

VOLUSIA COUNTY LEGAL NOTICES

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 Wild Indigo Studio, located at 109 Colina Place, in the City of Ormond Beach, Volusia County, FL 32174, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated 7/14/2026. Beth O'Connor 7764-352920 Jul. 23, 2026	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 11880 CIDL Planet Home Lending, LLC, Plaintiff, vs. Devan C Odom, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 11880 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Planet Home Lending, LLC is the Plaintiff and Devan C Odom; Unknown Spouse of Devan C. Odom; The Highlands Subdivision Homeowners Association, Inc. 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 20th day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 48, HIGHLANDS SUBDIVISION, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 54, PAGES 177 THROUGH 179, INCLUSIVE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TAX ID: 791204000480 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 ACCOMODATIONS 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

FIRST INSERTION	
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2025 11527 CIDL U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN- INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. MORTGAGE PASS- THROUGH CERTIFICATES SERIES 2004-NCMI, Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE S. NEVILLE, DECEASED; BRIAN NEVILLE, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated April 27, 2026, and entered in Case No. 2025 11527 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc. Mortgage Pass-Through Certificates Series 2004-NCMI, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under Or Against The Estate Of Lorraine S. Neville, Deceased; Brian Neville, are Defendants, the Office of the Clerk, Volusia County Clerk of the Court	will sell via online auction at www.volusia.realforeclose.com at 11:00 a.m. on the 3rd day of September, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 13067, 13068 AND 13069, BLOCK 419, FLORIDA SHORES NO. 20, (REVISED), ACCORDING TO MAP IN BOOK 19, PAGE 240, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 2829 Willow Oak Drive, Edgewater, Florida 32141 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: 7/17/2026 McCabe, Weisberg & Conway, LLC By: /s/ Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 25-400168 July 23, 30, 2026

FIRST INSERTION	
RE-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 the Order Rescheduling Foreclosure Sale entered on June 29, 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 18th day of August, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 12, ASHBY COVE ESTATES, AN UNRECORDED SUBDIVISION LYING IN SECTIONS 16, 21 AND 28, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, SAID LOT BEING MORE PARTICULARLY. A PORTION OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 18, SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, SAID POINT BEING A 4° X 4°	CONCRETE MONUMENT (FOUND IN PLACE); THENCE RUN S02 DEGREES 12' 56" W 983.43 FEET, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE S 75 DEGREES 11' 26" W 990.14 FEET; THENCE S 86 DEGREES 42' 43" W 276.62 FEET; THENCE S 31 DEGREES 23' 58" E 104.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 239.02 FEET AND A CENTRAL ANGLE OF 37 DEGREES 18' 50"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 155.66 FEET; THENCE DEPARTING SAID CURVE, S 87 DEGREES 56' 07" E 124.83 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N 02 DEGREES 12' 56" E ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 547.93 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WESTERLY 30 FEET THEREOF AS RECORDED IN O.R.B. 3727, PAGE 3704, IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALSO SUBJECT TO BRIDAL PATH AND DRAINAGE EASEMENT OVER THE EAST 20 FEET THEREOF. ALSO SUBJECT TO A DRAINAGE AND UTILITY EASEMENT OVER THE NORTH AND SOUTH 10 FEET THEREOF. Property address: 172 Ashby Cove Lane, New Smyrna Beach, FL 32168

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025 14422 CICI UNION HOME MORTGAGE CORP., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST ON THE ESTATE OF DONALD STEVENS YOUNG JR AKA DONALD S YOUNG JR; JUDITH D. YOUNG; KRISTINA M. YOUNG; HEATHER A. YOUNG; JUDITH D. YOUNG, PERSONAL REPRESENTATIVE; 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 12 day of August, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 4, WOOD HAVEN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 26, PAGE 77, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 39 WOODHAVEN CIR, ORMOND BEACH, FL 32176 IF YOU ARE A PERSON CLAIMING A	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 14th day of July, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDoes@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F01333 July 23, 30, 2026

