

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 10885 CICI

Planet Home Lending, LLC, Plaintiff, vs. Kevin Vagovic, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 10885 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Planet Home Lending, LLC is the Plaintiff and Kevin Vagovic; Unknown Spouse of Kevin Vagovic 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 29th day of July, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1, LAUDERDALE MANOR HOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 128, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
TAX ID: 42110601030
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 DISCAPACIDAD- ADES
Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court 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 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 this 2nd day of June, 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.
Florida Bar No. 32106
File # 25-F00436
June 11, 18, 2026 26-003921

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2024 10486 CICI
HSBC BANK USA, NATIONAL ASSOCIATION TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-AR5 MORTGAGE PASS-THROUGH CERTIFICATE, Plaintiff, vs. JACK ABERMAN; GEA SEASIDE INVESTMENTS, INC.; CITIBANK, N.A. AS TRUSTEE FOR CERTIFICATEHOLDERS OF SACO I TRUST 2006-10, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-10, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated May 27, 2026, and entered in Case No. 2024 10486 CICI of the Circuit Court of the 7TH 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 Plaintiff and Jack Aberman; GEA Seaside Investments, Inc.; Citibank, N.A. as Trustee for Certificateholders of SACO I Trust 2006-10, Mortgage-Backed Certificates, Series 2006-10, are Defendants, the Office of the Clerk of Laura E. Roth, Volusia County Clerk of the Court will sell via online auction at www.volusia.realforeclose.com at 11:00 a.m. on the 8th day of July, 2026, the following described property as set forth in

said Final Judgment, to wit:
LOT 15 AND THE WEST 21 FEET OF LOT 16, BURLEIGH'S SUBDIVISION OF PART OF LOTS 3 AND 24, BLOCK 1, HUSTON'S SUBDIVISION, ACCORDING TO PLAT RECORDED IN MAP BOOK 7, PAGE 56, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 507 Phoenix Avenue, Daytona Beach, Florida 32118 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated: 6/3/2026

McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein, Esq.
FL Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 15-443592
June 11, 18, 2026 26-003951

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2026 11326 PRDL
DIVISION: 10
IN RE: ESTATE OF CHERYN LYNN REYNOLDS a/k/a CHERYN L. REYNOLDS a/k/a CHERYN REYNOLDS, Deceased.

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

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

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 Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Mowing Flamingo located at Port Orange 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 2nd day of June, 2026
Flamingo Dynamics LLC
June 11, 2026 26-003981

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 11, 2026.
Signed by:
/s/ Donelle Rice
Donelle Rice, Personal Representative
22112 Schoolcraft Street
Canoga Park, CA 91303
/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: Fred@FredBShare.com
2nd E-Mail: Beth@FredBShare.com
Attorney for Personal Representative
June 11, 18, 2026 26-003971

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 Williamson Crossing Dental Care located at 1587 N. Williamson Blvd. in the City of Daytona Beach, Volusia, FL 32117 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
COMFORTABLE CARE DENTAL HEALTH PROFESSIONALS, P.A.
Leonard Michael Badger, Pres.
June 11, 2026 26-003991

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.: 2026 10024 CIDL
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JASMINE BRADLEY; STATE OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; VOLUSIA COUNTY, FLORIDA CLERK OF COURT; UNKNOWN SPOUSE OF KANOTRA BRUTEN; 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), 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 30 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 1589, DELTONA LAKES UNIT SIXTY-TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28, PAGE(S) 95 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PROPERTY ADDRESS: 605 STALLINGS AVE, DELTONA, FL 32738
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 03 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
25-05577
June 11, 18, 2026 26-003931

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 11195 PRDL
Division 10
IN RE: ESTATE OF ELEANORE M. JONES A.K.A ELEANORE MARY JONES Deceased.

The administration of the estate of Eleanore M. Jones a.k.a Eleanore Mary Jones, deceased, whose date of death was March 4, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Ave., 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.

FIRST INSERTION
DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

The Board of Supervisors ("Board") of the Dean River Community Development District ("District") will hold a special meeting on June 22, 2026 at 2:00 p.m., at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174 for the purpose of approving the Fiscal Year 2027 proposed budget, as well as considering any other business that may properly come before it.

