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VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.

CIVIL DIVISION
CASE NO. 2024 12572 CICI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.
CYNTHIA SMITH STARKS A/K/A CYNTHIA S. STARKS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; GEORGE L. STARKS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 29, 2026, and entered in Case No. 2024 12572 CICI of the Circuit Court in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and CYNTHIA SMITH STARKS A/K/A CYNTHIA S. STARKS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; GEORGE L. STARKS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-

DER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on July 31, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: THE NORTHERLY 41 FEET OF LOT 17, ALL OF LOT 18 AND THE SOUTHERLY 3.5 FEET OF LOT 19, DERBYSHIRE SUBDIVISION, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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.

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300,

Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED May 11, 2026.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-20370
May 14, 21, 2026 26-003281

FIRST INSERTION

NOTICE OF CLERK'S SALE IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 29585 COCI

SKYLAKE ESTATES HOMEOWNER'S ASSOCIATION, INC., Plaintiff, vs.
PAMELA S. OLDDHAM, Defendant.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 4th day of May, 2026, Case Number 2025 29585 COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which SKYLAKE ESTATES HOMEOWNER'S ASSOCIATION, INC., is the Plaintiff, and PAMELA S. OLDDHAM is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 6th day of July, 2026 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Lot 127, SkyLake Phase II, according to the map or plat thereof, as recorded in Map Book 43, Pages 141-142, Public Records of Volusia County, Florida

The physical street address of said property is: 5945 Doraville Drive, Port Orange, FL 32127

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

ATTENTION: PERSONS WITH DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE.

DATED this 6th day of May, 2026.

/s/ Robert Robins
ROBERT ROBINS, ESQUIRE
P.O. BOX 1649
DAYTONA BEACH, FL 32115
(386) 252-5212
(386) 252-5713 (FAX)
FLORIDA BAR NO.: 356026
RobertRobinsLaw@hotmail.com
ATTORNEY FOR: PLAINTIFF
May 14, 21, 2026 26-003221

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 STAFFSMART SOLUTIONS located at 128 ORANGE AVE in the City of DAYTONA BEACH, Volusia, FL 32114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of May, 2026
GROWTH SYNERGY LLC
May 14, 2026 26-003191

NOTICE OF PUBLIC SALE

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/reserve; any persons interested ph 954-563-1999
Sale Date May 29, 2026 @ 10:00 am
3411 NW 9th Ave #707 Ft Lauderdale FL 33309

V13308 1971 Irwin FLO136BB Hull ID#: FLO136BB sail fiberglass 32ft R/O Lawrence Lee Busby Lienor: City of Daytona Beach/Halifax Harbor Marina 450 Basin St Daytona Beach 7764-344622
May 7, 14, 2026

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2026 10956 CICI
FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs.
VIRGINIA B. FENDER, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERRY O. BARKER, 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 171 A QUIET PLACE IN THE COUNTRY, UNIT VIII, AS PER MAP IN MAP BOOK 37, PAGE 186, 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 JUN - 4, 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 5 day of May, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-382572
May 14, 21, 2026 26-003211

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JUNE 22 2026: SLEDZ EAST KUSTOMZ LLC 552 S SPRING GARDEN AVE DELAND FL 32720 (386)213-0235 MV101867, 2007 BDMC 5J1MBJ77W000007 95099.61
May 14, 2026 26-003261

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 Olive Knoll Press located at 22 Big Bear Path in the City of ORMOND BEACH, Volusia, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of May, 2026
Daniel Brooks
May 14, 2026 26-003301

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 2025 14637 CIDL
UNITED STATES OF AMERICA, ON BEHALF OF ITS AGENCY THE SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: VONNIE CROOMS A/K/A VONNIE L. CROOMS
Last Known Address
212 S Boston Ave
Deland, FL 32724
Current Residence is Unknown
TO: UNKNOWN SPOUSE OF MARTHA C. COOK A/K/A MARTHA COLLUM COOK F/K/A MARTHA C. CROOMS, DECEASED; VONNIE CROOMS A/K/A VONNIE L. CROOMS; UNKNOWN SPOUSE OF VONNIE CROOMS A/K/A VONNIE L. CROOMS; UNKNOWN SPOUSE OF MARTHA C. COOK A/K/A MARTHA COLLUM COOK F/K/A MARTHA C. CROOMS, DECEASED; CITY OF DELAND, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE THE OAK HILL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, The Oak Hill Town Center Community Development District ("District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rule"). The Proposed Rule number is "ROP-2026-1". Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on May 7, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of The Oak Hill Town Center Community Development District (the "District") on June 16, 2026, at 1:00 p.m., at Storch Law Firm, 420 S Nova Rd, Daytona Beach, Florida 32114, relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889, cerbonec@whhassociates.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Cindy Cerbone, District Manager
The Oak Hill Town Community Development District
May 14, 2026 26-003181

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 11194 PRDL
Division 10
IN RE: ESTATE OF WILLIAM B. CLARIDA, JR., aka WILLIAM BURTON CLARIDA JR. Deceased.