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2025 12753 CIDL FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. FOSTER ALLEN DUZAN, et al. Defendant(s). TO: OWN 1 HOLDINGS COMPANY, LLC, whose business address is unknown. THE CORPORATION IS HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: PARCEL NO. 3, CRESTWOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 28, PAGE 157, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before August 13, 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 14 day of July, 2026. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer Vazquez DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 24-243550 July 23, 30, 2026	26-005181

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 Wingman Home Repair & Maintenance located at 1289 Pilgrim Pl in the City of Daytona Beach, Volusia, FL 32119 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 17th day of July, 2026 Norman Everitt July 23, 2026	26-005271
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 BEACH BUCKET located at 867 SOUTH ATLANTIC AVE in the City of ORMOND BEACH, Volusia, FL 32176 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of July, 2026 SCOTT'S BEACH SHACK, INC. July 23, 2026	26-005341

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 Salty Cat Cleaning Co. located at 152 Daytona Ave in the City of Holly Hill, Volusia, FL 32117 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of July, 2026 Cloud Cuts LLC July 23, 2026	26-005331

FIRST INSERTION	
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 17 day of July 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 25-05093 July 23, 30, 2026	26-005171

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 11997 PRDL Division: Probate IN RE: ESTATE OF CHASE ANTHONY RIVERA, a/k/a CHASE A. RIVERA, Deceased. The administration of the estate of Chase Anthony Rivera, deceased, whose date of death was March 19, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 23, 2026. Personal Representative: /s/ Jessica Angel Picallo Jessica Angel Picallo 465 Bryant St. Ormond Beach, FL 32174 Attorney for Personal Representative: /s/ Lowell S. Schoenfeld Lowell S. Schoenfeld Attorney for Personal Representative Florida Bar Number: 980099 SCHOENFELD KYLE & ASSOCIATES LLP 1380 Royal Palm Square Blvd. Fort Myers, FL 33919 Telephone: (239) 936-7200 Fax: (239) 936-7997 E-Mail: lowells@trustska.com Secondary E-Mail: bethm@trustska.com July 23, 30, 2026	26-005191

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2026 12364 CIDL U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AUSTIN M. HOWARD A/K/A AUSTIN HOWARD, DECEASED. et al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AUSTIN M. HOWARD A/K/A AUSTIN HOWARD, 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 37, 38 AND 39, BLOCK 10, DAYTONA PARK ESTATES SECTION NO. F, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 101, 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 August 17, 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 17 day of July, 2026. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer Vazquez DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 26-419532 July 23, 30, 2026	26-005211

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This week's Crossword answers

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

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This week's Celebrity Cipher answers

Puzzle One Solution:
"My mother was an elementary school teacher ... She held me to high standards ... and insisted that I write well."

Elena Kagan

Puzzle Two Solution:
"You don't have to worry about acting being in love. You can just love and respect and admire the person."

Paul Mescal

Puzzle Three Solution:
"I just wanted to go and be in the room again with people who absolutely are completely, madly obsessed with film."

Emma Watson

This week's Sudoku answers

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

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Woman sitting on a couch using a laptop

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No. 2026 12059 PRDL

Division 10

IN RE: ESTATE OF ALFRED RUSSELL ROBERSON, JR. Deceased.

The administration of the estate of Alfred Russell Roberson, Jr., deceased, whose date of death was February 5, 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 July 23, 2026.

Personal Representative:

Joyce Slone

1633 Florentino Lane

Winter Park, Florida 32792

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

July 23, 30, 2026

26-005261

SUBSEQUENT INSERTIONS

SECOND INSERTION

DAYTONA WEST COMMUNITY DEVELOPMENT DISTRICT

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

Notice is hereby given that the Board of Supervisors of the Daytona West Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:

August 11, 2026

TIME:

10:30 A.M.

