

## VOLUSIA COUNTY LEGAL NOTICES

### 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. 2025 13928 CICI  
**Reliance First Capital, LLC,**  
**Plaintiff, vs.**  
**Eric Craig Matteson a/k/a Eric C.**  
**Matteson, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 13928 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Reliance First Capital, LLC is the Plaintiff and Eric Craig Matteson a/k/a Eric C. Matteson; Valley National Bank; Global Sun Pools, LLC a/k/a Global Sun Pool, LLC are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 24th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

THE LAND REFERRED TO HEREBY BELOW IS SITUATED IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF AFORESAID TRACT; THENCE SOUTH 87 DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24 A DISTANCE OF 235 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 1 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 195 FEET TO A POINT IN THE NORTHERLY LINE OF A 50 FOOT STREET; THENCE SOUTH 87 DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 A DISTANCE OF 235 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 1 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE

OF 195 FEET TO A POINT IN THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 87 DEGREES 00 MINUTES 50 SECONDS EAST A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A PERMANENT EASEMENT FOR ROAD, DRAINAGE AND UTILITIES OVER A 50 FOOT WIDE STRIP ADJOINING THE ABOVE DESCRIBED PARCEL ON THE SOUTHERLY SIDE, AND ALSO SAID 50 FOOT WIDE STRIP EXTENDED EASTERLY TO HULL ROAD. (PARCEL 23)

LESS AND EXCEPT: PART B: A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 24; SAID POINT BEING A CONCRETE MONUMENT STAMPED HPP THENCE NORTH 88 DEGREES 36 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 982.40 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 45 MINUTES 48 SECONDS WEST A DISTANCE OF 18.41 FEET TO A POINT ON THE NORTH LINE OF UNRECORDED SUBDIVISION NUMBER 176 AS SURVEYED BY OTHERS; THENCE NORTH 87 DEGREES 32 MINUTES 22 SECONDS EAST ALONG SAID LINE A DISTANCE OF 105.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 45 MINUTES 48 SECONDS EAST A DISTANCE OF 20.38 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH 86 DEGREES 36 MINUTES 47 SECONDS WEST ALONG SAID LINE A DISTANCE OF 104.96 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 2018 LIVE MOBILE HOME, VIN NUMBERS, LOHGA21732499A AND LOHGA21732499B, TITLE NUMBERS

132478107 AND 132478249, WHICH IS PERMANENTLY AFFIXED HERETO.

TAX ID: 4124020000240

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.

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 not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 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 this 28th day of May, 2026.

**BROCK & SCOTT, PLLC**  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/Justin J. Kelley, Esq.  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 25-F02883  
June 4, 11, 2026 26-003661

### 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. 2025 12184 CICI  
**JPMorgan Chase Bank, National**  
**Association,**  
**Plaintiff, vs.**  
**Namon L. Washington,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 12184 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Capital One, N.A. is the Plaintiff and Namon L. Washington are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 8th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 23, RIO VISTA SECTION "A", ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 22, PAGE 67, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 424220230150

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.

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 not cost to you, to the provision of certain as-

sistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 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 this 26th day of May, 2026.

**BROCK & SCOTT, PLLC**  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/Justin J. Kelley, Esq.  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 25-F01334  
June 4, 11, 2026 26-003671

### FIRST INSERTION

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

Case No. 2025 13979 CICI  
**LOANDEPOT.COM, LLC,**  
**Plaintiff, vs.**  
**JUDITH I. HARVEY; WILMONT M.**  
**HARVEY, III; FIFTH THIRD BANK,**  
**N.A., SUCCESSOR BY MERGER**  
**WITH DIVIDEND SOLAR FINANCE**  
**LLC; JOSE COSTA; UNKNOWN**  
**PERSON(S) IN POSSESSION OF THE**  
**SUBJECT PROPERTY,**  
**Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 6, 2026 and entered in Case No. 2025 13979 CICI, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and JUDITH I. HARVEY; WILMONT M. HARVEY, III; JOSE COSTA; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; FIFTH THIRD BANK, N.A., SUCCESSOR BY MERGER WITH DIVIDEND SOLAR FINANCE LLC; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on June 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 34, TUSCAWILLA HIGHLANDS, ACCORDING TO THE MAP

THEREOF, RECORDED IN MAP BOOK 11, PAGE(S) 234, 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.

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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

Dated this 28th day of May 2026.

/s/ Marc Granger  
Marc Granger, Esq.  
Bar No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 25-01775 LND  
June 4, 11, 2026 26-003681

### FIRST INSERTION

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

Case No.: 2025 13099 CICI  
**NEWREZ LLC D/B/A SHELLPOINT**  
**MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**JAMES D. RILEY; UNKNOWN**  
**SPOUSE OF JAMES D. RILEY;**  
**UNITED STATES OF AMERICA;**  
**MV REALTY PBC, LLC; STATE**  
**OF FLORIDA DEPARTMENT OF**  
**REVENUE; LYNNAYA S. MAINARD;**  
**UNKNOWN TENANT(S) IN**  
**POSSESSION #1 and #2, and ALL**  
**OTHER UNKNOWN PARTIES, et al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated May 27, 2026, entered in Civil Case No.: 2025 13099 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and JAMES D. RILEY; UNKNOWN SPOUSE OF JAMES D. RILEY; UNITED STATES OF AMERICA; MV REALTY PBC, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; LYNNAYA S. MAINARD; UNKNOWN TENANT(S) IN POSSESSION #1; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, 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 1st day of July, 2026, the following described real property as set forth in said Judgment, to wit:

THE NORTHERLY 17 FEET OF LOT 12, AND ALL OF LOT 13, HILL TOP HAVEN - SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 78, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

If you are a person claiming a right to funds

remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 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: June 1, 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  
25-51805  
June 4, 11, 2026 26-003701

### FIRST INSERTION

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

CIRCUIT CIVIL DIVISION  
Case No.: 2025 12907 CIDL  
**BRIGHTHOUSE LIFE INSURANCE**  
**COMPANY**  
**Plaintiff(s), vs.**  
**NICOLA POTTINGER; PETER**  
**POTTINGER A/K/A PETER C.**  
**POTTINGER; ASHBY COVE ESTATES**  
**ASSOC., INC.;**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on March 25, 2026 in the above-captioned action, the Clerk of Court, Laura E Roth, will sell to the highest and best bidder for cash at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of June, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 12, ASHBY COVE ESTATES, AN UNRECORDED SUBDIVISION LYING IN SECTIONS 16, 21 AND 28, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, SAID LOT BEING MORE PARTICULARLY

A PORTION OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 18, SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, SAID POINT BEING A 4' X 4'

CONCRETE MONUMENT (FOUND IN PLACE); THENCE RUN S02 DEGREES 12' 56" W 983.43 FEET, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE S 75 DEGREES 11' 26" W 990.14 FEET; THENCE S 86 DEGREES 42' 43" W 276.62 FEET; THENCE S 31 DEGREES 23' 58" E 104.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 239.02 FEET AND A CENTRAL ANGLE OF 37 DEGREES 18' 50"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 155.66 FEET; THENCE DEPARTING SAID CURVE, S 87 DEGREES 56' 07" E 124.83 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N 02 DEGREES 12' 56" E ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 547.93 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WESTERLY 30 FEET THEREOF AS RECORDED IN O.R.B. 3727, PAGE 3704, IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALSO SUBJECT TO BRIDAL PATH AND DRAINAGE EASEMENT OVER THE EAST 20 FEET THEREOF. ALSO SUBJECT TO A DRAINAGE AND UTILITY EASEMENT OVER THE NORTH AND SOUTH 10 FEET THEREOF. Property address: 172 Ashby Cove Lane, New Smyrna Beach, FL 32168

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

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN 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.

Respectfully submitted,  
/s/ Stephen G. Hurley  
PADGETT LAW GROUP  
STEVEN G. HURLEY, ESQ.  
Florida Bar # 99802  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.  
TDP File No. 25-009450-1  
June 4, 11, 2026 26-003711

### FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 7TH  
JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA

Case No.: 2026 10250 CICI  
**U.S. BANK NATIONAL ASSOCIATION,**  
**AS INDENTURE TRUSTEE, FOR**  
**LHOM MORTGAGE TRUST**  
**2024-RTL2, MORTGAGE-BACKED**  
**NOTES, SERIES 2024-RTL2,**  
**Plaintiff, v.**  
**LARS HOMES LLC, a Florida**  
**Limited Liability Company; GARY**  
**RODRIGUEZ; UNKNOWN TENANT**  
**#1; UNKNOWN TENANT #2,**  
**Defendant.**

To the following Defendant(s):  
LARS HOMES LLC, a Florida Limited Liability Company  
(LAST KNOWN ADDRESS)  
704 FOREST VIEW CT  
WINTER SPRINGS FL 32708  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 54 AND WEST 1/4 OF LOT 55, POWERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGE 138, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

LOT 54 AND WEST 1/4 OF LOT 55, POWERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGE 138, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

LOT 54 AND WEST 1/4 OF LOT 55, POWERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 10, PAGE 138, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before JUL 06, 2026, a date which is within thirty (30) days after the first publication of this Notice in West Volusia Beacon and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration  
101 N. Alabama Ave., Ste. D-305  
DeLand, FL 32724  
(386) 257-6096

Hearing or voice impaired, please call 711.

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

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
(SEAL) By /s/ Jennifer M. Hamilton

As Deputy Clerk

Kelley Kronenberg  
Attorney for Plaintiff  
10360 West State Road 84,  
Fort Lauderdale, FL 33324  
June 4, 11, 2026 26-003691

### FIRST INSERTION

**CRESSWIND DELAND COMMUNITY**  
**DEVELOPMENT DISTRICT**  
**TRAINING SESSION NOTICE**

Cresswind Deland Community Development District will hold a Training Session / Community Workshop on June 25, 2026, at 10:00 a.m. at the Clubhouse - 1325 Cresswind Blvd., DeLand, FL 32724.

The purpose of the workshop is to discuss the role of the CDD in the community, and answer questions from residents. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop.

A copy of the agenda may be obtained from the District Manager, via email at [andy@hikai.com](mailto:andy@hikai.com), Phone (813)565-4663, during normal business hours or from the District's website at [www.cresswinddelandcdd.org](http://www.cresswinddelandcdd.org).

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

While no action will be taken at the workshop, please be advised that any person who decides to appeal any action taken by the Board at a later 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.