The administration of the estate of William B. Clarida, Jr., also known as William Burton Clarida Jr., deceased, whose date of death was March 10th, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 May 14, 2026.

Personal Representative:
Michael A. Clarida
c/o Legacy Law Associates, P.L.C.
313 S. Palmetto Avenue
Daytona Beach, FL 32114

Attorney for Personal Representative:
Robert M. Holland
Attorney
Florida Bar Number: 938998
Legacy Law Associates, P.L.C.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: Holland@legacylaw313.com
Secondary E-Mail:
troy@legacylaw313.com
May 14, 21, 2026 26-003231

FIRST INSERTION

Notice of New Business under Fictitious name

Notice is hereby given that Consult Marketing Group LLC the undersigned, desiring to engage in business under the fictitious name of {DBA Consult Tech Group, LLC} located at Registered Agent address 7901 4th St N STE 300 St. Petersburg, FL 33702. Business operates out of Volusia County, Deland, 32724, State of Florida intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
May 14, 2026 26-003241

FIRST INSERTION

BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARTHA C. COOK A/K/A MARTHA COLLUM COOK F/K/A MARTHA C. CROOMS, DECEASED RESIDENCES UNKNOWN
TO: UNKNOWN SPOUSE OF VONNIE CROOMS A/K/A VONNIE L. CROOMS
Last Known Address
212 S Boston Ave
Deland, FL 32724
Current Residence is Unknown
TO: UNKNOWN SPOUSE OF MARTHA C. COOK A/K/A MARTHA COLLUM COOK F/K/A MARTHA C. CROOMS, DECEASED
Last Known Address
212 S BOSTON AVE
DELAND, FL 32724
Current Residence is Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 11 AND THE SOUTH 1/2 OF LOT 10, BLOCK A, CORRECTED PLAT OF BLECKS SUBDIVISION OF BLOCK 150, CITY OF DELAND, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 157, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before JUN 22 2026, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES
If you are a person with a disability who

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

THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED on May 8, 2026.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Plaintiff's attorneys
P.O. BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@dallegal.com,
1001-220092 / ME2
May 14, 21, 2026 26-003271

SUBSCRIBE TODAY

The Observer delivered to your driveway

Call 386.447.9723

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 2025 12238 CICI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. DAREN ANDREW FOWLER AND ASHLEY NICOLE STURLA, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2026, and entered in 2025 12238 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and ASHLEY NICOLE STURLA; DAREN ANDREW FOWLER; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 20, COMMON-WEALTH MOBILE ESTATES - 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 31, PAGE 104 THROUGH 106, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2005 FLEETWOOD ENTER-TAINER 32X60 DOUBLEWIDE MOBILE HOME ID#S GAFL475A-76262CY21 AND GAFL475B-76262CY21. Property Address: 5400 WOOD ST, PORT ORANGE, FL 32127

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

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 4 day of May, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-310593 - EuE 26-003111

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 2025 12237 CICI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KIMBER L. ARVIN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ASHCRAFT, DECEASED, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2026, and entered in 2025 12237 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and KIMBER L. ARVIN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ASHCRAFT, DECEASED are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 27, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 107, DOUGLAS PARK NO. 3, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 19, PAGE 65, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 1335 PHILLIPS ST, DAYTONA BEACH, FL 32114

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

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 4 day of May, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-295161 - MaS 26-003101

SECOND INSERTION

NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **Case No: 2026 11152 PRDL Division: 10 IN RE: ESTATE OF ELLIOTT J. MATREGRANO A/K/A ELLIOTT GARY WANSKY, Deceased.**

The administration of the Estate of ELLIOTT J. MATREGRANO A/K/A ELLIOTT GARY WANSKY, deceased, whose date of death was February 12, 2026, is pending in the Circuit Court for Volusia County, Florida. Probate Division, the address of which is 101 N Alabama Ave, DeLand, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of this notice was first published is May 7, 2026.

Personal Representative: /s/ Thomas Michael Dubrulle Thomas Michael Dubrulle 176 Ormwood Drive Ormond Beach, FL 32176 Attorney for Personal Representative: /s/ Elan R. Kaney Elan R. Kaney, Esq. Florida Bar No. 0538302 Elan R. Kaney, PLLC 523 N. Halifax Ave. Daytona Beach, FL 32118 (386) 281-5777 Email: Elan.Kaney@KaneyLaw.com May 7, 14, 2026 26-003161

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2026 10711 PRDL Division 10 IN RE: ESTATE OF JOSEPH WILLIAM BLAS, a/k/a JOSEPH W. BLAS, Deceased.**

The administration of the estate of JOSEPH WILLIAM BLAS, a/k/a JOSEPH W. BLAS, deceased, whose date of death was August 15, 2024, 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 May 7, 2026.