LOCATION:

Cobb Cole

231 North Woodland Boulevard

DeLand, Florida 32720

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://daytonawestcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

Any person requiring special accommodations at this meeting and/or public hearing or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

July 16, 23, 2026

26-005121

SECOND INSERTION

NOTICE OF SALE

PURSUANT TO CHAPTER 45

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

CIVIL DIVISION

CASE NO. 2025 14775 CICI

NATIONSTAR MORTGAGE LLC,

Plaintiff, vs.

MONTE L. CROSBY, III; BLAIR KENDALL GRUSKIN; JUDITH M. EVANS; UNKNOWN SPOUSE OF JUDITH M. EVANS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 24, 2026, and entered in Case No. 2025 14775 CICI of the Circuit Court in and for Volusia County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and MONTE L. CROSBY, III; BLAIR KENDALL GRUSKIN; JUDITH M. EVANS; UNKNOWN SPOUSE OF JUDITH M. EVANS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on September 23, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 23, THE SOUTHERLY 35 FEET OF LOT 22 AND THE NORTHERLY 2 FEET OF LOT 24, BLOCK 4, DAYTONA OAK RIDGE, UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 143, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

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

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED July 6, 2026.

By: /s/ Ian Dolan

Ian C. Dolan

Florida Bar No.: 757071

Roy Diaz, Attorney of Record

Florida Bar No. 767700

Diaz Anselmo & Associates, P.A.

Attorneys for Plaintiff

499 NW 70th Ave., Suite 309

Fort Lauderdale, FL 33317

Telephone: (954) 564-0071

Facsimile: (954) 564-9252

Service E-mail: answers@dallegal.com

1463-221360 / GS1

July 16, 23, 2026

26-005131

SEARCH MARKETPLACE

for GREAT DEALS

To place an ad, call 386-447-9723

Location Pin

Location Pin

FOURTH INSERTION

THE OAK HILL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that The Oak Hill Town Center Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, *Florida Statutes*. The Board of Supervisors of the District will conduct a public hearing on July 28, 2026, at 1:30 p.m. at the Offices of Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, sanitary sewer system, water distribution system, reuse water system, stormwater management system, undergrounding of electrical service system, conservation/mitigation areas, on and offsite roadway improvements, landscape, hardscape and irrigation improvements, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Cindy Cerbone District Manager	
July 2, 9, 16, 23, 2026	26-004661

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 12459 CIDL
PHH MORTGAGE CORPORATION, Plaintiff, vs.
DONALD JAMES COMARDO; MAJESTIC OAKS PHASE IV HOMEOWNERS ASSOCIATION, INC.; SUNNOVA TE MANAGEMENT, LLC; COVENANT ROOFING & CONSTRUCTION, INC.; Defendants
NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale dated July 5, 2026, and entered in Case No. 2025 12459 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. PHH MORTGAGE CORPORATION, is Plaintiff and DONALD JAMES COMARDO; MAJESTIC OAKS PHASE IV HOMEOWNERS ASSOCIATION, INC.; SUNNOVA TE MANAGEMENT, LLC; COVENANT ROOFING & CONSTRUCTION, INC., are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 13TH day of AUGUST, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 25, OF MAJESTIC OAKS PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kaliye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvakasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.
Dated this 10th day of July, 2026
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH20956-25/sap
July 16, 23, 2026 26-004991

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-11857 - PRDL
Division 10
IN RE: ESTATE OF: DONNA MARIE MCBREEN, a/k/a DONNA MCBREEN, a/k/a DONNA MCBREEN, Deceased.
The administration of the estate of DONNA MARIE MCBREEN, a/k/a DONNA MCBREEN, a/k/a DONNA M. MCBREEN, deceased, whose date of death was 01/24/2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
UNIT 5 OF CARDINAL SHORES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 6405, PAGE(S) 498, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
has been filed against you and you are required to file a copy of your written defenses, if any, to it, on Jamie Juter, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before August 5, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of said Court on the 6 day of July, 2026.
LAURA E. ROTH, ESQ.
CLERK OF COURT OF VOLUSIA COUNTY
(SEAL) BY: /s/ Jennifer Vazquez Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: Kimberlee.Masters@mccalla.com 25-12750FL
July 16, 23, 2026 26-004961

NOTICE OF SALE PURSUANT TO CHAPTER 45 OF THE FLORIDA STATUTES

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

CASE NO.: 2025-11024-CICI SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company JOSEPH TAVOLACCI, Plaintiffs, vs.

