridge, Unit One, according to the map or plat thereof, as recorded in Plat Book 47, at Page(s) 127, of the Public Records of Volusia County, Florida.
 Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice 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.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
 DATED: 3/26/2026
 LAURA E ROTH
 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ K. Frieron
 DEPUTY CLERK
 DI MASI | BURTON, P.A.
 801 N. Orange Avenue, Suite 500
 Orlando, Florida 32801
 April 2, 9, 2026 26-002221



The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



For rates and information, call 386-447-9723

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 26-002191

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

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 Cosmic Cat Creations, located at 129 Oak Lane, in the City of Flagler Beach, Flagler County, FL 32136, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 4/3/2026.
June Sepulveda
7763-341580
Apr. 9, 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 SAA NEXTGEN, located at 200 BIRD OF PARADISE DR, in the City of PALM COAST, Flagler County, FL 32137, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 4/6/2026.
SAA NEXTGEN
7763-341768
Apr. 9, 2026

IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF KONSTANTIN FILIPPOV, DECEASED.

FILE NO. 26-CP-000199 DIVISION (48)

NOTICE TO CREDITORS

The administration of the estate of KONSTANTIN FILIPPOV, deceased, whose date of death was January 6, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, 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.

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 9, 2026.

Attorney for Personal Representative:

/s/ E. Fernando Orrego
E. Fernando Orrego, Esq.
Florida Bar Number: 102211
OC ESTATE & ELDER LAW P.A.
4601 Sheridan Street, Suite 311
Hollywood, FL 33021
Tel: (954) 251-0332;
Fax: (954) 251-0353
E-Mail: fernando@ocestatelawyers.com

Personal Representative:

/s/ Natasha Chipiga
NATASHA CHIPIGA
4601 Sheridan Street, Suite 311
Hollywood, Florida 33021
7763-341734
Apr. 9, 16, 2026

NOTICE OF PUBLIC HEARING FOR PUBLIC USE APPLICATION PROJECT NO. 2026040018

A request has been made by Flagler County for a Public Use approval for a Regional Park on land owned by the Flagler County Board of County Commissioners located adjacent to State Road 100, Bulow Creek, and Old Kings Road on Parcel No; 10-12-31-0000-00010-0011, 10-12-31-0000-00020-0011, 38-12-31-5725-00000-00A0, 38-12-31-5725-00000-00B0, 38-12-31-5725-00000-00E0, 38-12-31-5725-00000-00F0, 38-12-31-0000-03040-008, 38-12-31-000-00020-0030, 38-12-31-5725-00000-0010, 38-12-31-5725-00000-0020, 38-12-31-5725-00000-0030, 38-12-31-5725-00000-0040, 38-12-31-5725-00000-0050, 38-12-31-5725-00000-0060, 38-12-31-5725-00000-0070, 38-12-31-5725-00000-0080, 38-12-31-5725-00000-0090, 38-12-31-5725-00000-0100, 38-12-31-5725-00000-0110, 38-12-31-5725-00000-0120, 38-12-31-5725-00000-0130, 39-12-31-0000-01010-0020, 13-12-31-2850-0FD20-0020, 38-12-31-5725-00000-00CD, 38-12-31-5725-00000-00DD, 38-12-31-5725-00000-00GG, 38-12-31-5725-00000-0081, and 38-12-31-5725-00000-0140.

The subject property lies in the PUD (Planned Unit Development) and AC (Agriculture) Districts. Public Uses may be permitted in any zoning district provided an application is made to the Planning and Development Board for its review and recommendation to the County Commission for final decision.

Public hearings on the above-captioned matter will be held as follows:
PLANNING AND DEVELOPMENT BOARD – May 12, 2026 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bunnell, Florida 32110 for recommendation to the Board of County Commissioners

and BOARD OF COUNTY COMMISSIONERS – May 18, 2026 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bunnell, Florida 32110 for final decision.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Please reference application number above.

Copies of the application, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, telephone (386) 313-4009.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH 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 PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-341751
Apr. 9, 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, April 16, 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
7763-341687
Apr. 9, 2026

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

NOTICE IS HEREBY GIVEN that the Public Hearing and In Person Board Meeting of the Board of Directors (the "Board") of the Florida Resiliency and Energy District ("FRED") will be held at the 156 Tuskawilla Road, Suite 2351 Florida 32708 on April 17, 2026, beginning at 10:00 A.M. (EST), or as soon thereafter as practicable. INTERESTED PERSONS MAY ALSO ATTEND BY TELEPHONE CONFERENCE USING THE FOLLOWING INSTRUCTIONS: Dial the phone number 888-475-4499, then use Meeting ID: 874 1291 1077 and Passcode: 012285.

1. Resolution No. F26-06 – Assessment Resolution, Relating to Special Assessment Revenue Note (Naples- 900 Block, Commercial PACE Project), Series 2026 (Vote Required)

2. Resolution No. F26-07 – Assessment Resolution, Relating to Special Assessment Revenue Note (1000 West Figg Street, Commercial PACE Project), Series 2026 (Vote Required)

3. Resolution No. F26-08 – Assessment Resolution, Relating to Special Assessment Revenue Note (4830 Helen Hauser Boulevard, Commercial PACE Project), Series 2026 (Vote Required)

4. Resolution No. F26-09 – Assessment Resolution, Relating to Special Assessment Revenue Note (3500 South East Morningside Boulevard, Commercial PACE Project), Series 2026 (Vote Required)

The title of Resolutions F26-06 through F26-09 is as follows:

A RESOLUTION OF THE FLORIDA RESILIENCY AND ENERGY DISTRICT RELATING TO THE FINANCING OF QUALIFYING IMPROVEMENTS UNDER THE FLORIDA PROPERTY ASSESSED CLEAN ENERGY (PACE) ACT; ESTABLISHING THE TERMS AND CONDITIONS FOR IMPOSING SPECIAL ASSESSMENTS RELATED TO SUCH QUALIFYING IMPROVEMENTS; APPROVING THE ASSESSMENT ROLL; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE APPROPRIATE TAX COLLECTORS; PROVIDING

FOR COLLECTION OF THE ASSESSMENTS; PROVIDING FOR AN EFFECTIVE DATE.