AIQUN WANG, Personal Representative 34212 Aspen Loop Union City, California 94587 /s/ Christian Fahrig CHRISTIAN FAHRIG, Esq. Florida Bar Number: 0095570 Attorney for Personal Representative The Elder Law Center of Kirson & Fuller 1407 E. Robinson Street Orlando, Florida 32801 Telephone: (407) 422-3017 / Fax: (407) 730-7101 E-Mail: cfahrig@kirsonfuller.com Secondary E-Mail: nseplveda@kirsonfuller.com Service E-Mail: service@kirsonfuller.com May 7, 14, 2026 26-002961

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA **CASE NO.: 2025 12455 CICI CITIZENS BANK, N.A., Plaintiff, vs. VICTORIA K. ZAMPOLINO; UNKNOWN SPOUSE OF VICTORIA K. ZAMPOLINO; PINE CREST HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC., Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated April 20, 2026, and entered in Case No. 2025 12455 CICI of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein Citizens Bank, N.A., is Plaintiff and Victoria K. Zampolino; Unknown Spouse of Victoria K. Zampolino; Pine Crest Homeowners Association, Inc.; Aqua Finance, Inc., are Defendants, the Office of the Clerk Laura E. Roth, Esq., Volusia County Clerk of the Court will sell via on-line auction at www.volusia.realforeclose.com at 11:00 a.m. on the 26th day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 21 AND 22, BLOCK 9, PINECREST, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 9, PAGE 183, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 419 Walker Avenue, Daytona Beach, Florida 32114 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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 before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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: 5/4/2026 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 25-400291 May 7, 14, 2026 26-003141

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION **CASE NO. 2025 13462 CIDL SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. EMILY VICTORIA CLICQUENNOI, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 27, 2026, and entered in 2025 13462 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and EMILY VICTORIA CLICQUENNOI are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 26, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 272, DELTONA LAKES UNIT SEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 149 THROUGH 162, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 1142 MANITOBA ST, DELTONA, FL 32725

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

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated: 5/14/2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-313941 - MaS 26-003121

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA.

CASE No. 2026 10443 CIDL NEW DAY FINANCIAL, LLC, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BELINDA LEONARD AKA BELINDA FORBES LEONARD, DECEASED, et al., Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BELINDA LEONARD AKA BELINDA FORBES LEONARD, DECEASED 851 NORTH 4TH AVENUE DELTONA, FL 32725 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 6, BLOCK 1748, DELTONA LAKES UNIT SIXTY-SIX, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 124, PUBLIC RECORDS OF VOLUSIA COUNTY,

FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before MAY 26, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration 101 N. Alabama Ave., Ste. D-305 DeLand, FL 32724 (386) 257-6096 Hearing or voice impaired, please call 711. WITNESS MY HAND AND SEAL OF SAID COURT on this 23rd day of APRIL, 2026.

Laura E Roth CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ K. Frierson DEPUTY CLERK

Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (25-002882-01) May 7, 14, 2026 26-003021

SECOND INSERTION

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

Case No.: 2026 10507 CIDL NEWREZ LLC, Plaintiff, vs. CHARLES ALLEN HAYCOCK, III; LYNN HAYCOCK; UNKNOWN SPOUSE OF CHARLES ALLEN HAYCOCK, III; UNKNOWN SPOUSE OF LYNN HAYCOCK; JP MORGAN CHASE BANK, N.A.; 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.

To the following Defendant(s): CHARLES ALLEN HAYCOCK, III (LAST KNOWN ADDRESS) 2301 MELONIE TRL NEW SMYRNA BEACH, FL 32168 LYNN HAYCOCK (LAST KNOWN ADDRESS) 2301 MELONIE TRL NEW SMYRNA BEACH, FL 32168 UNKNOWN SPOUSE OF CHARLES ALLEN HAYCOCK, III (LAST KNOWN ADDRESS) 2301 MELONIE TRL NEW SMYRNA BEACH, FL 32168 UNKNOWN SPOUSE OF LYNN HAYCOCK (LAST KNOWN ADDRESS) 2301 MELONIE TRL NEW SMYRNA BEACH, FL 32168

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

LOT 23, TARA TRAIL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 38, PAGE(S) 192 AND 193, OF THE

PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. a/k/a 2301 MELONIE TRL NEW SMYRNA BEACH, FL 32168

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 6/1/2026, a date which is within thirty (30) days after the first publication of this Notice in West Volusia Beacon 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 101 N. ALABAMA AVE., STE. B-206, DELAND, FL 32724 PHONE NO. (386)257-6096 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR PLEADING; IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771 (TDD); IF YOU ARE VOICE IMPAIRED, CALL 1-800-995-8770 (V) (VIA FLORIDA RELAY SERVICES).

