

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2024 11926 CIDL
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
QUICKEN LOANS INC.,
Plaintiff, vs.
RICHARD SZAREJKO A/K/A
RICHARD JAMES SZAREJKO A/K/A
RICHARD J. SZAREJKO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 16, 2026 in Civil Case No. 2024 11926 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., is Plaintiff and Richard Szarejko a/k/a Richard James Szarejko a/k/a Richard J. Szarejko, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of June, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 18, BLOCK 764, DELTONA LAKES UNIT THIRTY-TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGE 101, 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mcacalla.com
Fla. Bar No.: 146803
24-09890FL
May 28; June 4, 2026 25-003541

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2025 14440 CICI
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff, vs.
SHANNON L COWEN A/K/A
SHANNON COWEN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 29, 2026 in Civil Case No. 2025 14440 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and Shannon L Cowen a/k/a Shannon Cowen, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of June, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 8, DERBYSHIRE ACRES UNIT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 26, PAGE 92, 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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mcacalla.com
Fla. Bar No.: 146803
25-13807FL
May 28; June 4, 2026 25-003551

FIRST INSERTION

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

CASE NO.: 2026 10198 CIDL
TOWD POINT MORTGAGE TRUST
2015-2, U.S. BANK NATIONAL
ASSOCIATION AS INDENTURE
TRUSTEE,
Plaintiff, vs.
JUAN JOSE CRUZ, JR.; AMARILYS
CRUZ; UNKNOWN SPOUSE OF
JUAN JOSE CRUZ, JR.; UNKNOWN
SPOUSE OF AMARILYS CRUZ; CITY
OF DELTONA, FLORIDA; STATE
OF FLORIDA DEPARTMENT OF
REVENUE; UNKNOWN TENANT(S)
IN POSSESSION #1 and #2, and ALL
OTHER UNKNOWN PARTIES, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (In Rem) dated May 19, 2026, entered in Civil Case No.: 2026 10198 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein TOWD POINT MORTGAGE TRUST 2015-2, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, Plaintiff, and JUAN JOSE CRUZ, JR.; AMARILYS CRUZ; CITY OF DELTONA, FLORIDA; STATE OF FLORIDA DEPARTMENT OF REVENUE, are Defendants.

LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 23rd day of June, 2026, the following described real property as set forth in said Judgment, to-wit:

LOT 1, BLOCK 61, DELTONA LAKES UNIT TEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGES 186 THROUGH 192, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

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

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

THESE ARE NOT COURT INFORMATION NUMBERS

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated: May 20, 2026

/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51895
May 28; June 4, 2026 26-003561

FIRST INSERTION

RE-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. 2019 32297 CICI
U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST XII,
Plaintiff, vs.
RANDY E. RICHARDSON; JOHNNIE
E. RICHARDSON; 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 a Summary Final Judgment of Foreclosure dated November 6, 2024 and an Order Resetting Sale dated May 12, 2026 entered in Case No. 2019 32297 CICI of the Circuit Court in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XII is Plaintiff and RANDY E. RICHARDSON; JOHNNIE E. RICHARDSON; 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, 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 June 24, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 10, BLOCK 45, FAIRWAY, UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 27, PAGES 82 AND 83 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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY,
FLORIDA

CASE NO.: 2025 10832 CIDL
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, v.
CATHY PITCHFORD; 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.

NOTICE IS HEREBY GIVEN pursuant to an Order dated April 15, 2026 entered in Civil Case No. 2025 10832 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and CATHY PITCHFORD are defendants, Laura E. Roth, Clerk of Court, will sell the property www.volusia.realforeclose.com beginning at 11:00 AM on June 23, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOTS 7671 AND 7672, EXCEPT THE EAST 25 FEET THEREOF, BLOCK 251, FLORIDA SHORES UNIT NO. 8, REVISED PLAT, AS PER MAP IN MAP BOOK 23, PAGE 132, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

Property Address: 3131 JUNIPER DR, EDGEWATER, FL 32141
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
Service E-mail:
flrealprop@kelleykronenberg.com
File No: 5299.000163
May 28; June 4, 2026 26-003611

FIRST INSERTION

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

CASE NO. 2025 14439 CIDL
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
UNKNOWN HEIRS OF
CHRISTOPHER BUTCHER, ET AL.
Defendants

To the following Defendant(s):
HALEY MENDOZA, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRISTOPHER BUTCHER (UNABLE TO SERVE AT ADDRESS)
Last Known Address: 195 PIN OAK CT, HOLLISTER, MO 65672
Additional Address: 444 SEABREEZE BLVD, SUITE 750, DAYTONA BEACH, FL 32118

Additional Address: 146 GROTON ST, HOLLISTER, MO 65672
HALEY MENDOZA (UNABLE TO SERVE AT ADDRESS)
Last Known Address: 195 PIN OAK CT, HOLLISTER, MO 65672
Additional Address: 146 GROTON ST, HOLLISTER, MO 65672
UNKNOWN HEIRS OF CHRISTOPHER BUTCHER
(CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOTS 5 AND 6, BLOCK E, AND THE NORTHERLY 7.5 FEET OF SANFORD STREET, NOW ABANDONED, WHICH ADJOINS LOTS 5 AND 6, BLOCK E, BAGGS ADDITION TO OAK HILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 8, PAGE 101 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
A/K/A 141 NANCY ST, OAK HILL FL 32759