GARY D. SORINO ADKINSON a/k/a GARY D. ADKINSON, individually, GARY D. SORINO ADKINSON a/k/a GARY D. ADKINSON, as Trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST a/k/a GARY D. SORINO-ADKINSON FAMILY TRUST (A Florida Family Trust) Dated 7/17/19; UNKNOWN TENANT 1, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 7, 2026 in Case No. 2025-11024-CICI of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA COUNTY, Florida. SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company, JOSEPH TAVOLACCI, are the Plaintiff and GARY D. SORINO ADKINSON a/k/a GARY D. ADKINSON, individually, GARY D. SORINO ADKINSON a/k/a GARY D. ADKINSON, as Trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST a/k/a GARY D. SORINO-ADKINSON FAMILY TRUST (A Florida Family Trust) Dated 7/17/19; etc. et. al, are the Defendants, Laura E. Roth, the Clerk of Court for Volusia County will sell to the highest and best bidder for cash at: www.volusia.realforeclose.com the Clerk's website for online instructions at 11:00 A.M. on July 31, 2026 the following described property as set forth in said Final Judgment, to wit:
Parcel 1
A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Sub-division, lying Westerly of Atlantic Avenue, a 75 foot Right-of-Way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:
Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.
Less and Except Parcel 1-A and 2-A described as follows:
PARCEL 1-A:
A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the North-east corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning, Parcel 2
Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.
Any persons 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.
Dated: July 7, 2026
LAW OFFICES OF JORDAN I. WAGNER, P.A.
320 S.E. 18 Street
Fort Lauderdale, Florida 33316
Telephone: 954-491-3277
Facsimile: 954-692-9186
By: /s/ Jordan I. Wagner
Jordan Wagner, Esq.
Fla. Bar No.: 42775
jiw@jordanwagnerlaw.com
July 16, 23, 2026 26-005031

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2025 13793 PRDL
DIVISION: 10
IN RE: ESTATE OF: MARGIE L. MANLEY, Deceased.
The administration of the estate of MARGIE L. MANLEY, deceased, whose date of death was August 26, 2025, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 July 16, 2026.
Personal Representative:
/s/ Roberia L. Stewart
ROBERIA L. STEWART
612 Tomoka Road
Daytona Beach, Florida 32114
Attorney for Personal Representative:
/s/ Adam Warren
Adam Warren, Esquire
ADAM WARREN LAW, PLLC
327 South Palmetto Avenue
Daytona Beach, FL 32114
(386) 366-7500
adam@awarrenlaw.com
contact@awarrenlaw.com
nicole@awarrenlaw.com
Florida Bar No.: 0940501
Attorney for Roberia L. Stewart
July 16, 23, 2026 26-005041

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2024 12822 CICI
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R1, Plaintiff, vs.
JOY M. ZIEKMAN, et. al. Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOY M. ZIEKMAN, 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.
TO: JASON RICH, whose residence is unknown 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 105, SPRUCE CREEK VIL-LAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 36, PUBLIC RECORDS, VOLUSIA COUNTY, FLORIDA.
TOGETHER WITH 1991 MOBILE HOME
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 8/24/2026 /(<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 6th day of July, 2026.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ T. Lowe DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-222652
July 16, 23, 2026 26-004981