WITNESS my hand and the seal of this Court this 30th day of APRIL, 2026.

Laura E Roth CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ K. Frierson Deputy Clerk

Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84, Fort Lauderdale, FL 33324 May 7, 14, 2026 26-003031

THIRD 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION **FILE NO.: 2026 10872 PRDL DIVISION: 10 IN RE: ESTATE OF MARTIN VINCENT BRANDT a/k/a MARTIN V. BRANDT a/k/a MARTIN BRANDT, Deceased.**

The administration of the estate of MARTIN VINCENT BRANDT a/k/a MARTIN V. BRANDT a/k/a MARTIN BRANDT, deceased, whose date of death was February 2, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 7, 2026.

DocuSigned by: /s/ Lisa Silverman Clerman Lisa Silverman Clerman, Pers. Representative 5 Trold Court, Apt. C Owings Mills, MD 21117 /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@cfllr.com 2nd E-Mail: brobins@cfllr.com Attorney for Personal Representative May 7, 14, 2026 26-002991

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2026 10874 PRDL Division 10 IN RE: ESTATE OF FLORENCE KESSELRING A.K.A. FLORENCE JOSEPHINE KESSELRING A.K.A. FLORENCE J. KESSELRING Deceased.

The administration of the estate of Florence Kesselring a.k.a. Florence Josephine Kesselring a.k.a. Florence J. Kesselring, deceased, whose date of death was November 7, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

TICE. 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 May 7, 2026.

Personal Representative: William T. Kesselring, Jr. 11 Spring Lake Drive East Stroudsburg, Florida 18301 Attorney for Personal Representative: /s/ Wendy A. Mara Wendy A. Mara Attorney Florida Bar Number: 698782 555 West Granada Blvd., Ste.D-10 Ormond Beach, Florida 32174 Telephone: (386) 672-8081 Fax: (386) 265-5995 E-Mail: wamara@maralawpa.com Secondary E-Mail: pmflynt@maralawpa.com May 7, 14, 2026 26-003171



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SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 2025 13688 CIDL
WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II, Plaintiff, vs.
FIRST CHOICE LOGISTIC, LLC; ANNETTE MARIE LOZADA; EDISSON LOZADA II; MARTINEZ LAW TRUSTEE SERVICES, LLC AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED AUGUST 23, 2023 AND TITLED THE SOUTH ATLANTIC TRUST; SUNGLOW RESORT CONDOMINIUM ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 23, 2026 and entered in Case No. 2025 13688 CIDL, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II is Plaintiff and ANNETTE MARIE LOZADA; EDISSON LOZADA II; FIRST CHOICE LOGISTIC, LLC; MARTINEZ LAW TRUSTEE SERVICES, LLC AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED AUGUST 23, 2023 AND TITLED THE SOUTH ATLANTIC TRUST; SUNGLOW RESORT CONDOMINIUM ASSOCIATION, INC.; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE

AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on May 26, 2026, the following described property as set forth in said Final Judgment, to wit:
 UNIT C-7, SUNGLOW RESORT, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2718, PAGE(S) 1156, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
 This notice is provided pursuant to Administrative Order No.2.065.
 In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 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).
 Dated this 1st day of May, 2026.
 Eric Knopp, Esq.
 Fla. Bar No.: 709921
 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.: 25-01567 BSI
 May 7, 14, 2026 26-003051

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2024 10407 CIDL
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs.
MATTHEW A. CORBIN AND AMANDA M. CORBIN, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2024, and entered in 2024 10407 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and MATTHEW A. CORBIN; AMANDA M. CORBIN; REDIBS (FL) LLC DBA REDIBS, A DELAWARE LIMITED LIABILITY COMPANY are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 28, 2026, the following described property as set forth in said Final Judgment, to wit:
 PARCEL 5 OF THE PROPOSED SMALL MINOR SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1651 THROUGH 1661, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWS: THE EAST 87.50 FEET OF THE SOUTH 150.00 FEET OF LOT 5, BLOCK 16, MAP OF ORANGE

CITY AND VICINITY, COPIED FROM E.R. TRAFFORD'S SURVEY MADE MARCH 1877, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 7, AS RECERTIFIED IN MAP BOOK 17, AT PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 Property Address: 451 E FRENCH AVENUE, ORANGE CITY, FL 32763
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
 Dated this 3 day of May, 2026.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 23-13323 - MIM
 May 7, 14, 2026 26-003081

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 13729 CIDL
U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2, Plaintiff, vs.
BRENDA J. INGRAM; Defendants
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated April 30, 2026, and entered in Case No. 2025 13729 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2, is Plaintiff and BRENDA J. INGRAM, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 2ND day of JUNE, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 11, IN BLOCK 1419, DELTONA LAKES UNIT FIFTY-THREE, ACCORDING TO A PLAT THEREOF AS RECORDED IN MAP BOOK 28, PAGES 32 THROUGH 42, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who

needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
 Si ou se yon moun ki ankaidape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si wè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.
 Dated this 4th day of May, 2026
 VAN NESS LAW FIRM, PLC
 1239 E. Newport Center Drive, Suite 110
 Deerfield Beach, Florida 33442
 Ph: (954) 571-2031
 PRIMARY EMAIL:
 Pleadings@vanlawfl.com
 /s/ Mark Elia
 Mark C. Elia, Esq.
 Florida Bar #: 695734
 PHH21181-25/sap
 May 7, 14, 2026 26-003151

peekers' place
 You're only cheating yourself.

