

VOLUSIA COUNTY LEGAL NOTICES

THURSDAY, APRIL 30, 2026

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2025 13194 CIDL NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. REGINA M CRUZ, et al., Defendant. To: RONALD R VENHORST 1412 N GARFIELD AVENUE, DELAND, FL 32724 FEDERAL NATIONAL MORTGAGE ASSOCIATION 5600 GRANITE PKWY, PLANO, TX 75024 HALLGREN INVESTMENT HOLDINGS, LLC 1350 W WINDRIFT WAY, GILBERT, AZ 85233 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTH-EAST 1/4, SECTION 4, TOWNSHIP 17 SOUTH, RANGE 30 EAST, DESCRIBED AS: BEGINNING AT A POINT 25 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT OF LAND; RUN THENCE SOUTH ALONG THE WEST LINE OF GARFIELD AVENUE A DISTANCE OF 76 FEET;
RUN THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID TRACT A DISTANCE OF 140 FEET; RUN THENCE NORTH AND PARALLEL TO THE WEST LINE OF GARFIELD AVENUE A DISTANCE OF 76 FEET TO A POINT; RUN THENCE EAST ALONG NORTH LINE OF SAID TRACT 140 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN VOLUSIA COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Betzy Falgas, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before MAY 18 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of said Court this 16th day of April, 2026. LAURA E. ROTH, ESQ. CLERK OF COURT OF VOLUSIA COUNTY As Clerk of the Court (SEAL) By: /s/ Shawnee S. Smith Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (231) 248-0420 Email: AccountsPayable@mccalla.com 25-12981FL April 30; May 7, 2026 26-002811

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 10954 PRDL Division 10 IN RE: ESTATE OF RICARDA H. HENNING Deceased. The administration of the estate of Ricarda H. Henning, deceased, whose date of death was February 27, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. 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 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 30, 2026. Personal Representative: Susan M. O'Leary c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: W. Denis Shelley Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: shelley@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com April 30; May 7, 2026 26-002831
FIRST INSERTION Notice of Change in Meeting Location for the Regular Meeting of the Board of Supervisors of Cresswind DeLand Community Development District Notice is hereby given that the Board of Supervisors (the "Board") of the Cresswind DeLand Community Development District (the "District") regular meetings have been moved to Clubhouse – 1325 Cresswind Blvd., DeLand, FL 32724. The Board will discuss and may consider any business that may properly come before it. The meetings are scheduled at the following dates and times: • May 7, 2026 at 9:00 a.m. • June 4, 2026 at 9:00 a.m. • July 2, 2026 at 9:00 a.m. • August 6, 2026 at 9:00 a.m. • September 3, 2026 at 9:00 a.m. Copies of the agenda will be available by emailing the District Manager Andy@hikai.com and will be posted on the District's website at www.cresswinddelandcdd.org. The District Manager's office can be reached telephonically at (813) 565-4663. The meeting is open to the public and

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 14494 CIDL THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11, Plaintiff, vs. SAMMY L. JONES; UNKNOWN SPOUSE OF SAMMY L. JONES; 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 April 23, 2026, entered in Civil Case No.: 2025 14494 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-11, Plaintiff, and SAMMY L. JONES; UNKNOWN SPOUSE OF SAMMY L. JONES; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A SHAWN JONES, 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 9th day of June, 2026, the following described real property as set forth in said Judgment, to wit: LOT 22, BLOCK 252, DELTONA LAKES, UNIT 5, A SUBDIVISION, ACCORDING TO MAP IN MAP BOOK 25, PAGES 127 THROUGH 138, 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
FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE ORMOND CROSSINGS CENTRAL COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within Ormond Crossings Central Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land, entirely within the City of Ormond Beach, Volusia County, Florida, containing approximately 395.77 acres, generally located north of Durrance Lane, south of U.S. Highway 1, and west of Interstate 95, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board. DATE: May 26, 2026 TIME: 11:30 AM LOCATION: Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting and the organizational meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in the meetings is asked to contact the District Manager's Office, at least three business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. District Manager April 30; May 7, 2026 26-002871