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, P.L.C. Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before JUL 06 2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

FIRST INSERTION

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

CASE NO: 2025 14499 CIDL
JAWCO HOMES LLC,
Plaintiff, vs.
UNKNOWN HEIRS BENEFICIARIES
AND CREDITORS OF HENRY
BOGDANSKI, DECEASED;
UNKNOWN HEIRS BENEFICIARIES
AND CREDITORS OF JULIA ESLIN,
DECEASED; UNKNOWN HEIRS
BENEFICIARIES AND CREDITORS
OF WILLIAM WIDENER,
DECEASED; ESTATE OF IRENE
BOGDANSKI, DECEASED; JOANE
BOGDANSKI, FREDERICK DANNER,
ANTOINETTE AUGUSTINE,
JOSE HUICE, CARIDAD HUICE, &
JAYDEN MARCANO HUICE,
Defendants.

To: UNKNOWN HEIRS BENEFICIARIES AND CREDITORS OF HENRY BOGDANSKI, DECEASED; UNKNOWN HEIRS BENEFICIARIES AND CREDITORS OF JULIA ESLIN, DECEASED; UNKNOWN HEIRS BENEFICIARIES AND CREDITORS OF WILLIAM WIDENER, DECEASED;

YOU ARE NOTIFIED that an action to partition pursuant to Florida Statute §64 has been filed against you. This action involves real property in Volusia County, Florida (the "Property") more particularly described as:
Lot 23, Block 11, Deltona Lakes, Unit 1, a subdivision, according to the map or plat thereof as recorded in Map Book 25, Page 96 of the Public Records of Volusia County, Florida

FIRST INSERTION

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

CASE NO. 2025 13483 CIDL
WELLS FARGO BANK, N.A.
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES,
DEVEISES, LIENORS, TRUSTEES,
AND CREDITORS OF AIMEE L.
KAMINSKY, DECEASED, ET AL.
Defendants.

TO: JOSEPH S. KAMINSKY, JR., Current residence unknown, but whose last known address was: 909 W. MARTIN ST., #5, EAST PALESTINE, OH 44413
TO: THE UNKNOWN HEIRS, GRANTEES, DEVEISES, LIENORS, TRUSTEES, AND CREDITORS OF AIMEE L. KAMINSKY, DECEASED, Current Residence Unknown, but whose last known address was: 1413 E VOORHIS AVE, DELAND, FL 32724-5734

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Volusia County, Florida, to-wit: LOT 2, BLOCK B, ARNOLD'S SUBDIVISION, SECTION 15, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 19, PAGE 85, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDAD- ADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration) 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

WITNESS my hand and the seal of this Court this 20 day of May, 2026.

Laura E. Roth
CLERK OF THE CIRCUIT CLERK OF COURT
(SEAL) By: /s/ Jennifer M. Hamilton
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, P.L.C.
Attorney for the Plaintiff
1239 E. NEWPORT CENTER DRIVE,
SUITE #110
DEERFIELD BEACH, FL 33442
FN21185-25RM/cam
May 28; June 4, 2026 26-003651

FIRST INSERTION

DEERING PARK STEWARDSHIP DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Deering Park Stewardship District (the "District") located in Brevard County, Volusia County and the City of Edgewater, Florida, will hold a Regular Meeting on June 9, 2026 at 2:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114 to consider any and all business which may properly come before it.

The meeting will also be held by means of communications media technology as follows:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MmFhOGE2MDYlMGJhOC00YlYwQ2LWl3ZWl0MDDiOTJmMjI0NWMx%40thread.v2/0?context=%7b%22Tid%22%3a%2294348502-fda0-4a80-8ed8-52bd87fa537b%22%2c%22Oid%22%3a%2250b37528-b730-4578-8935-dc90866a9569%22%7d

Meeting ID: 216 303 467 291 2
Passcode: gvf6gfz

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours or by visiting the District's website, <https://deeringparkstewardship.com/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
May 28, 2026 26-003591

FIRST INSERTION

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

CASE NO. 2024 12534 CICI
HSBC BANK USA, NATIONAL
ASSOCIATION TRUSTEE FOR
DEUTSCHE ALT-A SECURITIES, INC.
MORTGAGE LOAN TRUST, SERIES
2006-AR5 MORTGAGE
PASS-THROUGH CERTIFICATE,
Plaintiff, vs.
GEA SEASIDE INVESTMENTS, INC.
A/K/A GEA SEASIDE INVESTMENT
INC, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 06, 2026, and entered in 2024 12534 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-AR5 MORTGAGE PASS-THROUGH CERTIFICATE is the Plaintiff and GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT INC; JACK ABERMAN; CITIBANK, N.A., AS TRUSTEE FOR CERTIFICATE-HOLDERS OF SACO I TRUST 2006-10, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-10; CITY OF DAYTONA BEACH, FLORIDA 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 June 17, 2026, the following described property as set forth in said Final Judgment, to-wit:

THE NORTH 1/2 OF LOT 2,

EXCEPT THE EAST 100 FEET THEREOF, BLOCK 12, MEMENTO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK "O", PAGE 692, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 236 N PENINSULA DR, DAYTONA BEACH, FL 32118

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 22 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
23-135634 - CyO
May 28; June 4, 2026 26-003641

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SUBSEQUENT INSERTIONS

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 11174 PRDL
IN RE: ESTATE OF FRANCIS RICHARD GIUMARRA a/k/a FRANK RICHARD GIUMARRA Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: FRANCIS RICHARD GIUMARRA a/k/a FRANK RICHARD GIUMARRA, File Number 2026 11174 PRDL.