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

Any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

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

District Manager
June 11, 2026 26-004031

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 Home Matters Coastal located at 1400 Magnolia St in the City of New Smyrna Beach, Volusia, FL 32168 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of June, 2026
Kathy Wagner
June 11, 2026 26-004001

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 13696 CIDL

MIDFIRST BANK Plaintiff, v. KRISTINE NICOLE CORTES; DANIEL GONZALEZ; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AQUA FINANCE, INC. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 24, 2026, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

LOT 25, BLOCK 482, DELTONA LAKES UNIT FIFTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 230 THROUGH 233, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 1993 E ACADIAN DR, DELTONA, FL 32725-3952
at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on June 30, 2026 beginning at 11:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.
Dated at St. Petersburg, Florida this 1 day of June, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
100001136
June 11, 18, 2026 26-003941

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 12335 CICI
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. JOHN D. COTTON, JR.; UNKNOWN SPOUSE OF JOHN D. COTTON, JR.; HARBOR VIEW DAYTONA CONDOMINIUM ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated May 6, 2026 entered in Civil Case No. 2025 12335 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and JOHN D. COTTON, JR.; HARBOR VIEW DAYTONA CONDOMINIUM ASSOCIATION, INC are defendants, Laura E. Roth, Clerk of Court, will sell the property at www.volusia.realforeclose.com beginning at 11:00 AM on July 10, 2026 the following described property as set forth in said Final Judgment, to-wit:
CONDOMINIUM UNIT 504, HARBOR VIEW, A CONDOMINIUM COMMUNITY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED DECEMBER 2, 2002, IN OFFICIAL RECORDS BOOK 4972, PAGE 891, FIRST AMENDMENT RECORDED FEBRUARY 15, 2003, IN OFFICIAL RECORDS BOOK 5017, PAGE 4217, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 145 N Halifax Ave, Apt 504, 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 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
File No: 2390.000757
June 11, 18, 2026 26-004021

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 12854 CIDL
PACIFIC LIFE INSURANCE COMPANY, Plaintiff, v. FERPERSENA GROUP, LLC, a Florida Limited Liability Company; INGRITH TATIANA FUENTES LARA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 21, 2026 entered in Civil Case No. 2025 12854 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein PACIFIC LIFE INSURANCE COMPANY, Plaintiff and FERPERSENA GROUP, LLC, a Florida Limited Liability Company; INGRITH TATIANA FUENTES LARA are defendants, Laura E. Roth, Clerk of Court, will sell the property at www.volusia.realforeclose.com beginning at 11:00 AM on July 7, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 37, AND THE WEST 17 FEET OF LOT 38, VOLUSIA INVESTMENT COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 7, PAGE 130, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 921 S Salisbury Ave, Deland, FL 32720
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
File No: 2390.000757
June 11, 18, 2026 26-004041

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 12854 CIDL
PACIFIC LIFE INSURANCE COMPANY, Plaintiff, v. FERPERSENA GROUP, LLC, a Florida Limited Liability Company; INGRITH TATIANA FUENTES LARA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 21, 2026 entered in Civil Case No. 2025 12854 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein PACIFIC LIFE INSURANCE COMPANY, Plaintiff and FERPERSENA GROUP, LLC, a Florida Limited Liability Company; INGRITH TATIANA FUENTES LARA are defendants, Laura E. Roth, Clerk of Court, will sell the property at www.volusia.realforeclose.com beginning at 11:00 AM on July 7, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 37, AND THE WEST 17 FEET OF LOT 38, VOLUSIA INVESTMENT COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 7, PAGE 130, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 921 S Salisbury Ave, Deland, FL 32720
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
Kelley Kronenberg
10360 W State Rd 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein
FBN: 1039538
File No: 2390.000757
June 11, 18, 2026 26-004041

FIRST INSERTION

**NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TravisMLai located at 1000 Parnell Court in the City of Deltona, Volusia, FL 32738 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of June, 2026
Travis Lelle
STREAMLINE AI LLC
June 11, 2026 26-004111**

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 10974 PRDL
IN RE: ESTATE OF JOHN JOSEPH TURNER, JR. A/K/A JOHN J. TURNER Deceased.

The administration of the estate of John Joseph Turner, Jr. a/k/a John J. Turner, deceased, whose date of death was January 24, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 11, 2026.