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 13919 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
APRYL M WESTFALL A/K/A APRYL MARIE WESTFALL, et al., Defendant.
To: JEFFREY H HAY
255 PENIEL RD
COLUMBUS, NC 28722
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 2, BLOCK 1931, DELTONA LAKES UNIT SEVENTY FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 29, PAGE(S) 28 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, being described as follows:
Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.
Less and Except Parcel 1-A and 2-A described as follows:
PARCEL 1-A:
A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the North-east corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning, Parcel 2
Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.
Any persons 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.
Dated: July 7, 2026
LAW OFFICES OF JORDAN I. WAGNER, P.A.
320 S.E. 18 Street
Fort Lauderdale, Florida 33316
Telephone: 954-491-3277
Facsimile: 954-692-9186
By: /s/ Jordan I. Wagner
Jordan Wagner, Esq.
Fla. Bar No.: 42775
jiw@jordanwagnerlaw.com
July 16, 23, 2026 26-005031

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No: 2026 11871 PRDL
Division: 10
IN RE: ESTATE OF WALTER CHARLES LYONS, Deceased.
The administration of the estate of WALTER CHARLES LYONS, deceased, whose date of death was October 6, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 16, 2026
Signed on this 9th day of JULY, 2026.
/s/ Christopher C. Lyons
CHRISTOPHER C. LYONS
Personal Representative
52 Coquina Point Dr.
Ormond Beach, Florida 32174
/s/ Robert Kit Korey
ROBERT KIT KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 147787
ROBERT KIT KOREY, P. A.
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174
Telephone: (386) 677-3431
Email: Kit@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
July 16, 23, 2026 26-005011

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-012243
Division: Probate
IN RE: ESTATE OF ANDREW F. DEDITCH, Deceased.
The administration of the Estate of Andrew F. Deditch, deceased, whose date of death was February 12, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, Deland, FL 32721-6043. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE 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 the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Section 732.2211.
The date of first publication of this Notice is July 16, 2026.
Personal Representative:
/s/ Aaron C. Deditch
Aaron C. Deditch
30 Wilson Ave.
East Hanover, NJ 07936
Attorney for Personal Representative:
/s/ Joe C. Cuffel
Joe C. Cuffel
Attorney for Personal Representative
Florida Bar Number: 1019964
SCHOENFELD KYLE & ASSOCIATES LLP
1380 Royal Palm Square Boulevard
Fort Myers, Florida 33919
Telephone: (239) 936-7200
Fax: (239) 936-7997
E-Mail: joe@trustska.com
July 16, 23, 2026 26-005151

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of BONNIE ANN RAFUSE and MARGARET J. FAXON will, on July 28, 2026, at 10:00 a.m., at 21 Beaver Lake Circle, Lot #373, Ormond Beach, Volusia County, Florida 32174; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
2000 MERT MOBILE HOME, VIN: FLHMBCL52544855A, TITLE NO.: 0081838328, and VIN: FLHMBCL52544855B, TITLE NO.: 0081838201 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2100 Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-3015)
July 16, 23, 2026 26-005061

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of BONNIE ANN RAFUSE and MARGARET J. FAXON will, on July 28, 2026, at 10:00 a.m., at 21 Beaver Lake Circle, Lot #373, Ormond Beach, Volusia County, Florida 32174; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
2000 MERT MOBILE HOME, VIN: FLHMBCL52544855A, TITLE NO.: 0081838328, and VIN: FLHMBCL52544855B, TITLE NO.: 0081838201 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2100 Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-3015)
July 16, 23, 2026 26-005061