The address of the court where this probate is pending is: Circuit Court for VOLUSIA County, Florida, 101 N. Alabama Ave., DeLand, FL, 32724.

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

Date of death of the decedent is: 01/14/2026.

The date of first publication of this notice is: 05/21/2026.

The second week of publication is: 05/28/2026.

Personal Representative(s):
Jennifer Plack,
 Attorney for the representative(s):
 By: /s/Matthew T. Morrison
 Matthew T. Morrison, Esquire
 Florida Bar No. 1005203
 5121 S. Lakeland Dr, Suite 2
 Lakeland, Florida 33813
 Telephone: (863) 250-2990
 May 21, 28, 2026 26-003351

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 11080 PRDL
IN RE: ESTATE OF SHERRIE A. HOBBY Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE

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 The Genesis Group located at 1742 S. Woodland Blvd #506 in the City of DeLand, Volusia, FL 32720 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 29th day of May, 2026
 Genesis Business Solutions, Inc.
 Paula Rhoden
 May 28, 2026 26-003571

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 11178 PRDL
Division 10
IN RE: ESTATE OF HERNAN MANUEL REYES Deceased.

The administration of the estate of Hernan Manuel Reyes, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 21, 2026.

Personal Representative:
Elvira Reyes
 3120 Wilkinson Ave #2A
 Bronx, New York 10461
 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 21, 28, 2026 26-003371

NOT BEEN FILED WITHIN TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: SHERRIE A. HOBBY, File Number 2026 11080 PRDL.

The address of the court where this probate is pending is: Circuit Court for VOLUSIA County, Florida, 101 N. Alabama Ave., DeLand, FL, 32724.

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

Date of death of the decedent is: 01/15/2025.

The date of first publication of this notice is: 05/21/2026.

The second week of publication is: 05/28/2026.

Personal Representative(s):
Ryan C. Hobby,
 Attorney for the representative(s):
 By: /s/Matthew T. Morrison
 Matthew T. Morrison, Esquire
 Florida Bar No. 1005203
 5121 S. Lakeland Dr, Suite 2
 Lakeland, Florida 33813
 Telephone: (863) 250-2990
 May 21, 28, 2026 26-003361

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 13801 CICI
EF MORTGAGE LLC, Plaintiff, v. CENTRAL FLORIDA GOTA LLC, a Florida Limited Liability Company; INGRITH TATIANA FUENTES LARA, an Individual; THE CITY OF DAYTONA BEACH, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 6, 2026 entered in Civil Case No. 2025 13801 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein EF MORTGAGE LLC, Plaintiff and CENTRAL FLORIDA GOTA LLC, a Florida Limited Liability Company; THE CITY OF DAYTONA BEACH, FLORIDA are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose.com beginning at 11:00 AM on June 24, 2026 the following described property as set forth in said Final Judgment, dated May 6, 2026, to-wit:

LOT 3, DODGE TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 19, PAGE 80, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 2326 S Peninsula Dr, Daytona Beach, FL 32118

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Kelley Kronenberg
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail:
 flrealprop@kelleykronenberg.com
 /s/ Barron A. Becker
 Barron A. Becker, Esq.
 FBN: 1031460
 File No: 3087.000575
 May 28; June 4, 2026 26-003621

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 13785 CICI
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. JOAN P. LOUCKS; UNKNOWN SPOUSE OF JOAN P. LOUCKS; MARIETTA MANAGEMENT CO., INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).

TO: Joan P. Loucks
 Residence Unknown
 Unknown Spouse of Joan P. Loucks
 Residence Unknown

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

APARTMENT UNIT NO. 1, SEAWAY TOWNHOUSES, ACCORDING TO FLOOR PLAN WHICH IS PART OF PLOT PLAN AND SURVEY WHICH ARE EXHIBIT "B" TO THE DECLARATION OF RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 1453, PAGE 411, AND ANY AMENDMENTS MADE THERETO, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND SAID EXHIBIT TO AFORESAID DECLARATION BEING RECORDED IN MAP BOOK 31, PAGE 162 AND 163, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 Street Address: 102 Seaway Ave Unit 1, Daytona Beach Shores, Florida 32118
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before June 25, 2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated on May 11, 2026.
 Laura E. Roth
 Clerk of said Court
 (SEAL) By: /s/ Jennifer M. Hamilton As Deputy Clerk
 McCabe, Weisberg & Conway, LLC
 3222 Commerce Place, Suite A
 West Palm Beach, FL 33407
 Telephone: (561) 713-1400
 FLpleadings@MWC-law.com
 File#: 25-400446
 May 21, 28, 2026 26-003411