Andy Mendenhall  
District Manager  
June 4, 2026 26-003911

**TREASURES**  
**FOUND HERE!**

**TO ADVERTISE CALL 386-447-9723 OR VISIT**  
**CLASSIFIEDS.PALMCOASTOBSERVER.COM**

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2026 11397 PRDL

Division 10  
IN RE: ESTATE OF  
**GORDON PATRICK ANTAL**  
a/k/a **GORDON P. ANTAL**  
**Deceased**

The administration of the estate of Gordon Patrick Antal, deceased, whose date of death was March 26, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 4, 2026.

**Personal Representative:**  
**Russell W. Tonne, Jr.**  
158 Edwards Street  
Daytona Beach, Florida 32117  
Attorney for Personal Representative:  
Thomas J. Upchurch, Esquire  
Florida Bar No. 0015821  
Upchurch Law  
1616 Conchique Blvd. Suite 101  
Daytona Beach, Florida 32117  
Telephone: (386) 492-3871  
Primary Email: [service@upchurchlaw.com](mailto:service@upchurchlaw.com)  
Secondary Email:  
[clutes@upchurchlaw.com](mailto:clutes@upchurchlaw.com)  
June 4, 11, 2026 26-003751

### FIRST INSERTION

**AMENDED NOTICE OF CLERK'S**  
**SALE**  
IN THE CIRCUIT COURT, SEVENTH  
JUDICIAL CIRCUIT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
Case No.: 2025 11199 CICI

**SHILU R. DODANI,**  
**Plaintiff, vs.**  
**WEST AVENUE GROUP, LLC, KEY1,**

**IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2026 10597 PRDL DIVISION 10 IN RE: ESTATE OF WESLEY DEAN POE DECEASED.**

**NOTICE TO CREDITORS**  
The administration of the estate of Wesley Dean Poe, deceased, whose date of death was January 29, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 June 4, 2026.  
**Personal Representative:**  
**Theresa Poe**  
6305 S. Roberts Ave., Unit 1, Tampa FL 33616  
Attorney for Personal Representative: Matthew M. Smith  
Attorney  
Florida Bar Number: 84699  
6305 S. Roberts Ave., Unit 1, Tampa FL 33616  
Telephone: (813) 360-2069  
E-Mail: mms4ba@gmail.com  
7764-347850  
Jun. 4, 11, 2026

**FIRST INSERTION**

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 10248 PRDL Division 10 IN RE: ESTATE OF MARY LEE DARIEN Deceased.**

The administration of the estate of MARY LEE DARIEN, deceased, whose date of death was December 26, 2025, 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 June 4, 2026.

**Personal Representative:**  
**/s/ Sheila Alexander SHEILA ALEXANDER**  
P.O. Box 11095  
Daytona Beach, Florida 32120  
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: eservice@suarezlawyers.com  
June 4, 11, 2026 26-003741

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA**  
**CIRCUIT CIVIL DIVISION**  
**CASE NO.: 2025 13632 CIDL**  
**NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Plaintiff(s), vs.**  
**DEAN WATERMANA/K/A DEAN P. WATERMAN Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 19, 2026 in the above-captioned action, the Clerk of Court, Laura E Roth, will sell to the highest and best bidder for cash at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of July, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOTS 5291 AND 5292, BLOCK 180, FLORIDA SHORES UNIT NO. 6, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 109, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property address: 2500 Needle Palm Drive, 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.

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114. (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.

Respectfully submitted,  
/s/ Stephen G. Hurley  
PADGETT LAW GROUP  
STEVEN G. HURLEY, ESQ.  
Florida Bar # 99802  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.  
TDP File No. 25-011858-1  
June 4, 11, 2026 26-003721

**FIRST INSERTION**

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

**CASE NO.: 2025-14773-CIDL**  
**T SQUARED REALTY INVESTMENTS LLC, a Florida limited liability company, Plaintiff, vs.**  
**COMPLETE TOTAL SERVICES, LLC, a Florida limited liability company, et. al., Defendants.**

NOTICE is hereby given that pursuant to the Order Granting Plaintiffs Motion to Reschedule Foreclosure Sale entered in this cause on May 27, 2026, pending in the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, Case No.: 2025-14773-CIDL, the Clerk of Circuit Court will sell the real and personal property located and lying in Volusia County, Florida, as more particularly described as: Lot 1, Block 627, Deltona Lakes Unit Twenty Two, according to the plat thereof, recorded in Map Book 27, Page(s) 11 through 15, of the Public Records of Volusia County, Florida; Parcel Identification Number: 813022300010;

281 S Fairbairn Dr., Deltona, FL 32725 on July 2, 2026 at 11:00 a.m., to the highest bidder for cash, except as hereinafter provided, in Volusia County, Florida in accordance with Section 45.031, Florida Statutes, online at www.volusia.realforeclose.com.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

**NOTICE**  
**REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES:** "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 the Court's ADA Coordinator, Volusia County Courthouse-Court Administration, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724 - (386) 257-6096.