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2026 10871 CIDL THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-2, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEPHEN BOISVERT A/K/A STEPHEN RICHARD ERNEST BOISVERT A/K/A STEPHEN R. BOISVERT, DECEASED; HEATHER BOISVERT; HEATHER BOISVERT, AS NATURAL GUARDIAN OF THE MINOR CHILD, JEREMIAH BOISVERT; MEGAN BOISVERT; BRIANNA BOISVERT; UNIFUND CCR PARTNERS ASSIGNEE OF PALISADES ACQUISITION XVI, LLC, Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Stephen Boisvert a/k/a Stephen Richard Ernest Boisvert a/k/a Stephen R. Boisvert, deceased 319 West New York Avenue Lake Helen, Florida 32744 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida:
LOTS 20, 21 AND 22, BLOCK 50, BLAKEWOOD, A SUBDIVISION IN LAKE HELEN, FLORIDA ACCORDING TO THE MAP IN MAP BOOK 6, PAGE 169 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Street Address: 319 West New York Avenue, Lake Helen, Florida 32744 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 5/26/2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on 4/24, 2026. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ K. Frierson As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:20-401060 April 30; May 7, 2026 26-002901

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 11114 PRDL Division 10 IN RE: ESTATE OF JESUS LOPEZ FUENTES Deceased. The administration of the estate of Jesus Lopez Fuentes, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 30, 2026. Personal Representative: Tomas Lopez 420 Desoto Avenue DeLeon Springs, Florida 32130 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 30; May 7, 2026 26-002851
FIRST INSERTION NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE ORMOND CROSSINGS EAST COMMUNITY DEVELOPMENT DISTRICT Notice is hereby given to the public and all landowners within Ormond Crossings East Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land, entirely within the City of Ormond Beach, Volusia County, Florida, containing approximately 525.77 acres, generally located northeast of Durrance Lane, southwest of U.S. Highway 1, and east of Interstate 95, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board. DATE: May 26, 2026 TIME: 11:30 AM LOCATION: Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowners' meeting and the organizational meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone. Any person requiring special accommodations to participate in the meetings is asked to contact the District Manager's Office, at least three business days before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. District Manager April 30; May 7, 2026 26-002881



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FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
DIVISION 10
File No.: 2026 11276 PRDL
IN RE: ESTATE OF
SARAH FAMIGLIETTI,
Deceased

The administration of the estate of SARAH FAMIGLIETTI, deceased, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, FL 32720 file number 2026 11276 PRDL.

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

Any interested person on whom a copy of the notice of administration is served who challenges the validity of the will or any codicils, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate Rules WITHIN THE TIME REQUIRED BY LAW, which is on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, or those objections are forever barred. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), all objections to the validity of a will or any codicils, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after ser-

vice of the notice of administration.

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

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

Dated: 4/21/2026

/s/ Brian A. Lane
BRIAN A. LANE,
Personal Representative

5 Poppy Hill Drive
Johnston, RI 02919

Respectfully Submitted,

By: /s/ Mark Andrew James
Mark Andrew James
The Law Office of Mark A. James
Florida Bar No. 26119
101 N. Woodland Blvd, Suite 305
DeLand, FL 32720
Tel. 407-679-3111
Primary E-Mail:
mjames@attorneymarkjames.com
Attorney for Personal Representative
April 30; May 7, 2026

26-002891

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 13952 CICI
POPULAR BANK FKA BANCO
POPULAR NORTH AMERICA,
Plaintiff, vs.
ANAT MADHALA, ET AL.
Defendants

To the following Defendant(s):
ANAT MADHALA (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 317 FLUSHING AVE., DAYTONA BEACH, FL 32118
Additional Address: 2107 N BEACHWOOD DR. APT. 106, LOS ANGELES, CA 90068-3474
Additional Address: SANDSTONE PROPERTY INVESTMENTS-14724 VENTURA BLVD. PH STE., SHERMAN OAKS, CA 91403

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

ALL OF LOT 20, AND LOT 21 EXCEPT THE EASTERLY 20 FEET, BLOCK 6, EL PINO PARQUE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 15, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A 317 FLUSHING AVENUE, DAYTONA BEACH FLORIDA 32118

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before JUNE 11, 2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

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 DISCAPACIDAD Si usted es una person 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), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (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

WITNESS my hand and the seal of this Court this 27th day of APRIL, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ K. Frierson
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC
Attorney for the Plaintiff
1239 E. NEWPORT CENTER DRIVE,
SUITE #110
DEERFIELD BEACH, FL 33442
PHH21193-25/cam
April 30; May 7, 2026

26-002921

FIRST INSERTION

NOTICE OF ACTION
FOR DISSOLUTION OF MARRIAGE
IN THE CIRCUIT COURT,
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA
CASE NO 2026 11202 FMCI
DIVISION 36

**In Re: The Marriage of
Caitlina Joan Guarnieri,
Petitioner and
Michael Anthony Guarnieri Jr,
Respondent**

TO: Michael Anthony Guarnieri Jr
66 Windom Ave
Staten Island, NY 10305

YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, on petitioner or petitioner's attorney:

Caitlina Joan Guarnieri
321 Cornell Dr
Daytona Beach, FL 32118

on or before April 30, 2026 and file the original with the Clerk of the Circuit Court at P.O. Box 6043, DeLand FL 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.