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 11527 CIDL
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-NCM1, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE S. NEVILLE, DECEASED; BRIAN NEVILLE, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated April 27, 2026, and entered in Case No. 2025 11527 CIDL of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc. Mortgage Pass-Through Certificates Series 2004-NCM1, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under Or Against The Estate Of Lorraine S. Neville, Deceased; Brian Neville, are Defendants, the Office of the Clerk, Volusia County Clerk of the Court

NOTICE OF PUBLIC MEETING ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the One Daytona Community Development District ("District") will hold an Auditor Selection Committee Meeting and a rescheduled meeting on **Friday, June 5, 2026, at 10:00 a.m.** at International Motorsports Center, located at One Daytona Boulevard, Daytona Beach, FL 32114. The Auditor Selection Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The rescheduled Board meeting will take place prior to the Audit Committee meeting where the Board may consider any other business that may properly come before it.

A copy of the agenda for the meeting can be obtained from the District Office at PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 or by phone at (407) 723-5900. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.OneDaytonaCDD.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Meetings may be cancelled from time to time without advertised notice.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (407) 723-5900, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.
 Jane Gaarlandt
 District Manager
 7764-346137
 May 28, 2026

FIRST INSERTION

NOTICE OF SUSPENSION

To: Amber Pittman
 Case: CD202602068/D 3108223
 A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
 May 28; June 4, 11, 18, 2026 26-003581

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2026 11300 CIDL
SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEROD CHARLES, DECEASED. et al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEROD CHARLES, 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:

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE COUNTY OF VOLUSIA AND STATE OF FLORIDA: LOT 25, BLOCK 140, DELTONA LAKES UNIT 4, ACCORDING TO THE MAP THEREOF AS RECORDED IN MAP BOOK 25,

PAGE 121, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. BEING THE SAME PREMISES CONVEYED FROM AMERICA'S FIRST HOME, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP TO ELSA VARELA, A SINGLE WOMAN AND JEROD CHARLES, A SINGLE MAN, FOREVER IN A DEED DATED 04/28/2005 AND RECORDED DATE 05/18/2005 IN INSTRUMENT NUMBER 2005-127800, BOOK 5555, PAGE 1762 OF THE OFFICIAL RECORDS.

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 25, 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 11 day of May, 2026.

Laura E Roth
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: /s/ Jennifer M. Hamilton DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
 ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 25-346582
 May 21, 28, 2026 26-003331

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA.
 PROBATE DIVISION
CASE NO.: 2025-11825-PRDL
DIVISION: 10
IN RE: The Estate of JOYCE M. ZACHARES, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of JOYCE M. ZACHARES, deceased, whose date of death was February 26, 2025, and whose social security number is XXX-XX-0816, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 2026 10176 CICI
WILMINGTON SAVINGS FUND SOCIETY, FSb AS OWNER TRUSTEE OF CFS15 GRANTOR TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HAROLD S. CLARK, DECEASED

TO THE FOLLOWING DEFENDANT(S): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HAROLD S. CLARK, DECEASED (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 6 AND THE SOUTHERLY 1/2 OF LOT 7, BLOCK 36, HIGHLAND PARK, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
 a/k/a 1505 DERBYSHIRE ROAD, DAYTONA BEACH, FLORIDA 32117
 has been filed against you and you are re-

quired to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before JUN 29 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-955-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 13 day of May, 2026.

Laura E. Roth
 As Clerk of the Court
 (SEAL) By: /s/ Jennifer M. Hamilton As Deputy Clerk

Submitted by:
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 25-01933 CMS
 May 21, 28, 2026 26-003321

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SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration)
IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA.

PROBATE DIVISION
CASE NO.: 2026-10818-PRDL
DIVISION: 10
IN RE: The Estate of RICHARD D. CALABRESE A/K/A RICHARD D. CALABRESE, Jr. Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of RICHARD D. CALABRESE A/K/A RICHARD D. CALABRESE, JR., deceased, whose date of death was July 4, 2025, and whose social security number is XXX-XX-1971, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 THREE

(3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent 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 21, 2026.

/s/ Laurie A. Calabrese
LAURIE A. CALABRESE, As Personal Representative

Attorney and Personal Representative Giving Notice:
/s/ Steven E. Guran
STEVEN E. GURIAN, ESQ., Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
May 21, 28, 2026 26-003441

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 13508 CICI

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE HOLDERS OF SGRMT 2022-1 MORTGAGE PASS-THROUGH CERTIFICATES, Plaintiff, vs. D32 WHOLESALE, LLC, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 27, 2026, and entered in 2025 13508 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE HOLDERS OF SGRMT 2022-1 MORTGAGE PASS-THROUGH CERTIFICATES is the Plaintiff and D32 WHOLESALE, LLC; WERNER MACEDO 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 June 12, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK 7, ORTONA NORTH, ADDITION NO. 1, ACCORDING TO PLAT THEREOF AS

RECORDED IN MAP BOOK 9, PAGE 144 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 2400N HALIFAX AVE, DAYTONA BEACH, FL 32118

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 18 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
25-272061 - MaS
May 21, 28, 2026 26-003481

SECOND INSERTION

CORRECTED

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 11909 PRDL
Division 10
IN RE: ESTATE OF MARTHA VILLAGOMEZ Deceased.