FLAGLER COUNTY LEGAL NOTICES

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

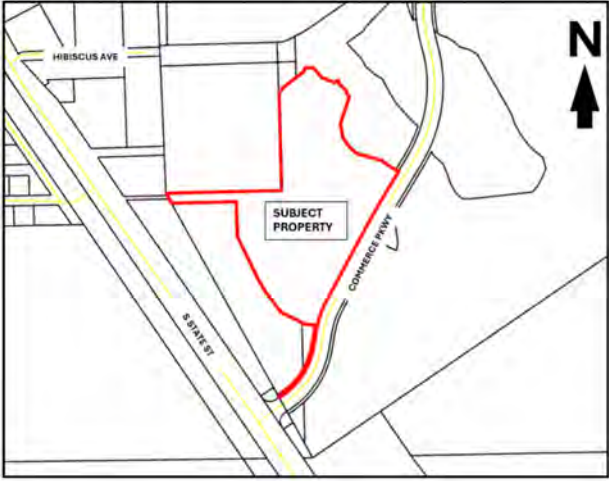
NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 4th day of August 2026, for the purpose of hearing a variance to increase the maximum height limitation from 35 feet to 85 feet for concrete batch silos within the L- 1 zoning district (Application No. VAR-2026-03), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

VAR-2026-03

REQUESTING APPROVAL FOR A VARIANCE ON PARCEL ID: 14-12-30-2265-001B0- 0000 TO INCREASE THE MAXIMUM HEIGHT LIMITATION FROM 35 FEET TO 85 FEET FOR CONCRETE BATCH SILOS WITHIN THE L-1 ZONING DISTRICT.

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 variance, either in person or in writing, might preclude the ability of such person to contest the variance at a later date. A copy of all pertinent information to this variance 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 Planning, Zoning, and Appeals Board 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)



7763-353679
Jul. 23, 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 6:00 P.M. on the 4th day of August 2026, for the purpose of hearing a special exception modification of SE-2024-06 to allow a mixed-use building by converting one dwelling unit in the triplex into an office (Application No. SE-2026-10), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

SE-2026-10

REQUESTING APPROVAL FOR A SPECIAL EXCEPTION MODIFICATION OF SE-2024- 06 AT 1300 EAST MOODY BOULEVARD TO ALLOW A MIXED-USE BUILDING BY CONVERTING ONE DWELLING UNIT IN THE TRIPLEX INTO AN OFFICE WITHIN THE B-2 ZONING DISTRICT.

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 special exception, either in person or in writing, might preclude the ability of such person to contest the special exception at a later date. A copy of all pertinent information to this special exception 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 Planning, Zoning, and Appeals Board 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)



7763-353685
Jul. 23, 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 6:00 P.M. on the 4th day of August 2026, for the purpose of hearing a variance to reduce the side yard setback requirement from 20 feet to 15.4 feet for a principal metal structure within the AG zoning district (Application No. VAR-2026-04), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

VAR-2026-04

REQUESTING APPROVAL FOR A VARIANCE AT 110 OPOSSUM LANE TO REDUCE THE SIDE YARD SETBACK REQUIREMENT FROM 20 FEET TO 15.4 FEET FOR A PRINCIPAL METAL STRUCTURE WITHIN THE AG ZONING DISTRICT.

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 variance, either in person or in writing, might preclude the ability of such person to contest the variance at a later date. A copy of all pertinent information to this variance 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 Planning, Zoning, and Appeals Board 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)



7763-353689
Jul. 23, 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 6:00 P.M. on the 4th day of August 2026, for the purpose of hearing Ordinance 2026-XX (Application No. FLUMA-2026-06), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-XX

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 12.82+ ACRES IN THE CITY OF BUNNELL LIMITS FROM "MULTIFAMILY (MF)" 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 Planning, Zoning, and Appeals Board 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)



7763-353692
Jul. 23, 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 HI-LUX Pressure and Soft Washing , located at 21 Claymont Ct N, in the City of Palm Coast, Flagler County, FL 32137, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 7/19/2026.
Michael J Postel

7763-353498
Jul. 23, 2026

IN THE CIRCUIT COURT, IN THE FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA
CASE NO.: 2026-CP-1505
DIVISION: PR-B
IN RE THE ESTATE OF ARTHUR CHARLES CLARK, DECEASED.
NOTICE TO CREDITORS
The administration of the estate of Arthur Charles Clark, Deceased, Case No. 2026-CP- 1505, Division PR-B, is pending in the Circuit Court for Duval