This week's Crossword answers

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

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This week's Celebrity Cipher answers

Puzzle One Solution:
 "If you do start crying in an argument ... you can always say, 'I'm just crying because of how wrong you are.'" Amy Poehler

Puzzle Two Solution:
 "I cross out words so you will see them more; the fact that they are obscured makes you want to read them." Jean-Michel Basquiat

Puzzle Three Solution:
 "We should not underestimate ourselves, because if lots of individuals go together then we can accomplish almost anything." Greta Thunberg

This week's Sudoku answers

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

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SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2024 13186 CICI
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JESUS D. GARCIA, DECEASED, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2026, and entered in 2024 13186 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JESUS D. GARCIA, DECEASED; CARMEN L. ALBARRAN are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 27, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 47, LAKE ELLABELLE EXTENSION #1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN MAP BOOK 23, PAGE 234, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 Property Address: 916 DERBYSHIRE RD, DAYTONA BEACH, FL 32117
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
 Dated this 4 day of May, 2026.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 24-243211 - MaS
 May 7, 14, 2026 26-003131

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2025 11744 CICI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TROY BEDELL, JR., DECEASED, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2026, and entered in 2025 11744 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TROY BEDELL, JR., DECEASED; EMILY BEDELL; KERI BEDELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TROY BEDELL, JR., DECEASED are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 27, 2026, the following described property as set forth in said Final Judgment, to wit:
 LOT 3 AND NORTHERLY 30 FEET OF LOT 4, BLOCK 7, HAR-

BOR POINT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 Property Address: 5390 TURTON LN, PORT ORANGE, FL 32127
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
 Dated this 3 day of May, 2026.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 25-280499 - NaP
 May 7, 14, 2026 26-003091

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 11121 PRDL
IN RE: ESTATE OF FRANCIS COLE, Deceased.

The administration of the estate of FRANCIS COLE, deceased, whose date of death was December 28, 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: May 7, 2026.
REMA COLE
Personal Representative
 1262 Harms Way
 Port Orange, FL 32129
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email: ntsservice@hnh-law.com
 May 7, 14, 2026 26-002971

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 11122 PRDL
IN RE: ESTATE OF DEBBIE HADLEY, Deceased.

The administration of the estate of DEBBIE HADLEY, 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 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: May 7, 2026.
GEORGINA DOUGLAS
Personal Representative
 1610 Pine Avenue
 Deland, FL 32724
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email: ntsservice@hnh-law.com
 May 7, 14, 2026 26-002981

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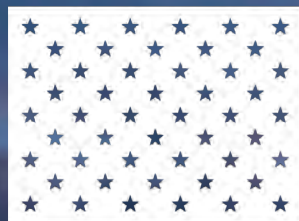
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PUBLIC NOTICES

THURSDAY, MAY 14, 2026

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

FLAGLER COUNTY LEGAL NOTICES

Notice Under Fictitious Name Law
 According to Florida Statute
 Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of WAVLANCE, located at 5 Clee Ct, in the City of Palm Coast, Flagler County, FL 32137-9046, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated 5/7/2026.
 Frances Torres
 7763-345273
 May, 14, 2026

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
RAYMOND LANTINEN, PLAINTIFF,
V.
PAMELA GILYARD AND UNKNOWN SPOUSE OF PAMELA GILYARD, DEFENDANTS.
CASE NO.: 2026 CA 000124
NOTICE OF ACTION

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Flagler County, Florida: 4369 Acorn Ave, Bunnell, in Flagler County, Florida with a legal description of: LOT 6, BLOCK 160, DAYTONA NORTH SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 10, PAGE 1-15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Spradley, the plaintiff's attorney, whose address is P.O. Box 1, Flagler Beach, Florida 32136, by June 7, 2026, which is within thirty (30) days after the first publication of this Notice in the PALM COAST OBSERVER, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 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 Avenue, Suite 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or

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: 5/6/2026
 TOM BEXLEY,
 Clerk of the Seventh Judicial Circuit Court Flagler County, Florida
 By /s/ Amy Perez
 Deputy Clerk
 7763-345217
 May, 14, 21, 2026