The administration of the estate of Martha Villagomez, deceased, whose date of death was December 15, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 21, 2026.

/s/ Maci Olivia Kolleth
MACI OLIVIA KOLLETH, Petitioner

5500 Andres Road, Apt. 114
Richmond, B.C., Canada V7E 6M9
/s/ David A. Burt
DAVID A. BURT, Esq.
Florida Bar No. 197955
Hawkins, & Burt, PLLC
501 South Ridgewood Avenue
Daytona Beach, FL 32114
Telephone: (386) 252-4499
davidburt@hawkinsandburt.com
kathi@hawkinsandburt.com
Attorney for Petitioner
May 21, 28, 2026 26-003381

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. 2023 32475 CICI

PHH MORTGAGE CORPORATION, Plaintiff, vs. FRANK HENRY MCFAYDEN A/K/A FRANK H. MCFAYDEN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 10, 2026, and entered in 2023 32475 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and FRANK HENRY MCFAYDEN A/K/A FRANK H. MCFAYDEN A/K/A FRANK HENRY MCFAYDDAN; UNKNOWN SPOUSE OF FRANK HENRY MCFAYDEN A/K/A FRANK H. MCFAYDEN A/K/A FRANK HENRY MCFAYDDAN; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 June 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT ELEVEN (11) OF ROLAND Y. STILLMAN'S SUBDIVISION OF LOT THIRTY-SIX (36) OF BLOCK THREE (3) OF COLEMAN'S DAYTONA ACCORDING TO MAP THEREOF, RECORDED IN MAP

BOOK 8, AT PAGE 153 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 524 RUTH STREET, 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 18 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
23-129438 - NaP
May 21, 28, 2026 26-003471

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2025 10641 CIDL

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. DIANE STOLFI; SUNNOVA TE MANAGEMENT LLC; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated December 16, 2025 and an Order Resetting Sale dated May 12, 2026 and entered in Case No. 2025 10641 CIDL of the Circuit Court in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and DIANE STOLFI; SUNNOVA TE MANAGEMENT LLC; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, at 11:00 a.m., on June 30, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 166, TIMBERCREST SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE(S) 118 AND 119, 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. Comuniquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711.
ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL.
DATED MAY 13, 2026.

By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-214930 / PC1
May 21, 28, 2026 26-003431

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 12280 CICI

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-1, Plaintiff, vs. ALEXANDRE ELIAOU BENISTI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 11, 2026, and entered in 2025 12280 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-1 is the Plaintiff and ALEXANDRE ELIAOU BENISTI; UNKNOWN SPOUSE OF ALEXANDRE ELIAOU BENISTI; COUNTRY ACRES SUBDIVISION, UNIT NO. 4 HOMEOWNER'S ASSOCIATION, INC. 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 June 10, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, COUNTRY ACRES SUBDIVISION - UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORD-

ED IN MAP BOOK 43, PAGES 122 THROUGH 124, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 3551 RED BARN LANE, ORMOND BEACH, FL 32174

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 18 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
25-274707 - MIM
May 21, 28, 2026 26-003491

SECOND INSERTION

THE OAK HILL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of The Oak Hill Town Center Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: June 16, 2026
TIME: 1:00 PM
LOCATION: 420 South Nova Road
Daytona Beach, Florida 32114

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Cindy Cerbone, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://theoakhilltowncenterd.net.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations for the public hearing or meeting 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 and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

May 21, 28, 2026 District Manager 26-003401

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026 11077 PRDL
IN RE: ESTATE OF ABBIGAIL M. GARVIN Deceased.

The administration of the estate of Abigail M. Garvin, deceased, whose date of death was June 9, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 21, 2026.

Personal Representative:
/s/ Craig Robert Garvin Sr.

Craig Robert Garvin Sr., a/k/a Craig R. Garvin
6241 Klondike Drive
Port Orange, Florida 32127
Attorney for Personal Representative:
/s/ Rodolfo Suarez, Jr.
RODOLFO SUAREZ, JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Petitioner
9100 S. Dadeland Blvd., Ste. 1620
Miami, Florida 33156
Tel. (305) 448-4244 / Fax (305) 448-4211
Primary Email: rudy@suarezlawyers.com
Secondary Email: service@suarezlawyers.com
May 21, 28, 2026 26-003391

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 13719 CICI

WELLS FARGO BANK, NA Plaintiff, v. MAXINE GRAY; UNKNOWN TENANT 1; UNKNOWN TENANT 2; UNKNOWN SPOUSE OF MAXINE GRAY; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 11, 2026, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

THE WESTERLY 50 FEET OF THE EASTERLY 90 FEET OF THE SOUTHERLY 100 FEET OF LOT B, GRANT LOT 8, ALL BEING IN MAP OF THE HENRY YONGE GRANT IN ORMOND, AS PER MAP IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 263 LINCOLN AVENUE, ORMOND BEACH, FL 32174-4518
at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on June 12, 2026 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 14 day of May, 2026.
eXL Legal, PLLC
Designated Email Address: efling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
888170363
May 21, 28, 2026 26-003521

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Case No.: 2024 13470 CICI

NORTH STATE BANK, a North Carolina chartered bank, Plaintiff, v. AGNES COTTAGE LLC, a Florida limited liability company; DOTUN AKINSADE, an individual; ABIOLA BYRON, an individual; SUNRISE OAKS P.U.D. HOMEOWNERS' ASSOCIATION, INC., a Florida corporation; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN TENANT IN POSSESSION #2, Defendants.