Dated this 1st day of June, 2026.  
/s/ Todd F. Kobrin  
TODD F. KOBRIN, ESQ.  
Florida Bar No.: 0946958  
SHUTTS & BOWEN LLP  
P.O. Box 4956  
Orlando, Florida 32802  
Telephone: (407) 423-3200  
tkobrin@shutts.com  
ATTORNEYS FOR PLAINTIFF  
June 4, 11, 2026 26-003851

**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 YU NU WELLNESS located at 4550 Clyde Morris Ave, Unit B in the City of Port Orange, Volusia, FL 32129 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of June, 2026  
Jeanne Douglas  
June 4, 2026 26-003891

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

**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. 201912208CIDL**  
**AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs.**  
**JOSE ANTONIO CARABALLO A/K/A JOSE CARABALLO, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 18, 2022, and entered in 201912208CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC is the Plaintiff and JOSE ANTONIO CARABALLO A/K/A JOSE CARABALLO; UNKNOWN PARTY #1 N/K/A YOLANDA CARABALLO 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 18, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 8, BLOCK 542, DELTONA LAKES UNIT SEVENTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 241 THROUGH 244 PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
Property Address: 1047 SANTA CLARA DR, DELTONA, FL 32738

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 1 day of June, 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  
20-054594 - MaS  
June 4, 11, 2026 26-003861

**FIRST INSERTION**

**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of SOVEREIGN FRAME PRODUCTIONS located at: 1041 ALABASTER WAY in the city of DELTONA, FL 32725 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 27th day of May 2026.

OWNER:  
RED LINE SECURITY GUARD AND INVESTIGATORS L.L.C.  
1041 ALABASTER WAY  
DELTONA, FL 32725  
June 4, 2026 26-003811

**FIRST INSERTION**

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

**CASE NO.: 2026 11251 PRDL**  
**DIVISION: 10**  
**IN RE: ESTATE OF: Sharley J. Porter, Deceased.**

The administration of the estate of SHARLEY J. PORTER, deceased, whose date of death was March 16, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 June 4, 2026.

**Personal Representative:**  
**/s/ John Porter John Porter**  
4465 South Turner Road  
Canfield, Ohio 44406  
Attorney for Personal Representative: /s/ Adam Warren  
ADAM WARREN, ESQ.  
Adam Warren Law, PLLC  
Florida Bar Number: 0940501  
327 South Palmetto Avenue  
DAYTONA BEACH, FL 32114  
Telephone: (386) 366-7500  
E-Mail: adam@awarrenlaw.com  
Secondary E-Mail: nicole@awarrenlaw.com  
June 4, 11, 2026 26-003761

**FIRST INSERTION**

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

**CASE No. 2025 12865 CICI**  
**FINANCE OF AMERICA REVERSE LLC, Plaintiff vs.**  
**SOPHIA PERMENTER, et al., Defendants**

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SOPHIA PERMENTER, DECEASED  
242 N RIDGEWOOD AVE  
ORMOND BEACH, FL 32174  
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

THE EASTERLY 100 FEET OF LOT 3, BLOCK 9, ORMOND TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 6, PAGE 178, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written de-

fenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before July 06 2026, otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

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

To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration  
101 N. Alabama Ave., Ste. D-305  
DeLand, FL 32724  
(386) 257-6096  
Hearing or voice impaired, please call 711.  
WITNESS MY HAND AND SEAL OF SAID COURT on this 20 day of May 2026.

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

Prepared by: Greenspoon Marder, LLP  
(954) 491-1120;  
gmforeclosure@gmlaw.com  
(25-001731-01)  
June 4, 11, 2026 26-003821

**FIRST INSERTION**

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

**CIVIL DIVISION**  
**CASE NO.: 2024 10536 CIDL**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.**  
**TRENA JUNE SULLIVAN; STONE ISLAND HOMEOWNERS ASSOCIATION INC.; FLANN A. WALDORF; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court for VOLUSIA County shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at 11:00 AM on the 25 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK " B ", STONE ISLAND ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 11, PAGE 221, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; RUN SOUTH 93 FEET TO THE NORTH RIGHT-OF-WAY OF PRIVATE ROAD, THENCE RUN EAST ALONG THE NORTH RIGHT-OF-WAY OF PRIVATE ROAD 53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF CENTER LANE (PRIVATE); THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF CENTER LANE (PRIVATE) 88 FEET TO A POINT; THENCE RUN NORTH 60 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5; THENCE RUN WEST

ALONG SAID NORTH LINE 135 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 1516 TIMBER TRL, ENTERPRISE, FL 32725  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A 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.

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

To request such an accommodation, please contact Court Administration in advance of the date the service is needed:

Court Administration  
125 E. Orange Ave., Ste. 300  
Daytona Beach, FL 32114  
(386) 257-6096  
Hearing or voice impaired, please call 711.

Dated this 02 day of June 2026.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
24-00245  
June 4, 11, 2026 26-003901

**FIRST INSERTION**

**SUNGATE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING**

The Board of Supervisors ("Board") of the Sungate Community Development District ("District") will hold a special meeting on June 15, 2026 at 10:30 a.m., or as soon thereafter as the matter may be heard, at the offices of Cobb Cole, One Daytona Blvd., Suite 600, Daytona Beach 32114.

The purpose of the meeting is for the Board to approve the Fiscal Year 2027 proposed budget, as well as consider any other business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://sungatecd.net/.