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 Florida Family Law Form 12.915, Notice of Current Address.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office.

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

Dated: March 16, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) By: A. Arnold
Deputy Clerk

April 30; May 7, 14, 21, 2026

26-002911

THE BOARD OF SUPERVISORS ("BOARD") OF THE DAYTONA WEST COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") WILL HOLD A SPECIAL MEETING ON MAY 12, 2026 AT 10:30 A.M., AT THE OFFICE OF COBB COLE, 231 NORTH WOODLAND BOULEVARD, DELAND, FLORIDA 32720 FOR THE PURPOSE OF APPROVING THE FY2027 PROPOSED BUDGET, AS WELL AS CONSIDERING ANY OTHER BUSINESS WHICH MAY OTHERWISE COME BEFORE IT.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours, or by visiting the District's website, <https://daytonawestcdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
April 30, 2026

26-002931

Scan here to advertise your summer camp in the May 7 Observer!

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Deadline for entry:
May 1, 5pm

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

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This week's Crossword answers

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

This week's Celebrity Cipher answers

Puzzle One Solution:
"Truth is ever to be found in the simplicity, and not in the multiplicity and confusion of things."
Isaac Newton

Puzzle Two Solution:
"We realize the importance of light when we see darkness. We realize the importance of our voice when we are silenced."
Malala Yousafzai

Puzzle Three Solution:
"Books are powerful, and stories have a powerful role to play in our lives. They help us to feel less alone."
John Green

This week's Sudoku answers

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

SUBSEQUENT INSERTIONS

FOURTH 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

SUBSEQUENT INSERTIONS

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
SEVENTH JUDICIAL CIRCUIT,
IN AND FOR VOLUSIA COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 10724 PRDL
Division: 10
IN RE: ESTATE OF
GREGORY LYNN HALL,
Deceased.

The administration of the estate of GREGORY LYNN HALL, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 23, 2026.

Signed by: /s/ Jolene Hall
Jolene Hall,
Personal Representative
235 Cox Lane
Soddy Dairy, TN 37379
/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: fredshare@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
April 23, 30, 2026 26-002651

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10821 PRDL
Division: 10 - Probate
IN RE: ESTATE OF
WILLIAM JOHN MOJICA
Deceased.

The administration of the estate of WILLIAM JOHN MOJICA, deceased, whose date of death was January 23, 2026, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 23, 2026.

Personal Representative:
Matthew Mojica
1854 Queen Palm Drive
Edgewater, Florida 32141
Attorney for Personal Representative:
/s/Heather L. Smith
Beacon Legacy Law™
John J. Mangan, Jr., Esq. / FL Bar #: 10020
Heather L. 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 23, 30, 2026 26-002701

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
SEVENTH JUDICIAL CIRCUIT,
IN AND FOR VOLUSIA COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2026 10865 PRDL
Division: 10
IN RE: ESTATE OF
MARY LYNN JOHNSON
a/k/a MARY L. JOHNSON,
Deceased.

The administration of the estate of MARY LYNN JOHNSON a/k/a MARY L. JOHNSON, deceased, whose date of death was September 17, 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. 732.221, 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 23, 2026.

Signed by: /s/ Steven Crisp
Steven Crisp,
Personal Representative
429 East Sylva Circle
Sylva, NC 28779
/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: Fred@FredBShare.com
2nd E-Mail: Beth@FredBShare.com
Attorney for Personal Representative
April 23, 30, 2026 26-002661

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10948 PRDL
Division Probate
IN RE: ESTATE OF
KATHLEEN O'HARE KRAWICKI
Deceased.

The administration of the Estate of Kathleen O'Hare Krawicki, deceased, whose date of death was February 16, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Volusia County Courthouse 101 N. Alabama Ave. Deland, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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 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 23, 2026.