NOTICE IS HEREBY GIVEN that on Friday, June 5, 2026, at 11:00 a.m. at volusia.realforeclose.com, the Clerk of this Court will offer for sale to the highest bidder for cash in accordance with Section 45.031, Fla. Stat., the following described real property:

Lot 2, Sunrise Oaks P.U.D. Phase I, according to the map or plat thereof, as recorded in Map Book 44, Page 196 and 197, of the Public Records of Volusia County, Florida.
Commonly known as 3739 Sunrise Oaks Drive, Port Orange, Florida 32129

The aforesaid sale will be made pursuant to the Stipulated Final Judgment of Foreclosure entered in Case No.: 2024-13470 CICI in the Circuit Court of the Seventh Judicial Circuit in and for 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 Lis Pendens, must file a claim before the clerk reports the surplus as unclaimed.

Respectfully submitted this 18th day of May, 2026.

/s/ Christopher R. Thompson
Christopher R. Thompson
Florida Bar No. 0093102
Primary Email: crthompson@burr.com
Secondary Email: mlucca-cruz@burr.com
Brett S. Stroze
Florida Bar No. 1049718
Primary email : bstroze@burr.com
Secondary Email: nwmosley@burr.com
BURR & FORMAN LLP
200 S. Orange Avenue, Suite 800
Orlando, FL 32801
Telephone: (407) 540-6600
Facsimile: (407) 540-6601
Attorneys for Plaintiff, North State Bank
67744481 v1
May 21, 28, 2026 26-003421

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classifieds.observerlocalnews.com

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 Clear Mind State, located at 94 Huntington Pl, in the City of Ormond Beach, Flagler County, FL 32174, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 5/21/2026.
julie kowalski
7763-346966
May. 28, 2026

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

REAL TIME RESOLUTIONS, INC.,
Plaintiff,
vs.
CARLINE LUBIN; UNKNOWN SPOUSE OF CARLINE LUBIN; CITY OF PALM COAST, FLORIDA, CODE ENFORCEMENT BOARD; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS
Defendant(s).

CASE NO. 182024CA000455XXXX01
DIVISION: 61

NOTICE OF FORECLOSURE SALE

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 8th day of June 2026, for the purpose of Second and Final Reading of Ordinance 2026-11 before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 49.5+ ACRES IN THE CITY OF BUNNELL LIMITS FROM "AGRICULTURE & SILVICULTURE (AG&S)" AND "SINGLE FAMILY-LOW DENSITY (SF-L)" TO "INDUSTRIAL (IND)"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the Bunnell Administration Complex, 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



7763-345887
May. 28, 2026

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on April 22, 2026, in the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, Tom Bexley, the Clerk of Court will on **JUNE 19, 2026 at 11:00 AM**, at www.flagler.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Flagler County, Florida:

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

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

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

Dated: May 20, 2026
/s/ Gina Vargas
Gina Vargas, Esq.
Florida Bar No. 84149
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: (954) 640-0294 x 3163
Email: gvargas@mtglaw.com
E-Service: services@mtglaw.com
7763-346884
May. 28, Jun. 4, 2026

THE CITY OF FLAGLER BEACH PROPOSES TO ADOPT THE FOLLOWING ORDINANCE ENTITLED:

ORDINANCE 2026-08 AN ORDINANCE OF THE CITY OF FLAGLER BEACH, FLORIDA, RELATING TO LITTERING REGULATIONS; AMENDING CHAPTER 14, OFFENSES AND MISCELLANEOUS PROVISIONS; ADOPTING MORE STRINGENT

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 8th day of June 2026, for the purpose of Second and Final Reading of Ordinance 2026-12 before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 49.5+ ACRES, BEARING TAX PARCEL IDS: 10-12-30-0650-000C0-0010 AND 10-12-30-0650-000B0-0190, LOCATED DIRECTLY TO THE NORTH OF STATE HIGHWAY 100 WEST AND APPROXIMATELY 0.04 MILES WEST OF NORTH STATE STREET, IN THE CITY OF BUNNELL LIMITS FROM "AG&S, AGRICULTURAL & SILVICULTURE DISTRICT" AND "R-1, SINGLE FAMILY RESIDENTIAL DISTRICT" TO "L-1, LIGHT INDUSTRIAL DISTRICT"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance can be obtained at the Bunnell Administration Complex, 2400 Commerce Pkwy, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

NOTICE: If a person decides to appeal any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



7763-345884
May. 28, 2026

LITTERING REGULATIONS; RESTRICTING THE USE OF PLASTIC AND METALLIZED PARTY DECORATIONS OUTSIDE ON PUBLIC PROPERTIES; PROVIDING FOR PENALTIES AND ENFORCEMENT; PROVIDING FOR APPEALS AND PAYMENT OF CITATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AND EFFECTIVE DATE.