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

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

District Manager  
June 4, 2026 26-003871

**FIRST INSERTION**

**TOMOKA NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING**

The Board of Supervisors ("Board") of the Tomoka North Community Development District ("District") will hold a special meeting on June 15, 2026 at 10:30 a.m., or as soon thereafter as the matter may be heard, at the offices of Cobb Cole, One Daytona Blvd., Suite 600, Daytona Beach 32114.

The purpose of the meeting is for the Board to approve the Fiscal Year 2027 proposed budget, as well as consider any other business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://tomokanorthcd.net/.

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

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

District Manager  
June 4, 2026 26-003881

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FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Integral Tone Bodywork located at 777 Sandy Hill Circle in the City of Port Orange, Volusia, FL 32127 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 ADAM R KORNECKI June 4, 2026	
26-003801	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Ceiba Alliance located at 1235 Providence Blvd Ste. R40 in the City of Deltona, Volusia, FL 32725 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 28th day of May, 2026 Lee Williams and Varinia del Moral June 4, 2026	
26-003791	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 360-Prime Services LLC located at 51 S Charles Richard Beall Blvd in the City of DeBary, Volusia, FL 32713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of May, 2026 Sterling Barnes June 4, 2026	
26-003781	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of StoneBrief located at 707 W Park Ave, STE D in the City of Edgewater, Volusia, FL 32132 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of May, 2026 One Seven Locks LLC Luke Fiore June 4, 2026	
26-003771	

## SUBSEQUENT INSERTIONS

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY</b> GENERAL JURISDICTION DIVISION <b>CASE NO. 2024 11926 CIDL</b> <b>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,</b> <b>Plaintiff, vs.</b> <b>RICHARD SZAREJKO A/K/A RICHARD JAMES SZAREJKO A/K/A RICHARD J. SZAREJKO, et al.,</b> <b>Defendant.</b> 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: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09890FL May 28; June 4, 2026	
25-003541	

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY</b> GENERAL JURISDICTION DIVISION <b>CASE NO. 2025 14440 CICI</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b> <b>Plaintiff, vs.</b> <b>SHANNON L COWEN A/K/A SHANNON COWEN, et al.,</b> <b>Defendant.</b> 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: MRSservice@mccalla.com Fla. Bar No.: 146803 25-13807FL May 28; June 4, 2026	
25-003551	

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO. 2025 14439 CIDL</b> <b>ROCKET MORTGAGE, LLC,</b> <b>Plaintiff, vs.</b> <b>UNKNOWN HEIRS OF CHRISTOPHER BUTCHER, ET AL.</b> <b>Defendants</b> 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, PLC, 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.	

SECOND INSERTION	
<b>RE- NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO. 2019 32297 CICI</b> <b>U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XII,</b> <b>Plaintiff, vs.</b> <b>RANDY E. RICHARDSON; JOHNNIE E. RICHARDSON; UNKNOWN TENANT NO. 1; 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,</b> <b>Defendant(s).</b> 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 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	
26-003651	

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO: 2025 14499 CIDL</b> <b>JAWCO HOMES LLC,</b> <b>Plaintiff, vs.</b> <b>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, &amp; JAYDEN MARCANO HUICE,</b> <b>Defendants.</b> 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	

SECOND INSERTION	
Parcel Identification Number: 81300110230 Property Address: 671 Hartley Avenue, Deltona, Florida 32725 This action was instituted in the Seventh Judicial Circuit Court, Volusia County, Florida, and is styled Jawco Homes, LLC v. 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. You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before JUN 29 2026 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. This notice shall be published once a week for four consecutive weeks in The Business Observer. DATED ON May 15, 2026 LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer M. Hamilton As Deputy Clerk Michele Diglio-Benkiran, Esquire C/O Legal Counsel, P.A. 13330 West Colonial Drive, Unit 110 Winter Garden, Florida 34787 May 28; June 4, 11, 18, 2026	
26-003631	

SECOND INSERTION	
<b>NOTICE OF SUSPENSION</b> 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	

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</b> <b>CASE NO.: 2025 10832 CIDL</b> <b>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,</b> <b>Plaintiff, v.</b> <b>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,</b> <b>Defendant.</b> 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 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail: firealprop@kelleykronenberg.com File No: 5299.000163 May 28; June 4, 2026	
26-003611	

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</b> <b>CASE NO.: 2025 13801 CICI</b> <b>EF MORTGAGE LLC,</b> <b>Plaintiff, v.</b> <b>CENTRAL FLORIDA GOTLA LLC, a Florida Limited Liability Company; INGRITH TATIANA FUENTES LARA, an Individual; THE CITY OF DAYTONA BEACH, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2,</b> <b>Defendant(s).</b> 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 GOTLA 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: firealprop@kelleykronenberg.com /s/ Barron A. Becker Barron A Becker, Esq. FBN: 1031460 File No: 3087.000575 May 28; June 4, 2026	
26-003621	

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA <b>CASE NO. 2025 13483 CIDL</b> <b>WELLS FARGO BANK, N.A.</b> <b>Plaintiff, v.</b> <b>THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF AIMEE L. KAMINSKY, DECEASED, ET AL.</b> <b>Defendants.</b> 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, DEVISEES, 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.	