IN THE COUNTY COURT, 7TH JUDICIAL DISTRICT, IN AND FOR FLAGLER COUNTY, FLORIDA
SOUTHERN INVESTMENT, INC., PLAINTIFF,
VS.
GEORGE MATTHEW SORESINO, ANGELA DEMAIS AND THE FLORIDA DEPARTMENT OF REVENUE DEFENDANTS.
CASE NO.: 2024 CC 000581
NOTICE OF ACTION

TO: GEORGE MATTHEW SORESINO
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Flagler County, Florida: 4369 Acorn Ave, Bunnell, in Flagler County, Florida with a legal description of: LOT 6, BLOCK 160, DAYTONA NORTH SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 10, PAGE 1-15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Spradley, the plaintiff's attorney, whose address is P.O. Box 1, Flagler Beach, Florida 32136, by June 7, 2026, which is within thirty (30) days after the first publication of this Notice in the PALM COAST OBSERVER, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 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 Avenue, Suite 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or

voice impaired, please call 711.
 WITNESS my hand and the seal of this Court this 28th day of April, 2026
 TOM BEXLEY
 CLERK OF COURT
 BY /s/ Sara Proffitt
 As Deputy Clerk
 4/28/2026
 7763-344279
 May, 7, 14, 2026

PUBLIC NOTICE
 2006 Blue Subaru Forester FL Tag: 08FSBZ VIN: JF1 SG63666H752289 was seized for forfeiture by Flagler County Sheriff's Office on March 31, 2026.
 The item was seized at or near 1876 Lancewood Street, Bunnell, Florida 32110. The Flagler County Sheriff's Office is holding the property for purposes of a current forfeiture action 2026 CA000295 in the 7th Circuit Court.
 April 29, 2026.
 7763-344439
 May, 7, 14, 2026

SALE NOTICE
 Notice is hereby given that Fraser's Storage, 1800 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 1:30 PM on Friday, May 22, 2026, or thereafter. Units are believed to contain household goods, unless otherwise listed
 Unit 1127
 Shanley, Lauren
 Household Goods
 Unit 1409
 Hall, Shalena
 Household Goods
 Fraser's Storage, 1800 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457.
 7763-344922
 May, 7, 14, 2026

SALE NOTICE
 Notice is hereby given that Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd, Bunnell, FL 32110 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:00 PM on Friday May 22, 2026 or thereafter. Units are believed to contain household goods, unless otherwise listed.
 Unit 415 Farano, Ida
 Household Goods
 Unit 431 Rose, Stephanie
 Household Goods
 Fraser's Mini-Storage of Bunnell, 1504 Old Moody Blvd Bunnell, FL 32110. Phone: (386)437-2457.
 7763-344923

May, 7, 14, 2026
SALE NOTICE
 Notice is hereby given that Fraser's Mini-Storage, 2100 Avenue A Flagler Beach, FL 32136 will sell the contents of the following self-storage units by public auction to satisfy their liens against these tenants, in accordance with the Florida Self-Storage Facility Act. The auction will take place at this location at 2:30 PM on Friday May 22, 2026 or thereafter. Units are believed to contain household goods, unless otherwise listed.
 Unit 406 Coakley, Michael
 Household Goods
 Unit 622 Schmitt, Ronald
 Household Goods
 Fraser's Mini-Storage, 2100 Avenue A Flagler Beach, FL 32136. Phone: (386)439-2457.
 7763-344925
 May, 7, 14, 2026

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CAROLA 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.: 2023 CA 000731
DIVISION 49
NOTICE OF ACTION

TO: DINEL TAYLOR, Defendant, and to all parties claiming interest by, through, under or against Defendant, and all parties having or claiming to have any right, title or interest in the property herein described.
 YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quiet title and declaratory judgment (concerning the validity of a deed). The action involves real property in Flagler County, Florida, more fully described as follows:
Lot 38, Block 33, of Palm Coast, Map of Wynnfield, Section 27, according to the plat thereof, recorded in Plat Book 9, Page 44, of the Public Records of Flagler County, Florida. Commonly known as: 14 Woodfield Drive, Palm Coast, FL 32164.
 The action was instituted in the Seventh Judicial Circuit Court, Flagler County, Florida, and is styled Francis v. Francis, Case No.: 2023 CA 000731.
 You are required to serve a copy of your written defenses, if any, to the action on William J. Bosch, Esq., CHIUMENTO LAW, PLLC, Plaintiff's attorney, whose