John Carlson Turner
 a/k/a **John C. Turner**
Personal Representative
 COPELAND, COVERT & SMITH, PLLC.
 631 Palm Springs Drive, Ste. 114
 Altamonte Springs, FL 32701-7854
 407-830-7220/407-830-4391 (Fax)
 Attorney for Personal Representative
 Terry W. Covert
 Florida Bar No. 590551
 Terry@copelandcovert.com
 Yvette@copelandcovert.com
 June 11, 18, 2026 26-004101

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2025 14310 CIDL
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL D. O'CONNOR, SR. A/K/A DANIEL O'CONNOR, DECEASED.
et. al.
Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DANIEL D. O'CONNOR, SR. A/K/A DANIEL O'CONNOR, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 19, CROSS CREEK PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 43, PAGES 114 THROUGH 118, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before JUL - 6, 2026 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 4th day of June, 2026.

LAURA E ROTH
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY: /s/ Shawnee S. Smith
 DEPUTY CLERK
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
 ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 25-328088
 June 11, 18, 2026 26-004121

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 12296 CICI
THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILDRED T. LEUNG, DECEASED, ET AL.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 21, 2026 entered in Civil Case No. 2025 12296 CICI in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILDRED T. LEUNG, DECEASED; RONALD LEUNG, AS POTENTIAL HEIR OF THE ESTATE OF WILDRED T. LEUNG, DECEASED; THE INDEPENDENT SAVINGS PLAN COMPANY d/b/a ISPC; ATLANTIC CREDIT & FINANCE, INC., AS ASSIGNEE OF PROVIDIAN NATIONAL BANK 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 July 10, 2026 the following described property as set forth in said Final Judgment, to-wit:

LOT 51, DEVONWOOD SUB, AS PER MAP RECORDED IN MAP BOOK 37, PAGES 118 & 119, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 372 Bent Oak Drive, Port Orange, Florida 32127

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

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

Kelley Kronenberg
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail: flrealprop@kelleykronenberg.com
 /s/ Barron A. Becker
 Barron A Becker, Esq.
 FBN: 1031460
 File No: DOJ1956-JMV
 June 11, 18, 2026 26-004071

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 13462 CIDL
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
EMILY VICTORIA CLICQUEENNOI,
et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 27, 2026, and entered in 2025 13462 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and EMILY VICTORIA CLICQUEENNOI 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

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

Property Address: 1142 MANITOBA ST, DELTONA, FL 32725

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

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

To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated this 5 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
 25-313941 - MaM
 June 11, 18, 2026 26-004051

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. 2023 1910 CIDL
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R2,
Plaintiff, vs.
ANGELA R. FRISBIE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 16, 2024, and entered in 2023 1910 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R2 is the Plaintiff and ANGELA R. FRISBIE; UNKNOWN TENANT N/K/A TIM LUNSFORD 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 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 81, 82 AND THE EAST 25 FEET OF 83, PHIPPEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 191, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
 Property Address: 745 EAST RICH AVENUE, DELAND, FL 32724

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 8 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
 25-322155 - SaR
 June 11, 18, 2026 26-004061

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 Jawsome Shark Pop located at 116 Douglas Street in the City of Edgewater, Volusia, FL 32141 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 8th day of June, 2026
 Susan Haskins
 June 11, 2026 26-004091

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Florida Statutes Chapter 715, notice is hereby given of the sale of a vehicle lift owned by Park Place & Boardwalk, LLC. The sale is to be held June 26th, 2026 at 10:00 a.m. at the address of 601 Oak Street, Building 2, Unit G, Port Orange, FL 32127.
 June 11, 18, 2026 26-004011

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 201912208CIDL
AMERIHOM 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 AMERIHOM 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 32728

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 TO CREDITORS (Formal Administration) IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2026-10442-PRDL
DIVISION: 10
IN RE: The Estate of HORTENSE BENNETT STOWE,
Deceased.

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

The administration of the estate of HORTENSE BENNETT STOWE, deceased, whose date of death was July 16, 2025, and whose social security number is XXX-XX-5923, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands

against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

A Personal Representative or cura-

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

The date of first publication of this Notice is June 11, 2026.