SECOND INSERTION	
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before JUL 06 2026 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 6043, DeLand, FL 32721-6043, 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 petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711. WITNESS my hand and seal of the Court on this 20 day of May, 2026. Laura E. Roth Clerk of the Circuit Court (SEAL) By: /s/ Jennifer M. Hamilton Deputy Clerk eXL Legal, PLLC Attorney for Plaintiff 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 1000011071 May 28; June 4, 2026	
25-003531	

## SUBSEQUENT INSERTIONS

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</b> <b>CASE NO.: 2026 10198 CIDL</b> <b>TOWD POINT MORTGAGE TRUST 2015-2, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE,</b> <b>Plaintiff, vs.</b> <b>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.,</b> <b>Defendant(s).</b> 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 DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menor de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL Dated: 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	

SECOND INSERTION	
<b>RE- NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION <b>CASE NO. 2019 32297 CICI</b> <b>U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XII,</b> <b>Plaintiff, vs.</b> <b>RANDY E. RICHARDSON; JOHNNIE E. RICHARDSON; UNKNOWN TENANT NO. 1; 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,</b> <b>Defendant(s).</b> 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 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	
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 45.03(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menor de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL DATED May 22, 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 1491-175068 / PCI May 28; June 4, 2026	
26-003601	

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</b> GENERAL JURISDICTION DIVISION <b>CASE NO. 2024 12534 CICI</b> <b>HSBC BANK USA, NATIONAL ASSOCIATION TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-AR5 MORTGAGE PASS-THROUGH CERTIFICATE,</b> <b>Plaintiff, vs.</b> <b>GEA SEASIDE INVESTMENTS, INC. A/K/A GEA SEASIDE INVESTMENT INC, et al.</b> <b>Defendant(s).</b> 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, EX-	
CEPT 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	

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 Made New Counseling Center, located at 1000 Palm Coast Pkwy SW Unit #206, in the City of Palm Coast, Flagler County, FL 32137, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 5/27/2026.  
Parkview Ministries, Inc.  
7763-347513  
Jun. 4, 2026

### Notice Under Fictitious Name Law

According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Living Water Consulting, located at 27 Powder Horn Dr., in the City of Palm Coast, Flagler County, FL 32164, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 5/28/2026.  
Mindy Strawser  
7763-347597  
Jun. 4, 2026

### Notice Under Fictitious Name Law

According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Boggers CB Shop, located at 27 Powder Horn Dr. in the City of Palm Coast, Flagler County, FL 32164, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 5/28/2026.  
Jonathan Strawser  
7763-347732  
Jun. 4, 2026

### Notice Under Fictitious Name Law

According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Craef SurfStudio, located at 404 S Ocean Shore Blvd, in the City of Flagler Beach, Flagler County, FL 32136, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 5/28/2026.  
William Tant  
7763-347948  
Jun. 4, 2026

### Notice Under Fictitious Name Law

According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of JUANMA ENTERPRISES, located at 13 BULOW WOODS CIRCLE, in the City of FLAGLER BEACH, Flagler County, FL 32136, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 6/4/2026.  
JUAN MANUEL ROMERO  
7763-347949  
Jun. 4, 2026

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

IN RE: ESTATE OF GEORGE DEWEY LYLE, III, DECEASED.  
FILE NO. 2026-CP-000280

**NOTICE TO CREDITORS**  
The administration of the estate of GEORGE DEWEY LYLE, III, deceased, whose date of death was April 18, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110-5991. 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. NOT WITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM NOT FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is June 4, 2026.

Signed on the 5th day of May, 2026.  
/s/ Emily K. Crain Evans  
Emily K. Crain Evans  
Attorney for Personal Representative  
Florida Bar No. 114392  
Gray/Robinson, P.A.  
P.O. Box 3  
Lakeland, Florida 33802-0003  
Telephone: (863)284-2206  
Email: Emily.Crain@gray-robinson.com

2nd: Pamela.Doherty@gray-robinson.com

/s/ George Dewey  
GEORGE DEWEY LYLE, III  
Personal Representative  
19 Avenue De La Mer, Unit 301  
Palm Coast, Florida 32137

7763-347713  
Jun. 4, 11, 2026

### NOTICE OF ADOPTION OF AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

Pursuant to Chapter 125, Florida Statutes the Flagler County Board of County Commissioners hereby provides notice of consideration of Project #2026030053 submitted by Jerry K. Finley, PE on behalf of owner WL Residential Land, LCC and possible adoption of the following Ordinance titled similar to:

AN ORDINANCE OF THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS, FLAGLER COUNTY, FLORIDA AMENDING ATTACHMENT #1 PLANTATION BAY SECTION 2A-F UNITS 5, 6, 6A, 7, 8, 9, 9B, 10A, 12A, 12B, 13, AND 16 SUPPLEMENTAL PUD DEVELOPMENT AGREEMENT TO FLAGLER COUNTY ORDINANCE NO. 2007-16, AS AMENDED BY FLAGLER COUNTY ORDINANCE NO. 2012-01, ORDINANCE NO. 2016-06, ORDINANCE NO. 2018-16, ORDINANCE NO. 2019-07, ORDINANCE NO. 2021-03, ORDINANCE NO. 2021-06, ORDINANCE NO. 2021-11, ORDINANCE NO. 2022-02, ORDINANCE NO. 2022-08, AND ORDINANCE NO. 2025-06; PROVIDING SPECIFIC DEVELOPMENT STANDARDS FOR UNIT 10A; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the above-captioned matter will be held as follows:  
BOARD OF COUNTY COMMISSIONERS - June 15, 2026 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida.

