

## VOLUSIA COUNTY LEGAL NOTICES

### 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 VEHORST  
1412 N GARDNER 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 Rayer 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 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

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 menor 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: April 24, 2026  
/s/ Brian L. Rosaler  
By: Brian L. Rosaler  
Florida Bar No.: 0174882.  
Attorney for Plaintiff:  
Brian L. Rosaler, Esquire  
Popkin & Rosaler, P.A.  
1701West Hillsboro Boulevard  
Suite 400  
Deerfield Beach, FL 33442  
Telephone: (954) 360-9030  
Facsimile: (954) 420-5187  
24-51469  
April 30; May 7, 2026 26-002821

### 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 Conciierge 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



Call 386-447-9723 to reserve your ad  
classifieds.palmcoastobserver.com

### 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 TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026-10670-PRDL  
IN RE: ESTATE OF ROBERT ERNST SHRIVER  
a/k/a Robert E. Shriver  
Deceased.

The administration of the Estate of Robert Ernst Shriver a/k/a Robert E. Shriver, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., Deland, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 30, 2026.

**Personal Representative:**  
Jade Infinito  
70 Clarion St.  
Smicksburg, Pennsylvania 16256  
Attorney for Personal Representative:  
Cyrus Malhotra, Esq.  
Florida Bar Number: 0022751  
THE MALHOTRA LAW FIRM P.A.  
3903 Northdale Boulevard, Suite 100E  
Tampa, Florida 33624  
Telephone: (813) 902-2119  
Fax: (727) 290-4044  
E-Mail: filings@FLprobatesolutions.com  
Secondary E-Mail:  
cortney@FLprobatesolutions.com  
April 30; May 7, 2026 26-002841

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.

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 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

Any 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.

Andy Mendenhall  
District Manager  
April 30, 2026 26-002941

### 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 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 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), 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 menor 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

FIRST INSERTION

**DAYTONA WEST COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF MEETING**

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 properly 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

The Observer is now offering Tributes to honor your loved ones. Visit [Observerlocalnews.com/tributes](http://Observerlocalnews.com/tributes) to submit your tribute

**peekers' place**  
You're only cheating yourself.

**This week's Crossword answers**

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

**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. 732.2211, 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 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. 732.2211, 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 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. 732.2211, 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 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. 732.2211, 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 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 #2 are Defendants, the Office of Laura E. Roth, Volusia County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 A.M. on-line at www.volusia.realforeclose.com on the 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. 732.2211, 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 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.L.C.  
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. 732.2211, 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 23, 2026.

**Personal Representative:**  
**/s/ Rebecca Caiafa**

**Rebecca Caiafa**  
805 Audubon Way  
Evans, Georgia 30809

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@diamonddlawflorida.com  
Secondary E-Mail:  
elizabeth@diamonddlawflorida.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. 732.2211, 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 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 Concierje 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.

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

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, DEVEISEES, 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, DEVEISEES, 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, DEVEISEES, 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,

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.

## 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](mailto: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](mailto: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 SUPERSADING 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](mailto: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 AMOBILITY FEESCHEDULE; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND FOR AN EFFECTIVE DATE.**

**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 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://fddep.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](mailto: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

**CAROLA A. FRANCIS, PLAINTIFF, VS.**

**ELEANOR M. FRANCIS, KIM PIGFORD, NOEL L. FRANCIS, DEBORAH TAYLOR ROCKMORE, MARK R. TAYLOR, VICTORIA TAYLOR, DINELTAYLOR, 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., CHUIMENTO 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

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

**CASE NO.: 2025 CA 000784 DIVISION: 49**  
**BOZENA RYBSKI REVOCABLE**

### 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 Flagler, Florida, on May 29, 2026, 2026 at 11:00 a.m., at [www.flagler.realforeclose.com](http://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: [matthewm@maguire-legal.com](mailto:matthewm@maguire-legal.com)  
[plaidings@maguire-legal.com](mailto:plaidings@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](mailto: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 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 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 I 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.storage-treasures.com](http://www.storage-treasures.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@mcgeelawll.com](mailto:jennifer@mcgeelawll.com),  
April 30; May 7, 2026 26-00128G

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

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

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

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

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

**ALL INTERESTED PARTIES ARE INVITED TO ATTEND.**

**PLEASE DIRECT ANY QUESTIONS TO THE CITY OF FLAGLER BEACH AT 386-517-2000 EXT. 231.**

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

EXHIBIT A



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

**FIRST INSERTION**

**NON-PROBATE NOTICE TO CREDITORS**  
 FLAGLER COUNTY, FLORIDA  
**RE: THE ESTATE OF: JOHN PETER ALBERSE**  
 Decedent.

The estate of JOHN PETER ALBERSE, deceased, whose date of death was April 14, 2026, is administered by the names and addresses of the personal representative 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 to the address listed below 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 the other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent 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 732.221.

The date of first publication of this notice is April 30, 2026.

**Michael Alberse**  
 Personal Representative  
 226 Pop Top Lane  
 Daytona Beach, FL 32124  
 April 30; May 7, 2026 26-00131G

**This week's Crossword answers**

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

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**peekers' place**  
 You're only cheating yourself.