A Public Hearing for second reading of the Ordinance will be conducted to consider the amendments as follows:

City Commission: Thursday, June 11, 2026, at 5:30 p.m. or soon thereafter

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

7763-346890
May. 28, 2026

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that in accordance with Section 177.101 of the Florida Statutes and in accordance with Sections 336.09 and 336.10, Florida Statutes, Kimley-Horn and Associates, Inc., on behalf of 5530 US HWY 1, LLC, owner of subject lands included within

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CASE NO.: 2026 CP 000146
DIVISION: 48
IN RE: ESTATE OF
WALLACE J. SCHUBERT, JR.,
Deceased.

The administration of the estate of WALLACE J. SCHUBERT, JR., deceased, whose date of death was February 23, 2026, and whose Social Security Number is XXX-XX-1879, 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 32110-0787. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 28, 2026.

Personal Representative:
/s/ Virginia E. Rappel
VIRGINIA E. RAPPEL,
Personal Representative
1665 Pinefield Way,
Marietta, GA 30066
Attorney for Personal Representative:
/s/ E. Taylor Henry IV
E. Taylor Henry IV, Esq.
4735 NW 53rd Avenue, Suite B
Gainesville, FL 32653.
Email: Taylor@Taylorthenrylaw.com
Telephone: (352) 373-5500
May 28; June 4, 2026 26-00159G

FIRST INSERTION

Fictitious Name Notice
Notice is hereby given that ADVOCACY ALLIANCE LLC, desiring to engage in business under the fictitious name Advocacy Alliance Senior Transition Specialist located at 19 Spring St, Palm Coast, FL 32164, intends to register said name in Flagler County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
May 28, 2026 26-00158G

SAVE TIME

Email your Legal Notice
legal@observerlocalnews.com

a plat and roadway vacation petition, requested that the Board of County Commissioners of Flagler County, Florida, consider its request to vacate that portion of the platted lands and platted rights-of-way described below, and on May 18, 2026 the Board of County Commissioners adopted Resolution No. 2026-23 during its regular scheduled meeting in the Board Chambers at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, vacating and abandoning the portions of the platted lands and platted rights-of-way described below:

A portion of the Korona Heights Plat, according to the Map or Plat thereof as recorded in Map Book 3, Page 16, of the Public Records of Flagler County, Florida inclusive of the 50-foot Public Road Right of Way as now established in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida and known as Trojan Avenue, more particularly described as follows:

Parcel 2:
Lots 8, 9, 10, and 11, Block 2, Korona Heights, according to the Map or Plat thereof as recorded in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida.

Parcel 3:
Lots 1 through 9, Block 1, Korona Heights, according to the Map or Plat thereof as recorded in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida.

Parcel 4:
Lots 1 through 5, Block 2, Korona Heights, according to the Map or Plat thereof as recorded in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida.

Parcel 5:
Lots 6 and 7, Block 2, Korona Heights, according to the Map or Plat thereof as recorded in Plat Book 3, Page 16, of the Public Records of Flagler County, Florida.

Including the 50-foot Public Road Right of Way as now established in Map Book 3, Page 16, of the Public Records of Flagler County, Florida.
7763-346978

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026CP000196
IN RE: ESTATE OF
BARBARA JEAN BOYD

The administration of the estate of BARBARA JEAN BOYD, deceased, whose date of death was August 13, 2024; File Number 2026CP000196, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 201 East Moody Boulevard, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: May 29, 2026.

PATRICK B. BOYD
Personal Representative
30699 41st Street
Salem, WI 53168
Derek B. Alvarez, Esquire - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esquire - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esquire - FBN 65928
WCM@GendersAlvarez.com
GENERS ALVAREZ-DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADService@GendersAlvarez.com
May 28; June 4, 2026 26-00160G

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PUBLIC NOTICES

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



For rates and information,
call 386-447-9723

May. 28, 2026

NOTICE OF AVAILABILITY OF SOLICITATION

The Flagler County Board of County Commissioners is soliciting for the following:

Flagler County is seeking sealed bids from qualified and licensed Contractors for construction of the Wildlife Hazard Fence project at the Flagler Executive Airport. This project will be partially funded by FDOT, FAA and Flagler County through local funds. The award of this contract will be contingent upon receipt of bids and availability of funding. All required documents shall be downloaded from, completed and submitted through, the County's eProcurement Portal, OpenGov. The solicitation will be live on **June 1, 2026 at 8:00 am E.T.** The due date for this submission is **1:00 pm E.T. on June 30, 2026.** Responses received after the due date and time will not be considered.

This solicitation is available for download at

<https://procurement.opengov.com/portal/embed/flaglercounty/project-list>, by contacting

Purchasing directly at purchasing@flaglercounty.gov or by phone at 386.313.4008. Questions should be posted on OpenGov.
7763-346845
May. 28, 2026

IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF JOHN HARRISON WINDOVER DECEASED.
FILE NO. 2026-CP-261
DIVISION 48
NOTICE TO CREDITORS

The administration of the estate of John Harrison Windover, deceased, whose date of death was March 26, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd #5 Building #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims

with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 000710

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MORTIEZA ZOUGHI, et al.,
Defendant.