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

The title of Resolution F26-03 is as follows:

A RESOLUTION OF THE FLORIDA RESILIENCY AND ENERGY DISTRICT AMENDING ARTICLE III, SECTIONS 3.01(A) AND 3.06 OF RESOLUTION NO. F26-03; PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

Florida Resiliency and Energy District
7763-341437
Apr. 9, 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 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 Aubrey 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, 9, 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 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.

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, 16, 23, 2026

SUPERIOR COURT OF WASHINGTON, COUNTY OF CLARK

IN RE:

PETITIONER/S: DANIELA

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.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000142
Division 48
IN RE: ESTATE OF
MELIQUE CHADRICK JULIAN
JOSEPH
Deceased.

The administration of the estate of MELIQUE CHADRICK JULIAN JOSEPH, deceased, whose date of death was JANUARY 4, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd #5 Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211 Florida Statutes.

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

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

The date of first publication of this notice is: April 9, 2026.

Signed on this 7th day of March, 2026.
Personal Representative:
CHADRICK D. JOSEPH
Petitioner
62 Lindsay Dr.
Palm Coast, FL 32137
ROBERT A. WIGHT, Esq.
Attorney for Personal Representative
Florida Bar No. 0107429
Mettler Randolph Massey Ferguson
Carroll & Starlacci, P.L.
340 Royal Palm Way, Suite 100
Palm Beach, Florida 33480
Telephone: 561-833-9631 /
Fax: 561-655-2835
Primary Email: raw@mettlerlaw.com
Secondary Email:
fbarreto@mettlerlaw.com
April 9, 16, 2026 26-00109G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2025CP000758
Division 48
IN THE ESTATE OF
PAUL NORMAN HULSE,
Deceased.

The administration of the estate of Paul Norman Hulse, deceased, whose date of death was August 21, 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 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, 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 9, 2026.

Signed on this 7th day of March, 2026.
Personal Representative
Paul J. Hulse, Personal Representative
148 Santa Cruz Rd.
Tuckerton, NJ 08087
HOGAN & HOGAN
Jeremy L. Hogan, Esquire
Florida Bar No.: 12578
HOGAN & HOGAN, P.A.
906 East Michigan Street
Orlando, FL 32806
Tel. 407.422.2188
Fax 407.422.3291
jhogan@hoganlegal.com
April 9, 16, 2026 26-00110G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000112
Division 48
IN RE: ESTATE OF
AGNESE RITA SPICER
Deceased.

The administration of the estate of Agnese Rita Spicer, deceased, whose date of death was December 10, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E Moody Blvd #5 Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 9, 2026.

Signed on this 7th day of March, 2026.
Personal Representative:
/s/ Robyn Boles
Robyn Boles
5440 W Rochelle Street
Homosassa, Florida 34446
Attorney for Personal Representative:
/s/ Heather Smith
BEACON LEGACY LAW
John J. Mangan, Jr., Esq. / FL Bar#: 10020
Heather Smith, Esq./ FL Bar#: 610593
For the Firm
901 SW Martin Downs Blvd., Ste. 205
Palm City, FL 34990
Telephone: (772) 324-9050
Fax: (772) 919-4291
E-Mail: hsmith@beaconlegacylaw.com
Secondary E-Mail:
paralegals@beaconlegacylaw.com
Attorney for Petitioner/
Personal Representative
April 9, 16, 2026 26-00112G

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Message and data rates may apply when sending & receiving text messages. Messages sent from automated system. Consent not required to purchase goods and services. Text QUIT to 855-526-5814 to opt-out. Text HELP to 855-526-5814 for assistance or call 888-211-2011. To view our Terms and Conditions & Privacy Policy, please visit www.usentextsolutions.com/privacy-policy.



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SUBSEQUENT INSERTIONS

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 141
IN RE: THE ESTATE OF

TIMOTHY ALLEN KISNER, Deceased.
The administration of the Estate of Timothy Allen Kisner, Deceased, whose date of death was January 12, 2026, 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 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 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 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



Email your Legal Notice
legal@observerlocalnews.com

SECOND 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 Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 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 1-800-995-8770 (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 SP5
V6.20190626
April 2, 9, 2026 26-00102G

SECOND 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, Florida, 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 personal representative and the personal representative's attorney are set forth below.

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

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

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

SECOND 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 Condominium at Grand Haven, Phase 1, according to the Declaration of Condominium recorded in Official Records 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 RIVERFRONT 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 accommodations in order to participate in these proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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. 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

SECOND 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

This week's Crossword answers

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

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peekers' place
You're only cheating yourself.

This week's Celebrity Cipher answers

Puzzle One Solution:
"Without commitment, you'll never start, but more importantly, without consistency, you'll never finish."
Denzel Washington

Puzzle Two Solution:
"We live by each other and for each other. Alone we can do so little; together we can do so much."
Helen Keller

Puzzle Three Solution:
"Everybody faces a blank piece of paper no matter what they've written or painted or composed before."
Stephen Sondheim

This week's Sudoku answers

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

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