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 6:00 P.M. on the 4th day of August 2026, for the purpose of hearing a variance to reduce the rear yard setback requirement from 20 feet to 14.1 feet for a screen enclosure within the R-1 zoning district (Application No. VAR-2026-06), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

VAR-2026-06

REQUESTING APPROVAL FOR A VARIANCE AT 206 NORTH ORANGE STREET TO REDUCE THE REAR YARD SETBACK REQUIREMENT FROM 20 FEET TO 14.1 FEET FOR A SCREEN ENCLOSURE WITHIN THE R-1 ZONING DISTRICT.

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 variance, either in person or in writing, might preclude the ability of such person to contest the variance at a later date. A copy of all pertinent information to this variance 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 Planning, Zoning, and Appeals Board 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)



7763-353691
Jul. 23, 2026

County, Florida, Probate Division, the address of which is Duval County Courthouse, 501 West Adams Street, Jacksonville, FL 32202. 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, 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 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.
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 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.
All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, 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 WILL BE FOREVER BARRED.
The date of first publication of this Notice is July 23, 2026.
CANDICE SCHWEMLEIN,
Personal Representative

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 6:00 P.M. on the 4th day of August 2026, for the purpose of hearing a special exception to allow a concrete batch plant (Application No. SE-2026-09), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

SE-2026-10

REQUESTING APPROVAL FOR A SPECIAL EXCEPTION USE ON PARCEL ID: 14-12- 30-2265-001 B0-0000 TO ALLOW A CONCRETE BATCH PLANT WITHIN THE L-1 ZONING DISTRICT

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 special exception, either in person or in writing, might preclude the ability of such person to contest the special exception at a later date. A copy of all pertinent information to this special exception 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 Planning, Zoning, and Appeals Board 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)



7763-353690
Jul. 23, 2026

Jennifer Akin, Esq., FBN: 113117
Ray Elizabeth Dezer, FBN 95564
Attorneys for Personal Representative
J. Akin Law
6045 A1A South
St. Augustine, FL 32080
Tel.: (904) 320-0011
Email: pleadings@JAKinLaw.com
7763-353604
Jul. 23, 30, 2026

NOTICE OF PUBLIC SALE
Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cards on August 11, 2026 at 11:30am with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at

www.storage-treasures.com
P32 Frank Dias
176 Wayne Fultz
238 Linda Mills
7763-352517
Jul. 23, 30, 2026

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
NOTICE OF FORECLOSURE SALE
Case No.: 2025 CA 000010
Plaintiff: Hammock Real Estate Development, LLC, a Florida limited liability company
Defendant: A Plus Home Improvements LLC, a Florida Limited liability company, and NATALIA MEDEIROS, as Trustee of the NATALIA MEDEIROS REVOCABLE TRUST, dated July 22,2011

NOTICE IS HERBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 3, 2026, entered in Civil Case No.: 2025 CA 000010 of the Circuit Court of the 7th Judicial Circuit in and for Flagler County, Florida, wherein Hammock Real Estate Development, LLC, a Florida limited liability company is the Plaintiff and A Plus Home Improvements LLC, a Florida limited liability company and NATALIA MEDEIROS, as Trustee of the NATALIA MEDEIROS REVOCABLE TRUST, dated July 22, 2011, are the Defendants. The Clerk of the Court will sell to the highest bidder for cash electronically at Flagler County Real Foreclose

(https://flagler.realforeclose.com) on August 7, 2026 at 11:00 a.m., the following described property set forth in said Final Judgment, to wit:

LOTS 4, 5, AND 6, BLOCK 170, TOWN OF BUNNELL. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT

BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Parcel ID: 10-12-300850-01700-0040