All interested persons are urged to attend the public hearing and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.org. Copies of the proposal, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-347879  
Jun. 4, 2026

### NOTICE Public Hearing and Regular Meeting

The Board of Directors for the Florida Resiliency and Energy District (FRED)

NOTICE IS HEREBY GIVEN that the Public Hearing and In Person Board Meeting of the Board of Directors (the "Board") of the Florida Resiliency and Energy District ("FRED") will be held at the 156 Tuskawilla Road, Suite 2340 Florida 32708 on June 11, 2026, beginning at 10:00 A.M. (EST), or as soon thereafter as practicable. INTERESTED PERSONS MAY ALSO ATTEND BY TELEPHONE CONFERENCE USING THE FOLLOWING INSTRUCTIONS: Dial the phone number 888-475-4499, then use Meeting ID: 897 1573 1076 and Passcode: 444641.

1. Resolution No. F26-13 - Assessment Resolution, Relating to Special Assessment Revenue Note (1776 Polk Street Commercial PACE Project), Series 2026 (Vote Required)

2. Resolution No. F26-14 - Assessment Resolution, Relating to the following Special Assessment Revenue Notes: (Westcourt Kimpton Commercial PACE Project) Series 2026; (Westcourt Residences Commercial PACE Project) Series 2026; and (Westcourt Retain Commercial PACE Project) Series 2026 (Vote Required)

The title of Resolutions F26-13 and F26-14 is as follows:  
A RESOLUTION OF THE FLORIDA RESILIENCY AND ENERGY DISTRICT RELATING TO THE FINANCING OF QUALIFYING IMPROVEMENTS UNDER THE FLORIDA PROPERTY ASSESSED CLEAN ENERGY (PACE) ACT; ESTABLISHING THE TERMS AND CONDITIONS FOR IMPOSING SPECIAL ASSESSMENTS RELATED TO SUCH QUALIFYING IMPROVEMENTS; APPROVING THE ASSESSMENT ROLL; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE APPROPRIATE TAX COLLECTORS; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; PROVIDING FOR AN EFFECTIVE DATE.

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

A copy of the agenda may be obtained online at [www.fdcbonds.com/notices](http://www.fdcbonds.com/notices) or at the offices of the FRED Administrator, Florida Development Finance Corporation, 156 Tuskawilla Road, Suite 2340, Winter Springs, FL 32708. The meeting will be held at the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be

performed at an altitude of 500 feet or below.

Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency.

For more information, please visit the District website at [flaglermosquito.gov](http://flaglermosquito.gov) where you can view an interactive treatment map of areas to be treated. Updates are also shared on the District's social media channels: Facebook, Ring Neighbors, Next Door, Instagram, and X. For questions, please email [info@flaglermosquito.gov](mailto:info@flaglermosquito.gov).

7763-336967  
Mar. 5, Apr. 2, May, 7, Jun. 4, Jul. 2, Aug. 6, Sep. 3, Oct. 1, 2026

### Florida Resiliency and Energy District

7763-347704  
Jun. 4, 2026

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that DAVID DIBARTOLOMEO the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the names in which it is assessed are as follows:

Certificate No: 2024 / 373  
Year of Issuance: 2024  
Description of Property:

LOT 3, BLOCK 31, DAYTONA NORTH SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 10, AT PAGE(S) 1-15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed: VICTORIA DEL VALLE

All of said property being in the County of Flagler, State of Florida.

Unless such certificate or certificates shall be redeemed according to law the property described in such certificate or certificate(s) will be sold to the highest bidder via an electronic auction accessible from <https://flaglerclerk.gov/> TaxDeedAuction on the 14th day of July, 2026 at 9 a.m.

Tom Bexley  
Clerk of the Circuit Court & Comptroller of Flagler County, FL  
By: Tiffani Smith, Deputy Clerk  
File # 26-002 TDC

7763-345560  
Jun. 4, 11, 18, 25, 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, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

CASE NO. 182024CA000455XXXX01 DIVISION: 61

### NOTICE OF FORECLOSURE SALE

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](http://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](mailto:gvargas@mtglaw.com)  
E-Service: [service@mtglaw.com](mailto:service@mtglaw.com)  
7763-346884  
May. 28, Jun. 4, 2026

### PUBLIC NOTICE AERIAL SPRAYING

In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be

### FIRST INSERTION

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

File No. 2026-CP-0316  
Division : 51  
IN RE: ESTATE OF BARBARA C. COWERN Deceased.

The administration of the estate of BARBARA C. COWERN, deceased, whose date of death was April 25, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd #5, Bldg. #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

### FIRST INSERTION

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

File No. 2026 CP 000113

Division 48

IN RE: ESTATE OF WILLIAM PAUL ANGRICK II Deceased.

The administration of the estate of William Paul Angrick II, deceased, whose date of death was December 11, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 4, 2026.