To:
CEMAL OZTURK
848 EAST 28TH ST #D-6
BROOKLYN NY 11210
UNKNOWN SPOUSE OF CEMAL OZTURK

848 EAST 28TH ST #D-6
BROOKLYN NY 11210
OLGA PANO
848 EAST 28TH ST #D-6
BROOKLYN NY 11210
OLGA PANO

261 MADISON AVE
OCEANSIDE NY 11572
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 10, BLOCK 81, MAP OF SEMINOLE PARK- SECTION 58, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE(S) 26 THROUGH 40, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

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

WITNESS my hand and seal of said Court on the day of 5/12/2026.

TOM W. BEXLEY
CLERK OF COURT OF FLAGLER COUNTY

As Clerk of the Court (SEAL) BY: Margarita Ruiz
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-13755FL
May 21, 28, 2026 26-00154G

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 21, 2026.

Attorney for Personal Representative:
/s/ R. Kevin Sharbaugh
R. Kevin Sharbaugh
Attorney

Florida Bar Number: 86240
DOUGLAS LAW FIRM
117 N. 2nd Street
Palatka, FL 32177
Telephone: (386) 530-2955
Fax: (386) 385-5914
E-Mail: Kevin@dhlawyers.com
Secondary E-Mail:
amandah@dhlawyers.com
Personal Representative:
Isabelle Windover
16 Wendi Lane
Palm Coast, Florida 32137
7763-345954
May. 21, 28, 2026

NOTICE OF PUBLIC SALE

Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cards on June 9, 2026 at 1:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage-treasures.com

P32 Frank Dias
177 Monique Scott
159 Frank Dias
176 Wayne Fultz
409 Brian McGuinness
410 Brian McGuinness
7763-344940
May. 21, 28, 2026

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2026 CP 000185
IN RE: ESTATE OF
PATRICIA E. CONTI,
DECEASED.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of Patricia E. Conti, deceased, Case Number 2026 CP 000185 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 32110-0787; that the decedent's date of death was February 2, 2026; that the estate consists of less than \$75,000.00 of assets and that the name and address of those to whom it has been assigned by such order are:

Name
Andrew J. Conti
Address
14192 North Sunset Gallery Drive
Marana, Arizona 85658
Relationship
Son
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those of whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PROVIDED BY LAW.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is May 21, 2026.

PARTY GIVING NOTICE:
Andrew J. Conti
14192 North Sunset Gallery Drive
Marana, Arizona 85658

ATTORNEY:
GARY B. LEUCHTMAN
Florida Bar No. 342262
Law Office of Gary B. Leuchtman, PLLC
222 West Cervantes Street
Telephone No.: (850) 316-8179
Primary E-Mail: gbl@leuchtmanlaw.com
Attorney for the Petitioner
May 21, 28, 2026 26-00156G

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
 CIRCUIT CIVIL DIVISION
CASE NO.: 2025 CA 000802
PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs.
GARY HANSEN; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JORDAN CARRISON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
 TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEE, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF JORDAN CARRISON AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
 LAST KNOWN ADDRESS: UNKNOWN
 CURRENT ADDRESS: UNKNOWN
 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Flagler County, Florida, to foreclose certain real property described as follows:
 LOT 8, BLOCK 13, OF PALM COAST, MAP OF WYNNFIELD, SECTION 21, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN

MAP BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
 Property address: 62 Wellesley Lane, Palm Coast, FL 32164
 You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of 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.
 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 day of 4/16/2026.
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 (SEAL) BY: Amy Perez
 Deputy Clerk
 Plaintiff Atty:
 Padgett Law Group
 6267 Old Water Oak Road, Suite 203
 Tallahassee, FL 32312
 attorney@padgettlawgroup.com
 TDP File No. 25-015163-1
 May 21, 28, 2026 26-00155G

SECOND INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2026 CP 000164
DIVISION: 48/GAUSTAD
IN RE: ESTATE OF
ELIZABETH DALE KEATING a/k/a
ELIZABETH D. KEATING a/k/a
ELIZABETH KEATING a/k/a
BETH D. KEATING
 The administration of the estate of ELIZABETH DALE KEATING a/k/a ELIZABETH D. KEATING a/k/a ELIZABETH KEATING a/k/a BETH D. KEATING, deceased, whose date of death was December 19, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 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 21, 2026.
Personal Representative:
Christine Bolla
Alec Bolla
 5 York Garden Way, Apt 707
 North York, Ontario M6A 0G9
 Attorney for Personal Representative:
 MATTHEW C. SHAPIRO, ESQ
 Florida Bar Number: 0092543
 RICE LAW FIRM, P.A.
 222 Seabreeze Blvd
 Daytona Beach, FL 32118
 Telephone: (386) 257-1222
 E-Mail:
 matthewshapiro@ricelawflorida.com
 2ndE-Mail:
 Karenbuchanan@ricelawflorida.com
 May 21, 28, 2026 26-00153G

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