/s/ Dennis H. Stowe
DENNIS H. STOWE
As Personal Representative
 Attorney and Personal Representative
 Giving Notice:
 /s/ Steven E. Gurian
 STEVEN E. GURIAN, ESQ.,
 Attorney for Personal Representative
 EASY ESTATE PROBATE, PLLC
 2601 South Bayshore Drive, 18th Floor
 Coconut Grove, Florida 33133
 Tel: 1-833-973-3279
 Fax: 1-833-927-3279
 E-mail: SG@EasyEstateProbate.com
 Florida Bar No. 101511
 June 11, 18, 2026 26-004081

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SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO: 2025 14499 CIDL
JAWCO HOMES LLC,
Plaintiff, vs.
UNKNOWN HEIRS BENEFICIARIES AND CREDITORS OF HENRY BOGDANSKI, DECEASED;
UNKNOWN HEIRS BENEFICIARIES AND CREDITORS OF JULIA ESLIN, DECEASED; UNKNOWN HEIRS BENEFICIARIES AND CREDITORS OF WILLIAM WIDENER, DECEASED; ESTATE OF IRENE BOGDANSKI, DECEASED; JOANE BOGDANSKI, FREDERICK DANNER, ANTOINETTE AUGUSTINE, JOSE HUICE, CARIDAD HUICE, & JAYDEN MARCANO HUICE,
Defendants.

To: UNKNOWN HEIRS BENEFICIARIES AND CREDITORS OF HENRY BOGDANSKI, DECEASED; UNKNOWN HEIRS BENEFICIARIES AND CREDITORS OF JULIA ESLIN, DECEASED; UNKNOWN HEIRS BENEFICIARIES AND CREDITORS OF WILLIAM WIDENER, DECEASED; ESTATE OF IRENE BOGDANSKI, DECEASED; JOANE BOGDANSKI, FREDERICK DANNER, ANTOINETTE AUGUSTINE, JOSE HUICE, CARIDAD HUICE, & JAYDEN MARCANO HUICE, Defendants.

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

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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 11897 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 creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is 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 Concierge Blvd, Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email: service@upchurchlaw.com
Secondary Email:
clutes@upchurchlaw.com
June 4, 11, 2026 26-003751

SECOND 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, KEYI, LLC, as Trustee, TIMBER TRAIL TRUST, & ANY AND ALL UNKNOWN TENANT(S) IN POSSESSION,
Defendants.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 5th day of November, 2025 and the Order Resetting Sale dated May 26th, 2026, Case Number 2025 11199 CICI in the Circuit Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which SHILU R. DODANI is the Plaintiff, and WEST AVENUE GROUP, LLC, KEYI, LLC, as Trustee, TIMBER TRAIL TRUST, & ANY AND ALL UNKNOWN TENANT(S) IN POSSESSION, are the Defendants; I will sell to the highest and best bidder for cash at Volusia. RealForeclose.com, on the 8th day of July, 2026 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

S 100 FT OF N 320 FT OF E 165 FT OF LOT 30 BLK 21 FLEMING FITCH GRANT AKA LOT 9 RIVERIRA ESTATES UNREC SUB NO 233 PER OR 4208 PG 2416 PER OR 5646 PG 3652 AND OER OR 5673 PG 2369

The physical street address of said property is: 18 Timber Trail, Ormond Beach, FL 32174

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

ATTENTION: PERSONS WITH DISABILITIES

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

THIS IS NOT A COURT INFORMATION LINE.

DATED this 28th day of May, 2026.
/s/ Robert Robins
ROBERT ROBINS, ESQUIRE
P.O. BOX 1649
DAYTONA BEACH, FL 32115
(386) 252-5212
(386) 252-5713 (FAX)
FLORIDA BAR NO.: 356026
RobertRobinsLaw@hotmail.com
ATTORNEY FOR: PLAINTIFF
June 4, 11, 2026 26-003731

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 2025 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).
Dated this 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

SECOND 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; INCLUDING 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.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
25-51805
June 4, 11, 2026 26-003701

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'

SECOND INSERTION

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 1124.83 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

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION
Case No. 2025 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 HEREIN 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 SAID 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 SAID STREET A DISTANCE OF 105 FEET; THENCE NORTH 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 SAID SECTION 24; THENCE SOUTH B6 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: 412402000240

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

SECOND 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 Plaintiff's 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