FIRST INSERTION
NOTICE TO CREDITORS (ancillary administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2026-CP-000111
IN RE: ESTATE OF SUSAN MARY CHIPPENDALE, Deceased.
 The ancillary administration of the estate of SUSAN MARY CHIPPENDALE, deceased, whose date of death was January 12, 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 Co-Personal Representatives and the personal representatives' 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 May 14, 2026.
Co-Personal Representatives:
 /s/ Aidan Mark Thomas Chippendale
AIDAN MARK THOMAS CHIPPENDALE
 Trebartha, Old Paul Hill
 Penzance, Cornwall, England TR18 5BU
 /s/ Natasha Jane Chippendale
NATASHA JANE CHIPPENDALE
 6 Cressbrook Mead
 Deepcar, Sheffield, England S36 2DE
 Attorney for Co-Personal Representatives:
 /s/ Kit Van Pelt
 Kit Van Pelt, Esq.
 Attorney
 Florida Bar Number: 106754
 Older, Lundy, Koch & Martino
 200 N Garden Avenue
 Clearwater, Florida 33755
 Telephone: (813) 254-8998
 Fax: (813) 839-4411
 E-Mail: kvanpelt@olderlundy.com
 kholland@olderlundy.com
 May 14, 21, 2026 26-00143G

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 Plaintiff's 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

OFFICIAL COURT HOUSE WEBSITES:
FLAGLER COUNTY
flaglerclerk.com
VOLUSIA COUNTY
clerk.org

City of Flagler Beach NOTICE OF PUBLIC HEARING

Applications have been submitted to rezone the subject property from Single Family Residential (SFR-R1) Zoning District to the General Commercial (GC) Zoning District, and to amend the Future Land Use Map designation of the property from Low Density to Commercial. The subject property is identified by the Flagler County Property Appraiser as Parcel ID No. 12-12-31-4500-00180-0061 pictured in Exhibit A.

Application PRZ26-0002, ORDINANCE 2026-11: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP DESIGNATION FOR APPROXIMATELY 0.116 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Application PCPA26-0002, ORDINANCE 2026-10: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION FOR APPROXIMATELY 0.116 ACRES OF CERTAIN REAL PROPERTY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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, MAY 5, 2026, AT 5:30 P.M.

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

SECOND READING CITY COMMISSION: THURSDAY, MAY 28, 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



7763-342640
Apr. 23, May 7, 14, 2026

**CITY OF FLAGLER BEACH
NOTICE OF PUBLIC HEARING**

Special Exception Application PSPE26-0002 has been submitted requesting approval to operate a tattoo establishment within the General Commercial (GC) Zoning District, pursuant to Section 2.04.02.8, Zoning Schedule One - Land Use Controls of the City of Flagler Beach Land Development Regulations. The request applies to 213 S. 2nd Street, Unit 9, identified by the Flagler County Property Appraiser as Parcel ID 12-12-31-4500-00330-0040, as shown in Exhibit A. Applicant: Hallie Brooks, Shoreside Tattoo, LLC. Public Hearing is scheduled to be held at City Hall, 105 S. 2nd St. Flagler Beach, Florida as follows:

Planning & Architectural Review Board: Tuesday, June 2, 2026, at 5:30 pm City Commission: Thursday, July 9, 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 continuance of a public hearing shall be announced during the public hearing without any further published notice. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the *Americans with Disabilities Act*, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting. For further information about this request, please call the Planning & Zoning Department at (386) 517-2000 Ext. 231. More detailed information may be inspected by the public at the Planning & Zoning Department, 800 S. Daytona Avenue, Flagler Beach, during office hours.



7763-345623
May, 14, 2026

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000279
Division 48
IN RE: ESTATE OF
FRANK PHILLIP SHIPMAN
Deceased.**

The administration of the estate of Frank Phillip Shipman, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd, Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 14, 2026.

Personal Representative:
David Barry Shipman
81 Weymouth Lane
Palm Coast, Florida 32164
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd, Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email: service@upchurchlaw.com
Secondary Email: clutes@upchurchlaw.com
May 14, 21, 2026 26-00150G

FIRST INSERTION

NOTICE OF SALE

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

**CASE NO.: 2025 CA 000646
SOUTHSTATE BANK, N.A.,
Plaintiff, v.
JULIE L. MONROE, UNKNOWN
SPOUSE OF JULIE L. MONROE,
SERVICE EXPERTS, LLC., and
UNKNOWN TENANT(S)
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in this cause on April 29, 2026 scheduling the foreclosure sale in the above-styled cause, the Flagler County Clerk of Court will sell to the highest and best bidder for cash online at 11:00 AM on June 26, 2026, at www.flagler.realforeclose.com the property situated in Flagler County, Florida, described as:
Lot 63, Block 24, Florida Park-Section 10 Palm Coast, according to the Plat thereof recorded in Plat Book 6, Pages 43-53 of the current Public Records of Flagler County, Florida. Commonly known as 90 Felwood Lane, Palm Coast, Florida 32137
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.

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. To request such an accommodation, please contact Court Administration at 386-257-6096, 101 N. Alabama Avenue, Suite D-305, DeLand, FL 32724 within two (2) working days of your receipt of this notice. If you are hearing or voice impaired call 711.