Personal Representative:
Frances McEldowney
1130 Gardenshire Lane
Deland, FL 32724
Attorney for Personal Representative:
Joshua M. Sachs, Esq.
E-Mail Addresses:
jms@hendersonsachs.com
michael@hendersonsachs.com
Florida Bar No. Florida
Henderson Sachs PA
8240 Exchange Drive Ste., C6
Orlando, FL 32809
Telephone: 4078502500
April 23, 30, 2026 26-002711

SECOND INSERTION
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF THE
STATE OF FLORIDA, IN AND FOR
VOLUSIA COUNTY, CIVIL DIVISION
CASE NO.: 2025 11019 CIDL

FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
ESTATE OF MARLENE ZORAIDA
LOWERY, et al.,
Defendants,

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on April 16, 2026, in Case No. 2025 11019 CIDL of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION, is Plaintiff, and : ESTATE OF MARLENE ZORAIDA LOWERY, UNKNOWN HEIRS OF MARLENE ZORAIDA LOWERY, JOSEPH DAVID LOWERY, OAK LEAF PRESERVE MASTER HOMEOWNERS' ASSOCIATION, INC., OAK LEAF PRESERVE NEIGHBORHOOD HOMEOWNERS' ASSOCIATION, INC., UNKNOWN TENANT #1, and UNKNOWN TENANT #2are Defendants, the Office of Laura E. Roth, Volusia County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. on-line at www.volusia.realforeclose.com on the 21st day of May 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 94, OAK LEAF PRESERVE PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 63, PAGES 135 THROUGH 138, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Also known as 1594 DELPHI WAY, NEW SMYRNA BEACH, FL 32168 together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Section 45.031, Florida Statutes.

Dated this 20th day of April 2026.
Sokolof Remtulla, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Bar No: 73863
SOKOLOF REMTULLA, LLP
1800 NW Corporate Blvd., Ste. 302
Boca Raton, FL 33431
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
April 23, 30, 2026 26-002731

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10963 PRDL
IN RE: ESTATE OF
MICHELLE JEANETTE HARLER,
Deceased.

The administration of the estate of MICHELLE JEANETTE HARLER, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: April 23, 2026.

DALE EUGENE HARLER III
Personal Representative
1713 Arash Circle
Port Orange, FL 32128
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: ntserve@hnh-law.com
April 23, 30, 2026 26-002751

THIRD INSERTION
NOTICE OF SUSPENSION AND
ADMINISTRATIVE COMPLAINT
To: Matthew R. Pedata
Case: CD202513301/D 3303641
A Notice of Suspension to suspend and 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.
April 16, 23, 30; May 7, 2026

26-002531

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-011056
Division Probate
IN RE: ESTATE OF
ANDREW S. RAFAJKO
Deceased.

The administration of the estate of ANDREW S. RAFAJKO, deceased, whose date of death was March 1, 2026, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 23, 2026.

Personal Representative:
/s/ Rebecca Caiafa
Rebecca Caiafa
805 Audubon Way
Evans, Georgia 33089
Attorney for Personal Representative:
/s/ Benjamin F. Diamond
BENJAMIN F. DIAMOND
Attorney
Florida Bar Number: 899291
THE DIAMOND LAW FIRM, P.A.
150 2nd Avenue North, Suite 570
St. Petersburg, FL 33701
Telephone: (727) 823-1400
Fax: (727) 999-5111
E-Mail: ben@diamondlawflorida.com
Secondary E-Mail:
elizabeth@diamondlawflorida.com
April 23, 30, 2026 26-002741

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 11102 PRDL
Division 10
IN RE: ESTATE OF
MARGARET JANE PARK
Deceased.

The administration of the estate of Margaret Jane Park, deceased, whose date of death was February 18, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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 23, 2026.

Personal Representative:
Thomas M. Park
3135 Dickinson Drive
Tallahassee, Florida 32311
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 23, 30, 2026 26-002761

SECOND INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 14617 CIDL
PINGORA LOAN SERVICING, LLC,
Plaintiff, vs.
JOHN B. MILTON, JR.; UNKNOWN
SPOUSE OF JOHN B. MILTON, JR.;
UNITED STATES OF AMERICA
DEPARTMENT OF THE TREASURY;
OCEAN WALK AT NEW SMYRNA
BEACH BUILDING NO. 20
CONDOMINIUM ASSOCIATION,
INC.; OCEAN WALK AT NEW
SMYRNA BEACH MASTER
ASSOCIATION, INC.; PETERSON
LAW GROUP PLLC; UNKNOWN
PERSON(S) IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
JOHN B. MILTON, JR.
(LAST KNOWN ADDRESS)
5300 SOUTH ATLANTIC AVENUE,
UNIT 20-401
NEW SMYRNA BEACH, FLORIDA 32169
UNKNOWN SPOUSE OF JOHN B. MILTON, JR.
(LAST KNOWN ADDRESS)
5300 SOUTH ATLANTIC AVENUE,
UNIT 20-401
NEW SMYRNA BEACH, FLORIDA 32169
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