SECOND INSERTION

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

CIVIL DIVISION
CASE NO.: 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 TRAIL, 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.
CASE NO. 2025 12865 CICI
FINANCE OF AMERICA REVERSE LLC,
Plaintiff vs.
SOPHIA PERMENTER, et al.,
Defendants
TO:
UNKNOWN HEIRS, DEVISEES, GRANTEEES, 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 JUL 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 11341 CICI
CHASE HOME LENDING
MORTGAGE TRUST 2023-RPL3,
Plaintiff, vs.
CHRISTOPHER SCOTT BRYAN, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 29, 2026, and entered in 2025 11341 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein CHASE HOME LENDING MORTGAGE TRUST 2023-RPL3 is the Plaintiff and CHRISTOPHER SCOTT BRYAN; UNKNOWN SPOUSE OF CHRISTOPHER SCOTT BRYAN; DONALD A. WETMORE; JANET M. BUTCHER 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 26, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 33 AND THE NORTHERLY 7.00 FEET OF THE WESTERLY 8.00 FEET OF LOT 32, BLOCK 2, ROOSEVELT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 11, PAGE(S) 125 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 713 N ST, DAYTONA BEACH, FL 32114
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 28 day of May, 2026.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
25-291175 - MIM
June 4, 11, 2026 26-003831

SECOND 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.
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

SECOND 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 WATERMAN/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

SECOND 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

SECOND 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
LHOMES 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.
a/k/a 608 Powers Ave, Port Orange, FL 32127
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg,

Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 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

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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 Cake By The Ocean, located at 318 11th St N, in the City of Flagler Beach, Flagler County, FL Jaimie Gearhart, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 6/6/2026.
Cake By The Ocean
7763-348708
Jun. 11, 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 Marisee, located at 2693 Coconut Blvd, in the City of Bunnell, Flagler County, FL 32110, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 6/8/2026.
Marbelle, LLC
7763-348814
Jun. 11, 2026

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

PROBATE DIVISION
IN RE: ESTATE OF SHIRLEY ANN BURCH, DECEDENT.
CASE NO: 2026 CP 000284
NOTICE TO CREDITORS (INTESTATE)

The administration of the Estate of Shirley Ann Burch, Deceased, whose date of death was February 19, 2026; Case Number 2026 CP 000284, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C Hammond Justice Center, 1769 E Moody Blvd, Bldg 1, Bunnell, FL 32110. The name and address of the Personal Representative are William Joseph Burch Sr, 1422 Edge Drive, North Myrtle Beach, SC 29582, and the name and address of 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, including unmatured, contingent or unliquidated claims, on whom a copy of

this notice is served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of the first publication of this Notice is June 11, 2026.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701
Voice: 727-894-7000; Fax: 727-821-4042
Primary email address: lcarr@carrlawgroup.com
Secondary email address: pcardinal@carrlawgroup.com
7763-348722
Jun. 11, 18, 2026

IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF JAMES HALLORAN FAY DECEASED.
FILE NO. 2026 CP 000043
NOTICE TO CREDITORS

The administration of the estate of James Halloran Fay, deceased, whose date of death was December 3, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the

address of which is 1769 East Moody Blvd., Building 1, Bunnell, 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.

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 11, 2026.
/s/ Lloyd Bowers, Esquire
LLOYD BOWERS, ESQUIRE
Florida Bar No. 135607
CHRISTOPHER W. WICKERSHAM, SR., ESQUIRE
Florida Bar No. 149722
WICKERSHAM & BOWERS
Post Office Drawer 2250
Daytona Beach, FL 32115-2250
Telephone: (386) 252-3000
Facsimile: (386) 239-5133
Primary:
lbowers@wickershamandbowers.com
Secondary:
randi@wickershamandbowers.com
Personal Representative
Mark Coppola-Fay
7763-335363
Jun. 11, 18, 2026

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

ORDINANCE 2026-12
Ordinance 2026-12. An Ordinance of the City of Commission of the City of Flagler Beach, Florida, amending the Code of Ordinances of the City of Flagler Beach related to credits and adjustments to utility bills; providing for severability, codification, conflicts, and an effective date

Public Hearings will be conducted to consider the amendments as follows: City Commission: Thursday, June 25, 2026, at 5:30 p.m. or soon thereafter

The public hearings may be continued to a future date or dates. The times and dates of any continuance of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233 at least 48 hours prior to the meeting.
7763-348144
Jun. 11, 2026

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the "District") will be held on Thursday, June 18, 2026, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263 0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person

requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Grand Haven Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193
7763-348753
Jun. 11, 2026

NOTICE OF PUBLIC HEARING FOR SPECIAL USE PROJECT #2026040066

A request has been made by Mike Burkhead for a Special Use Approval for a Telecommunications Tower on land owned by Kevin James Ferguson located at 2512 Orange Street, Parcel No. 19-12-29-5550-00080-0010.