Dated this 7th day of May 2026.
GREY SQUIRES BINFORD, P.A.
Post Office Box 1209
Winter Park, Florida 32790-1209
(689) 244-0414 (Telephone)
Attorneys for Plaintiff
By: /s/ Grey Squires Binford
GREY SQUIRES BINFORD
Florida Bar No. 0749151
Grey@Binford-Law.com
May 14, 21, 2026 26-00146G

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT
FOR THE SEVENTH JUDICIAL
CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CASE NO.: 2026 CP 000166
DIVISION NO.: 48
IN RE: ESTATE OF
STANLEY S. HUGHES,
Deceased.**

The administration of the estate of Stanley S. Hughes, deceased, whose date of death was June 25, 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 32110-0787. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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.

The date of first publication of this notice is May 14, 2026.

Personal Representative:
Phyllis J. Hughes
200 Ocean Crest Drive, Unit 752
Palm Coast, FL 32137
Attorney for Personal Representative:
/S/ Dawn Ellis, Esq.
Attorney for Personal Representative
E-mail Address:
Dawn@MyFloridaProbate.com
Florida Bar Number: 091979
My Florida Probate, PA
Dawn Ellis, Esq., for the firm
PO Box 952
Floral City, FL 34436-0952
(352) 726-5444
May 14, 21, 2026 26-00147G

GARAGE SALE
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SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000128
IN RE: ESTATE OF
JERALDINE YVONNE
GREENBERRY
a/k/a JERALDINE THOMAS
GREENBERRY
a/k/a JERALDINE GREENBERRY,
Deceased.**

The administration of the Estate of Jeraldine Yvonne Greenberry a/k/a Jeraldine Thomas Greenberry a/k/a Jeraldine Greenberry, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Building 1, Bunnell, Florida 32110. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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 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 May 7, 2026.

Personal Representative:
Ashly Guernacchini, Esq.
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 34683
Attorney for Personal Representative:
Ashly Mae Guernacchini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atacauselaw.com
Secondary E-Mail:
ashley.cribbis@atacauselaw.com
May 7, 14, 2026 26-00136G

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CASE NO.: 2024 CA 000649
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
CASCADE FUNDING MORTGAGE
TRUST 2024 RM5,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, SURVIVING SPOUSE,
GRANTEES,; UNKNOWN SPOUSE
OF THOMAS BERNAL A/K/A TOM
BERNAL; UNKNOWN TENANT #1;
UNKNOWN TENANT #2;
THOMAS MATTHEW BERNAL;
SEAN MICHAEL BERNAL; NINA
MARIE NAHMAS F/K/A NINA
MARIE BERNAL; 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 April 29, 2026 in Civil Case No. 2024 CA 000649, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST 2024 RM5 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNKNOWN SPOUSE OF THOMAS BERNAL A/K/A TOM BERNAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2; THOMAS MATTHEW BERNAL; SEAN MICHAEL BERNAL; NINA MARIE NAHMAS F/K/A NINA MARIE BERNAL; 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 26, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK 14, SUBDIVISION MAP, PINE GROVE, SECTION 26, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 9, PAGES 20 THROUGH 35, INCLUSIVE, 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 4th day of May, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman
E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2026.05.04 13:26:42-04'00'
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Primary E-Mail:
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1395-1316B
May 7, 14, 2026 26-00139G

SECOND INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000184
Division 48
IN RE: ESTATE OF
KATHLEEN FURST
Deceased.**

The administration of the estate of Kathleen Furst, deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at

the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is May 7, 2026.

Personal Representative:
Thomas L. Furst
11 Humming Bird Circle
Bunnell, Florida 32110
Attorney for Personal Representative:
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMUTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVIDal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
May 7, 14, 2026 26-00137G

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7th JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION 48
File # 2026 CP 173
IN RE: THE ESTATE OF
GAIL ROGER QUANTZ,
Deceased.**

The administration of the Estate of Gail Roger Quantz, Deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

Sherry Leean Quantz, 38 Fortress Place, Palm Coast, FL 32137
The first publication of this notice is May 14, 2026.

/s/ Andrea Burns
ANDREA BURNS, ESQ.
Florida Bar Number: 1031966
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
Attorney for Personal Representative
andrea@386lawfirm.com
May 14, 21, 2026 26-00151G

FIRST INSERTION

**NOTICE OF QUALIFYING PERIOD
FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS
OF THE
TOWN CENTER AT PALM COAST
COMMUNITY DEVELOPMENT
DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Town Center at Palm Coast Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Flagler County Supervisor of Elections located at 1769 E. Moody Boulevard, Building 2, Suite 101, Bunnell, FL 32110, (386) 313-4170; info@flaglerelections.gov. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Flagler County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Town Center at Palm Coast Community Development District has two (2) Seats up for election, specifically **Seats 1 and 3.** Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Flagler County Supervisor of Elections.

Samantha Harvey
District Manager
May 14, 2026 26-00149G

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