UNIT 401 OF OCEAN WALK AT NEW SMYRNA BEACH - BUILDING NO. 20, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 7428, PAGE(S) 4152, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

SECOND INSERTION
NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026 10519 CIDL

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE FOR
MORGAN STANLEY ABS CAPITAL I
INC. TRUST 2007-NC1 MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2007-NC1,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
RHONDA M. KENNEY, DECEASED
AND THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF RICHARD A. KENNEY, JR.,
DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. KENNEY, JR., DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees,

SECOND INSERTION
NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA
Case Number: 2025-14091-CIDL
REIGO SECURITIZATION SPONSOR
2021-1, LLC,
and/or assigns,
Plaintiff, v.
WT INVESTMENT PROPERTY
GROUP FL LLC.
OSMERY TAVERAS,
WANER D. TAVERAS,
COUNTY OF VOLUSIA, FLORIDA,
JOHN DOE AND JANE DOE, as
UNKNOWN TENANTS; and any
unknown heirs, devisees, grantees,
creditors, and other unknown persons,
unknown entities, unknown parties or
unknown spouses claiming by, through
or under any of the above-named
Defendants,
Defendants.

(a) NOTICE IS HEREBY GIVEN that pursuant to a Final Summary Judgment of Foreclosure entered in the above-entitled cause in the Circuit Court of Volusia County, Florida, that Laura E. Roth, Esq., the Clerk of this Court will sell the property at public sale, to the highest bidder, in the Volusia County Courthouse, online at www.Volusia.RealForeclose.com at 11:00 A.M. on May 14, 2026 situated in Volusia County, Florida, with the property address 1820 10th Avenue, Deland, Florida 32724 (the "Property"), situate and being in Volusia County, Florida as more fully described below:

(b) Lots 28, 29 and Lot 30, in Block #20, Section B, Daytona Park Estates, According to the Plat thereof, as recorded in Plat Book 23, at Page 74, of the Public Records of Volusia County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
Respectfully,
/s/ Josh W. Osborn
Josh W. Osborn, Esq.
ROSENBERG & CUMMINGS PLLC
Counsel for Plaintiff
802 NE 20th Avenue
Fort Lauderdale, Florida 33304
(954) 769-1344
Josh@RosenbergCummings.com
Florida Bar Number: 1040437
April 23, 30, 2026 26-002721

a/k/a 5300 SOUTH ATLANTIC AVENUE, UNIT 20-401, NEW SMYRNA BEACH, FLORIDA 32169
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 MAY 11 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No.2.065.
In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).
WITNESS my hand and the seal of this Court this 10th day of April, 2026.

LAURA E. ROTH
As Clerk of the Court
(SEAL) By /s/ Shawnee S. Smith
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.: 25-01901 NML
April 23, 30, 2026 26-002671

and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 22, BLOCK 1045, DELTONA LAKES UNIT FORTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 224 THROUGH 240, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before May 14, 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 14 day of April, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Jennifer Vazquez
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
April 23, 30, 2026 26-002801

SECOND INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026 10024 CIDL
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
JASMINE BRADLEY, et al.,
Defendants.

TO:
JASMINE BRADLEY
605 STALLINGS AVE, DELTONA, FL 32738
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 2, BLOCK 1589, DELTONA L

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 Just Right Family Advocacy, located at 11 Pine Cedar Dr, in the City of Palm Coast, Flagler County, FL 32164, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 4/21/2026.
Just Right Business Services, LLC
7763-343653
Apr. 30, 2026

NOTICE OF AVAILABILITY OF SOLICITATION

The Flagler County Board of County Commissioners is soliciting for the following:
Flagler County is seeking sealed bids from qualified and licensed Contractors for construction of the Taxilane Rehabilitation project at the Flagler Executive Airport. This project will be partially funded by FDOT, FAA and Flagler County through local funds. The award of this contract will be contingent upon receipt of bids and availability of funding. All required documents shall be downloaded from, completed and submitted through, the County's eProcurement Portal, OpenGov. The due date for this submission is **2:00 pm E.T. on Wednesday May 27, 2026**. Responses received after the due date and time will not be considered.
This solicitation is available for download at
<https://procurement.opengov.com/portal/embed/flaglercounty/project-list, by contacting Purchasing directly at purchasing@flaglercounty.gov or by phone at 386.313.4008. Questions should be posted on QpenGov. 7763-343815 Apr. 30, 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, May 7, 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
Publication date: April 30, 2026
7763-344001
Apr. 30, 2026