Personal Representative: William P. Angrick III  
300 Lambert Avenue  
Flagler Beach, Florida 32136

Attorney for Personal Representative: Diane A. Vidal  
Attorney  
Florida Bar Number: 1008324

CHIUMENTO LAW  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Telephone: (386) 445-8900  
Fax: (386) 445-6702

E-Mail: [Dvidal@legalteamforlife.com](mailto:Dvidal@legalteamforlife.com)  
Secondary E-Mail: [Proserv@legalteamforlife.com](mailto:Proserv@legalteamforlife.com)  
June 4, 11, 2026 26-00167G

### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME TO WHOM IT MAY CONCERN: Notice is hereby given that the under signed pursuant to the "Fictitious Name Statute, Chapter 865.09, Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida upon receipt of this notice. The fictitious name, to-wit: AdventHealth Medical Group Orthopedic Walk-In Clinic at Palm Coast under which (we are) engaged in business at 61 Memorial Medical Parkway, Suite 2801 in Palm Coast, FL 32164. That the (party) (parties) interested in said business enterprise is as follows: Florida Hospital Healthcare Partners, Inc. at Palm Coast, Flagler County, Florida, on 5/26/2026, Chapter, Palm Coast, Florida

June 4, 2026 26-00161G

### FIRST INSERTION

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June 4, 2026 26-00161G

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June 4, 2026 26-00161G

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June 4, 2026 26-00161G

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June 4, 2026 26-00161G

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June 4, 2026 26-00161G

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June 4, 2026 26-00161G

### FIRST INSERTION

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

File No. 2026-CP-0316  
Division : 51  
IN RE: ESTATE OF BARBARA C. COWERN Deceased.

The administration of the estate of BARBARA C. COWERN, deceased, whose date of death was April 25, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd #5, 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.

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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 June 4, 2026.

Personal Representative: /s/ Carole Montgomery  
Carole Montgomery  
2048 SE CR 21-B  
Melrose, Florida 32666

Attorney for Personal Representative: /s/ Tiera L. Henry  
Tiera L. Henry  
Attorney for Petitioner  
Florida Bar Number: 118726

D. Naples Law, PLLC  
2807 North Tenth Street  
St. Augustine, Florida 32084  
Telephone: (904) 657-7117  
Fax: (904) 429-1351  
E-Mail: [Tiera@DNaplesLaw.com](mailto:Tiera@DNaplesLaw.com)  
E-Mail: [Jennifer@DNaplesLaw.com](mailto:Jennifer@DNaplesLaw.com)  
June 4, 11, 2026 26-00169G

### FIRST INSERTION

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 2026 CA 000108**  
**ROCKET MORTGAGE, LLC,**  
**Plaintiff, vs.**  
**RICHARD ANDREWS PRICE;**  
**UNKNOWN SPOUSE OF RICHARD ANDREWS PRICE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendant(s)**  
To the following Defendant(s):  
UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY  
19 LYTTON LANE  
PALM COAST, FLORIDA 32137  
who is evading service of process and 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 defendant(s), 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.  
To the following Defendant(s):  
RICHARD ANDREWS PRICE  
(LAST KNOWN ADDRESS)  
19 LYTTON LANE  
PALM COAST, FLORIDA 32137  
UNKNOWN SPOUSE OF RICHARD ANDREWS PRICE  
(LAST KNOWN ADDRESS)  
19 LYTTON LANE  
PALM COAST, FLORIDA 32137  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 22, BLOCK 20, PALM COAST, MAP OF LAKEVIEW, SECTION 37, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 13, PAGES 1 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

a/k/a 19 LYTTON LANE, PALM COAST, FLORIDA 32137  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 30 Days after first publication, 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 200 East Moody Boulevard, Rm.125, Bunnell, FL 32110, Phone No. (904)437-7394 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).  
WITNESS my hand and the seal of this Court this day of 5/22/2026.  
TOM W. BEXLEY  
As Clerk of the Court  
(SEAL) By Margarita Ruiz  
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.: 25-01857 NML  
June 4, 11, 2026 26-00164G

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
CIVIL DIVISION: 53  
**CASE NO.: 2025 CA 000721**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BINOM SECURITIZATION TRUST 2022-INV1,**  
**Plaintiff, vs.**  
**ZANDER HOLDING GROUP, LLC A/K/A PALM COAST HOLDING GROUP LLC; JAY TODD BUCH; BRIAN RUTHERFORD; UNKNOWN TENANT**  
**Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court for FLAGLER County shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 17 day of July, 2026, the following described property as set forth in said Final Judgment, to wit:  
Lot 8, Block 7, of Palm Coast, Map of Country Club Cove, Section 8, a subdivision according to the plat or map thereof, described in Map Book 6, Page 29, of the Public Records of Flagler County, Florida; as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler County, Florida.  
PROPERTY ADDRESS: 1 CLARK LN, PALM COAST, FL 32137  
IF YOU ARE A PERSON CLAIMING A

RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A 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.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance.  
To request such an accommodation, please contact Court Administration in advance of the date the service is needed:  
Court Administration  
125 E. Orange Ave., Ste. 300  
Daytona Beach, FL 32114  
(386) 257-6096  
Hearing or voice impaired, please call 711.  
Dated this 01 day of June 2026.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-02911  
June 4, 11, 2026 26-00170G

SUBSEQUENT INSERTIONS

SECOND 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@taylorhenrylaw.com  
Telephone: (352) 373-5500  
May 28; June 4, 2026 26-00159G

SECOND 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  
GENDERS 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:  
GADeservice@GendersAlvarez.com  
May 28; June 4, 2026 26-00160G

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