The subject property lies in the MH-1 (Rural Mobile Home) District. Special Uses may be permitted in any zoning district provided application is made to the Planning and Development Board for its review and recommendation to the County Commission for final decision.

Public hearings on the above-captioned matter will be held as follows:

PLANNING AND DEVELOPMENT BOARD - July 14, 2026 at 6:00 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bldg. 2, Bunnell, Florida 32110 for recommendation to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS August 17, 2026 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Bldg. 2, Bunnell, Florida 32110 for final decision.

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.gov. Please reference application number above. Copies of the application, 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, telephone (386) 313-4009.

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.
7763-348824
Jun. 11, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that FIG 20, LLC 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 / 1390
Year of Issuance:2024
Description of Property:

Lot 9 of Block 13, of PALM COAST, Map of PINE GROVE, Section 28, according to the plat thereof, as recorded in Map Book 9, at Page 54, of the Public Records of Flagler County, Florida.

Name in which assessed:
JHAR HUAMING, YAO HUA KUNG

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 11th day of

August, 2026 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court & Comptroller of Flagler County, FL
By: Jannet Dewberry, Deputy Clerk
File # 26-026 TDC
7763-348829
Jun. 11, Jul. 9, 16, 23, 2026

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

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

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 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

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 22nd day of June 2026, for the purpose of Second and Final Reading Ordinance 2026-13 before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-13
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 0.29± ACRES IN THE CITY OF BUNNELL LIMITS FROM "SINGLE FAMILY-LOW DENSITY (SF-L)" TO "INDUSTRIAL (IND)"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



7763-345970
Jun. 11, 2026

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 22nd day of June 2026, for the purpose of Second and Final Reading of Ordinance 2026-14 before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-14
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 0.88± ACRES IN THE CITY OF BUNNELL LIMITS FROM "SINGLE FAMILY-LOW DENSITY (SF-L)" TO "INDUSTRIAL (IND)"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



7763-345968
Jun. 11, 2026

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 000708
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1,
Plaintiff, vs.
JAIME J. VELASQUEZ A/K/A JAIME V. VELASQUEZ A/K/A JAIME GRISALES; CITY OF PALM COAST, FLORIDA; MARTA C. FERNANDEZ A/K/A MARTHA CECILIA FERNANDEZ; PAOLA VELASQUEZ; ALEXA VELASQUEZ; 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 26 day of June, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 12, BLOCK 70, OF SUBDIVISION PLAT SEMINOLE PARK - SECTION 58 SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN MAP BOOK 19, PAGE(S) 28 THROUGH 40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
PROPERTY ADDRESS: 1 SEBASTIAN COURT, PALM COAST, FL

32164
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
25-02918
Jun 11, 18, 2026

26-00171G

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FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of YuGift BOTANICALS located at 57 Lema Lane in the City of Palm Coast, Flagler, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of June, 2026
SHENYUFEN LLC
Yu-Fen Shen, Owner
June 11, 2026 26-00175G

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 ShenScaf located at 57 Lema Lane in the City of Palm Coast, Flagler, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of June, 2026
SHENYUFEN LLC
yu-fen shen, owner
June 11, 2026 26-00176G



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FIRST INSERTION

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

Case No.: 2025 CP 000805
Division: 48
In re: Estate of Ronald Parsons, Deceased,

The administration of the Estate of Ronald Parsons, deceased, File Number 2025 CP 000805, 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, Building 1, Bunnell, FL 32110. The name 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, including immature, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims within this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 the Decedent's estate, including immature, contingent, or unliquidated claims, 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 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 11, 2026.

Personal Representative for the Estate
Kristie Lynn Gill
1700 Valley Creek Drive
Hillsborough, North Carolina 27278-9800
Attorney for Personal Representative
J. Russell Collins
Rusty Law, LLC
100 Southpark Blvd., Suite 100
Saint Augustine, Florida 32086-5171
(904) 829-6600 Telephone
(888) 395-5034 Facsimile
Email: rusty@rustylaw.com
June 11, 18, 2026 26-00173G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
File No. 2026 CP 000149
IN RE: ESTATE OF JOHN THOMAS ROBERTSON Deceased.

The administration of the estate of John Thomas Robertson, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 11, 2026.