REVISED NOTICE OF FUTURE LAND USE MAP AMENDMENT
Pursuant to Section 163.3184, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt the following Ordinance titles similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP BY AMENDING THE DESIGNATION OF A TOTAL OF 3.56 ACRES, MORE OR LESS, LYING IN SECTIONS 5, TOWNSHIP 13, RANGE 31 EAST; FROM RESIDENTIAL LOW DENSITY/RURAL ESTATE, CONSERVATION AND COMMERCIAL HIGH INTENSITY TO COMMERCIAL HIGH INTENSITY; PROVIDING FOR FINDINGS; PROVIDING FOR A PARCEL LIMITING POLICY; AND PROVIDING FOR AN EFFECTIVE DATE.
Project No. 2026030042 / Applicant: Kimley-Horn and Associates, Inc. / Owner: 5530 US HWY 1, LLC
Public hearing on the above-captioned matter will be held as follows:
FLAGLER COUNTY PLANNING AND DEVELOPMENT BOARD-
Recommendation to Board of County Commissioners on adoption - May 12, 2026 at 6:00 p.m. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida, 32110.
FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS -
Adoption
Hearing - June 15, 2026 at 5:30 p.m. in the Flagler County Government Service Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida, 32110.
Information relating to this matter is available for inspection at the Planning and Zoning Department located at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida during the hours of 8:00 a.m. - 4:30 p.m. Monday through Friday.

All interested parties may attend any and all of the public hearings or may express their opinion in writing to: Simone Kenny, Senior Planner 1769 E. Moody Boulevard, Bldg 2 Bunnell, FL 32110 (386) 313-4009
Email: planningdept@flaglercounty.gov
PURSUANT TO SECTION 286.0105 OF FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE MEETINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.
7763-344111
Apr. 30, 2026

NOTICE BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONSIDERATION OF PROPOSED ORDINANCE TITLED SIMILAR TO:
AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS SUPERSEDING AND REPLACING ARTICLE II, CHAPTER 24 OF THE CODE OF ORDINANCES RELATED TO THE STREET NAMING AND PROPERTY NUMBERING SYSTEM; AMENDING SECTION 4.06.02 OF THE LAND DEVELOPMENT CODE PERTAINING TO SUBDIVISION ROADS; PROVIDING FOR CODIFICATION AND SEVERABILITY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A public hearing on the above-captioned matter will be held as follows: FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS - May 18, 2026, at 5:30 p.m., or as soon thereafter as possible. The hearings will be held in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.
All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4005, write to Flagler County Board of County Commissioners, 1769 E. Moody Blvd., Bldg. 2, Bunnell, FL 32110, or email publiccomments@flaglercounty.gov. Staff reports and other pertinent information are available for review at the Flagler County Administration Office, 1769 East Moody Boulevard, Bldg. 2, Bunnell, Florida 32110.
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 THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT COUNTY ADMINISTRATION AT 386-313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.
7763-344190
Apr. 30, 2026

The City of Flagler Beach proposes to adopt the following ordinances entitled:
ORDINANCE 2026-07
AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES; SETTING FORTH GENERAL PROVISIONS FOR MOBILITY FEES, DEFINITIONS, PURPOSE, AND ADOPTION OF THE MOBILITY FEE STUDY; PROVIDING FOR POSITION AND A MOBILITY FEES SCHEDULE; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND FOR AN EFFECTIVE DATE.
ORDINANCE 2026-08
ORDINANCE 2026-08. AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, RELATING TO LITTERING REGULATIONS; AMENDING CHAPTER 14, OFFENSES AND MISCELLANEOUS PROVISIONS; ADOPTING MORE STRINGENT LITTERING REGULATIONS; RESTRICTING THE USE OF PLASTIC AND METALLIZED PARTY DECORATIONS OUTSIDE ON PUBLIC PROPERTIES; PROVIDING FOR PENALTIES AND ENFORCEMENT; PROVIDING FOR APPEALS AND PAYMENT OF CITATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Public Hearings will be conducted to consider the amendments as follows:
City Commission: Thursday, May 14, 2026, at 5:30 p.m. or soon thereafter
The public hearings may be continued to a future date or dates. The times and dates of any continuance of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Planning Department at (386) 313-4009 at least 48 hours prior to the meeting.
7763-342685
Apr. 30, 2026

Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.
7763-342685
Apr. 30, 2026

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
Florida Department of Environmental Protection
Northeast District
Draft Air Permit No. 0350012-010-AC
Bio-Lab, Inc., KIK Palm Coast Flagler County, Florida

Applicant: The applicant for this project is Bio-Lab, Inc. The applicant's authorized representative and mailing address is: Matt Collins, General Manager, Bio-Lab, Inc., KIK Palm Coast, 71 Hargrove Grade, Palm Coast, Florida, 32137.
Facility Location: Bio-Lab, Inc. operates the existing KIK Palm Coast, which is located in Flagler County at 71 Hargrove Grade in Palm Coast, Florida.
Project: Air construction permit to replace the HCl Bottling and Packaging Operation's current wet scrubber with a new wet scrubber, modify the scrubber's stack parameters, increase the maximum HCl bottling rate from 3,000 gallons/hour to 6,000 gallons/hour, and remove the safety factor from the potential to emit calculations with no increase or decrease in emissions.
Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements, and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Northeast District. The Permitting Authority's physical address is: 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256. The Permitting Authority's mailing address is: 8800 Baymeadows Way West, Suite 100, Jacksonville, Florida 32256. The Permitting Authority's phone number is (904) 256-1700.
Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of HCl bottling and packaging will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.
Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.
Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at

the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.
A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.
Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.
Mediation: Mediation is not available in this proceeding.
7763-343002
Apr. 30, 2026

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CAROL A. FRANCIS, PLAINTIFF, VS. ELEANOR M. FRANCIS, KIM PIGFORD, NOEL L. FRANCIS, DEBORAH TAYLOR ROCKMORE, MARK R. TAYLOR, VICTORIA TAYLOR, DINEL TAYLOR, AND VETERANS APPROVED TITLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DEFENDANTS.
CASE NO.: 2025 CA 000731 DIVISION 49
NOTICE OF ACTION
TO: DINEL TAYLOR, Defendant, and to all parties claiming interest by, through, under or against Defendant, and all parties having or claiming to have any right, title or interest in the property herein described.
YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quiet title and declaratory judgment (concerning the validity of a deed). The action involves real property in Flagler County, Florida, more fully described as follows:
Lot 38, Block 33, of Palm Coast, Map of Wynnfield, Section 27, according to the plat thereof, recorded in Plat Book 9, Page 44, of the Public Records of Flagler County, Florida.
Commonly known as: 14 Woodfield Drive, Palm Coast, FL 32164.
The action was instituted in the Seventh Judicial Circuit Court, Flagler County, Florida, and is styled Francis v. Francis, Case No.: 2023 CA 000731.
You are required to serve a copy of your written defenses, if any, to the action on William J. Bosch, Esq., CHIUMENTO LAW, PLLC, Plaintiffs attorney, whose address is 145 City Place, Suite 301, Palm Coast, FL 32164, on or before the thirtieth (30th) day following the first date of publication of this Notice of Action or 30 DAYS AFTER THE FIRST PUBLICATION, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter otherwise a default will be entered against you for the relief demanded in the Complaint.
The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.
DATED: 4/16/2026
TOM BEXLEY,
Clerk of the Seventh Judicial Circuit Court Flagler County, Florida
By /s/ Amy Perez
Deputy Clerk
7763-343150
Apr. 23, 30, May. 7, 14, 2026

TRUST AGREEMENT DATED AUGUST 14, 2020, PLAINTIFF, V. MOHSIN IMTIAZ AND ROOP MOHSIN, HUSBAND AND WIFE, DEFENDANTS.
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated February 13, 2026 in the above action, the Flagler County Clerk of Court will sell to the highest bidder for cash at Flager, Florida, on May 29, 2026, 2026 at 11:00 a.m., at www.flagler.realforeclose.com for the following described property:
LOT 4, RIVIERA ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 35, PAGE 30 AND 31, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
PARCEL ID#: 07-11-31-5531-00000-0040