**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

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**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 CS Clay Tile located at 2 Market Place, Unit D 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 24th day of April, 2026  
 Chris Fulton  
 April 30, 2026 26-00132G

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024 CP 000721**  
 Division 48  
**IN RE: ESTATE OF ALVERO JAMES TERRY**  
 Deceased.

The administration of the estate of Alvero James Terry, deceased, whose date of death was April 24, 2024, 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, 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 30, 2026.

**Personal Representative:**  
 /s/ C Walter  
 Cynthia Y. Walter  
 16 Webb Lane  
 Palm Coast, Florida 32164  
 Attorney for Personal Representative:  
 /s/ Jennifer A. McGee  
 Jennifer A. McGee, Esq.  
 Florida Bar Number: 1023165  
 160 Cypress Point Pkwy, Unit C213  
 Palm Coast, Florida 32164  
 Telephone: (386) 320-7300  
 E-Mail: jennifer@mcgeelawfl.com  
 April 30; May 7, 2026 26-00133G

**FIRST INSERTION**

**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 182026CP000051AXXX01**  
 Division: Probate  
**IN RE: ESTATE OF MICHAEL P. KORMOS**  
 Deceased.

The administration of the Estate of Michael P. Kormos, deceased, whose date of death was July 11, 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.

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.

ALL OTHER CREDITORS OF THE DECEDENT AND OTHER PERSONS HAVING CLAIMS OR DEMANDS AGAINST DECEDENT'S ESTATE MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 30, 2026.

**Personal Representative:**  
 /s/ Donna Kormos  
 Donna D. Kormos  
 1485 Garrison Road,  
 Fort Erie, Ontario L2A 1P8, Canada  
 Attorney for Personal Representative:  
 /s/ Steven Z. Garellek  
 Steven Z. Garellek, Esq.  
 Florida Bar Number: 0962480  
 Steinberg | Garellek  
 200 East Palmetto Park Road, Suite 103  
 Boca Raton, FL 33432  
 Telephone: (561) 910-7860  
 Fax: (561) 391-3326  
 E-Mail: szg@steingarlaw.com  
 Secondary E-Mail:  
 mc@steingarlaw.com  
 April 30; May 7, 2026 26-00135G

**FIRST INSERTION**

**Notice Under Fictitious Name Law**  
 Notice is hereby given that Stephen McDevitt, desiring to engage in business under the fictitious name Remote Rescue IT located at 101 Fort Caroline Lane, Palm Coast, FL 32137, intends to register said name in Flagler County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
 April 30, 2026 26-00130G

**FIRST INSERTION**

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

**CASE NO.: 2025 CA 000356**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR TRESTLE TITLING TRUST-1,**  
 Plaintiff, v.

**BRITTNEY RENEE FORNARA; UNKNOWN SPOUSE OF BRITTNEY RENEE FORNARA; MICHAEL PERRY COX JR.; UNKNOWN SPOUSE OF MICHAEL PERRY COX, JR.; VICTORIA LANGELLO; VICENTE CARVAJAL; 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 April 8, 2026 entered in Civil Case No. 2025 CA 000356 in the Circuit Court of the 7th Judicial Circuit in and for Flagler County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR TRESTLE TITLING TRUST-1, Plaintiff and BRITTNEY RENEE FORNARA; UNKNOWN SPOUSE OF BRITTNEY RENEE FORNARA; MICHAEL PERRY COX JR.; UNKNOWN SPOUSE OF MICHAEL PERRY COX, JR.; VICTORIA LANGELLO; VICENTE CARVAJAL; 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 are defendants, Tom W. Bexley, Clerk of Court, will sell the property at <https://flagler.realforeclose.com> beginning at 11:00 AM on May 22, 2026 the following described property as set forth in said Final Judgment, to-wit..

LOT 6, BLOCK 88, LAKEVIEW - SECTION 37, PALM COAST PARK AT PALM COAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 1 THROUGH 29, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.  
 Property Address: 21 Lake Charles Ln, Palm Coast, FL 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.

Kelley Kronenberg  
 10360 W State Rd 84  
 Fort Lauderdale, FL 33324  
 Phone: (954) 370-9970  
 Fax: (954) 252-4571  
 /s/ Jordan Wainstein  
 Jordan Wainstein  
 FBN: 1039538  
 Service E-mail:  
 flrealprop@kelleykronenberg.com  
 File No: 2390.000896  
 April 30; May 7, 2026 26-00127G

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

**CASE NO.: 2024 CA 000393**  
**CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6,**  
 Plaintiff, VS.

**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, AS; RACHEL REYES; MICKEY REYES; MICHAEL REYES; CHRISTOPHER REYES; UNKNOWN TENANT #1 N/K/A SHELLSEA MONGE; UNKNOWN TENANT #2 N/K/A WILLAM CRUZ; ALBERTO MIGUEL REYES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS**  
 Defendant(s).

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

DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at <https://flagler.realforeclose.com/> on June 19, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

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

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

**IMPORTANT AMERICANS WITH DISABILITIES ACT:** If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 24th day of April, 2026.

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 April 30; May 7, 2026 26-00134G

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**Deadline for entry: May 1, 5pm**