Personal Representative:
Cathy Robertson
135 Lilac Lane
Chalfont, Pennsylvania 18914
Attorney for Personal Representative:
Long H. Duong
Attorney
Florida Bar Number: 11857
11 NW 33rd Court
Gainesville, FL 32607
Telephone: (352) 371-2670
Fax: (866) 440-9154
E-Mail: long@ldlegal.com
June 11, 18, 2026 26-00172G

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 Quick Contracting Experts located at 101 Wellstone Dr in the City of Palm Coast, Flagler, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of June, 2026
Joshua P Brown
June 11, 2026 26-00174G

SUBSEQUENT INSERTIONS

SECOND 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

SECOND INSERTION

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

CASE NO. 2024 CA 000115
WELLS FARGO BANK, N.A. Plaintiff, v. MITZI ANN MARTINEZ; ADOLFO MARTINEZ, JR.; UNKNOWN SPOUSE OF ADOLFO MARTINEZ, JR.; UNKNOWN SPOUSE OF MITZI ANN MARTINEZ; UNKNOWN TENANT 2; UNKNOWN TENANT 1; CAPITAL ONE BANK (USA), N.A. Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 26, 2026, in this cause, in the Circuit Court of Flagler County, Florida, the clerk shall sell the property situated in Flagler County, Florida, described as:

LOT 29, BLOCK 19, OF PALM COAST, MAP OF PINE GROVE, SECTION 28, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 9, PAGES 51 THROUGH 66, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
a/k/a 50 POTTERVILLE LN, PALM COAST, FL 32164-6731

at public sale, to the highest and best bidder, for cash, online at www.flagler.realforeclose.com, on June 26, 2026 beginning at 11:00 AM.

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

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

Dated at St. Petersburg, Florida this 28 day of May, 2026.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000009889
June 4, 11, 2026 26-00165G

SECOND 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

SECOND INSERTION

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

CASE NO.: 2025-CA-000526
NATIONAL MAINTENANCE AND, BUILD OUT COMPANY, LLC. A DELAWARE LIMITED LIABILITY COMPANY Plaintiff, vs. RELATED DEVELOPMENT GROUP, LLC. A FLORIDA LIMITED LIABILITY COMPANY, Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated September 30, 2025, and entered in Case No.: 2025-CA-000526 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein the property will sell to the highest and best bidder for cash at www.flagler.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 10th day of July, 2026, the following described property as set forth in said Order or Final Judgement, to wit:

UNIT A201, Grand Vista Condominium at Grand Haven, Phase 1, according to the Declaration of Condominium recorded in Official Records Book 2835, page 150, and all exhibits and amendments thereof, Public Records of Flagler County, Florida.

PARCEL ID: 22-11-31-3995-00C10-A201
PROPERTY ADDRESS: 455 RIVERFRONT DR. UNIT A201, Palm Coast, Florida 32137

The above is to be published in the Palm Coast Observer. 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 sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in these proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
June 4, 11, 2026 26-00162G

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
Secondary E-Mail:
Proserv@legalteamforlife.com
June 4, 11, 2026 26-00167G

SECOND 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
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.

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

SECOND INSERTION

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

CASE NO.: 2025-CA-000526
NATIONAL MAINTENANCE AND, BUILD OUT COMPANY, LLC. A DELAWARE LIMITED LIABILITY COMPANY Plaintiff, vs. RELATED DEVELOPMENT GROUP, LLC. A FLORIDA LIMITED LIABILITY COMPANY, Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated September 30, 2025, and entered in Case No.: 2025-CA-000526 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein the property will sell to the highest and best bidder for cash at www.flagler.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 10th day of July, 2026, the following described property as set forth in said Order or Final Judgement, to wit:

UNIT A104, Grand Vista Condominium at Grand Haven, Phase 1, according to the Declaration of Condominium recorded in Official Records Book 2835, page 150, and all exhibits and amendments thereof, Public Records of Flagler County, Florida.

PARCEL ID: 22-11-31-3995-00C10-A104
PROPERTY ADDRESS: 455 RIVERFRONT DR. UNIT A104, Palm Coast, Florida 32137

The above is to be published in the Palm Coast Observer. 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 sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in these proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
June 4, 11, 2026 26-00163G

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
E-Mail: Jennifer@DNaplesLaw.com
June 4, 11, 2026 26-00169G

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

SECOND 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.

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
E-Mail: Jennifer@DNaplesLaw.com
June 4, 11, 2026 26-00169G

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