Commonly known as: 10 Riviera Estates Drive, Palm Coast, FL 32164
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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.
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a copy of the foregoing has been furnished via US Mail to: Moshin Imtiaz and Roop Mohsin, 10 Riviera Estate Drive, Palm Coast, FL 32164, and Flagler Palm Coast, The Observer, Palm Coast, Flagler County, Florida, on this 14 day of April, 2026.
By: /s/ Matthew C. Maguire
Matthew C. Maguire, Esquire
Florida Bar No. 0884561
109 South 6th Street, Suite 200
Flagler Beach, Florida 32136
Telephone: (386) 439-2332
Email: matthewwm@maguire-legal.com
pleadings@maguire-legal.com
Attorney for Plaintiff
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.
7763-343087
Apr. 23, 30, 2026

PUBLIC NOTICE OF SALE
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act States (Section 83.801 - 83.809). The undersigned will sell by competitive bidding on StorageTreasures.com on Thursday the 14th day of May, 2026 at 10:00AM. Said property is iStorage, 2303 N State St, Bunnell, FL 32110.
A025 Bikes, Bike parts, Movie CD's, Totes, Blue Drums, Ac unit, Fishing Rods, Big Pipe wrench, Hat.
A024 Washer, Dryer, Shoe Boxes, Piano, Boxes, Tubs, Table, 2 Pallets, Bags, Trophies.
All purchased item are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of a settlement between owner and obligated party.
7763-342748
Apr. 23, 30, 2026

PUBLIC NOTICE
NOTICE IS HEREBY GIVEN THAT in accordance with Section 177.101 of the Florida Statutes and in accordance with Sections 336.09 and 336.10, Florida Statutes, Kimley-Horn and Associates, Inc., on behalf of 5530 US HWY 1, LLC, owner of subject lands included within a plat and roadway vacation petition, has requested that the Board of County Commissioners of Flagler County, Florida, consider its request to vacate that portion of the platted lands and platted rights-of-way described as follows:
A portion of the Korona Heights Plat, according to the Map or Plat thereof as recorded in Map Book 3, Page 16, of the Public Records of Flagler County, Florida inclusive of the 50-foot Public Road Right of Way as now established in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida and known as Trojan Avenue, more particularly described as follows:
Parcel 2:
Lots 8, 9, 10, and 11, Block 2, Korona Heights, according to the Map or Plat thereof as recorded in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida.
Parcel 3:
Lots 1 through 9, Block 1, Korona Heights, according to the Map or Plat thereof as recorded in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida.
Parcel 4:
Lots 1 through 5, Block 2, Korona Heights, according to the Map or Plat thereof as recorded in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida.
Parcel 5:
Lots 6 and 7, Block 2, Korona Heights, according to the Map or Plat thereof as recorded in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida.
Including the 50-foot Public Road Right of Way as now established in Map Book 3, Page 16, of the Public Records of Flagler County, Florida
Said petition to vacate the lands and rights-of-way herein described shall be heard by the Flagler County Board of County Commissioners at its regularly scheduled meeting on
Monday, May 18, 2026 at 5:30 p.m. or as soon thereafter as possible in the Board Chambers at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida.
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 and Zoning Department, 1769 E. Moody Blvd., Bldg. 2, Bunnell, FL 32110, or email to planningdept@flaglercounty.gov. Copies of the petition, supporting documents, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from 8:00 a.m. to 4:30 p.m.
PURSUANT TO FLORIDA STATUTE 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT A MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.
7763-343465
Apr. 23, 30, 2026

NOTICE OF PUBLIC SALE
Go Store IT 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on May 12, 2026 at 2:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage4treasures.com
85 Frank Dias
170 Christian Smith
176 Sarah Fultz
206 Jessica Hyatt
234 Gregory Egger
7763-342180
Apr. 23, 30, 2026

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
FILE NO.: 2025 CP 000450
DIVISION: 48
IN RE: ESTATE OF LINDA ANN MACFARLAND, Deceased.

The administration of the estate of Linda Ann MacFarland, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 30, 2026.
Personal Representative:
/s/ William A. Beesley
William A. Beesley
818 Grassy Hill Road
Orange, CT 06477
Attorney for Personal Representative:
/s/ Jennifer A. McGee
Jennifer A. McGee
Florida Bar No. 1023165
McGee Law, PLLC
160 Cypress Point Pkwy, Unit C-213
Palm Coast, FL 32164
Telephone: 386-320-7300
E-mail: jennifer@mcgeelawfl.com,
April 30; May 7, 2026 26-00128G

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 Ray Wellman Art located at 11 Big Dipper Lane in the City of Palm Coast, Flagler, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of April, 2026
Richard Wellman
April 30, 2026 26-00129G