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

Aug. 07 11:00 AM- 12:00 PM Rain or Shine

7763-352762
Jul. 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **ROBIN J. KISSEL** 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:2022 / 27
Year of Issuance:2022

Description of Property:
That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; Thence run S0°-10'-00"E, along the East line of said Section 24, 2298.65 feet; Thence run due West, 1361.96 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 330.00 feet; Thence run due South, 165.00 feet; Thence run due East, 330.00 feet; Thence run due North, 165.00 feet to the Point of Beginning. Less the East 30 feet for road, utility and drainage purposes . Also described as Tract 140 of Unit IV of the unrecorded plat of Flagler Estates.

Name in which assessed:
H. WESLEY WHITE JR

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 # 26-003 TDC

7763-348713
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **ROBIN J. KISSEL** 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:2022 / 48
Year of Issuance:2022

Description of Property:
That portion of Section 23, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of Section 24 of said Township 10 South, Range 28 East, Thence run S0°-10'-00"E, along the East line of said Section 24, 483.65 feet; Thence run due West, 6801.68 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 165.00 feet; Thence run due South, 330.00 feet; Thence run due East, 330.00 feet; Thence run due North 330.00 feet to the Point of Beginning. Less the North 30 feet for road, utility and drainage purposes. Also described as Tract 478 of Unit IV of the unrecorded plat of Flagler Estates. That portion of Section 23, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of Section 24 of said Township 10 South, Range 28 East; Thence run S0°-10'-00"E, along the East line of said Section 24, 483.65 feet; Thence run due West, 6636.68 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue due West, 165.00 feet; Thence run due South, 330.00 feet; Thence run due East, 165.00 feet; Thence run due North, 330.00 feet to the Point of Beginning. Less the North and East 30 feet for road, utility and drainage purposes. Also described as Tract 479 of Unit IV of the unrecorded plat of Flagler Estates.

Name in which assessed:
DENISE BROWN, FRED C. HILLMAN, JANICE PASTORE, LINDA PETYK

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 # 26-004 TDC

7763-348710
Jul. 2, 9, 16, 23, 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 / 1709
Year of Issuance:2024

Description of Property:
Lot 07, Block 056, PALM COAST Map of Seminole Park, Section 58, according to the plat thereof, as recorded in Map Book 19, Page 26-40, of the Public Records of Flagler County, Florida.

Name in which assessed:
SAMITA SPENCER

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 # 26-005 TDC

7763-348711
Jul. 2, 9, 16, 23, 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 / 1313
Year of Issuance:2024

Description of Property:
Lot 5 of Block 21, of PALM COAST, Map of Pine Grove, Section 25, according to the plat thereof, as recorded in Map Book 9, at Page 8, of the Public Records of Flagler County, Florida.

Name in which assessed:
BRIANNA D. TAYLOR, ETHEL P BROWN, OSCAR L. HINES JR, RANSOM L BROWN SR, SEAN S. HINES

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 # 26-006 TDC

7763-348712
Jul. 2, 9, 16, 23, 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 / 1704
Year of Issuance:2024

Description of Property:
Lot 20, Block 44, OF PALM COAST, MAP OF SEMINOLE WOODS, SECTION 58, according to the Plat thereof as recorded in Plat Book 19, Page(s) 26 through 40, inclusive, of the Public Records of Flagler County, Florida.

Name in which assessed:
CARLOS RODRIGUEZ

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 # 26-007 TDC

7763-348714
Jul. 2, 9, 16, 23, 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 / 1391
Year of Issuance:2024

Description of Property:
Lot 10 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:
JIAR MING, JIAR MING KUNG, 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 # 26-008 TDC

7763-348715
Jul. 2, 9, 16, 23, 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 / 1331
Year of Issuance:2024

Description of Property:
Lot 2 of Block 73, of PALM COAST, Map of Pine Gove, Section 25, according to the plat thereof, as recorded in Map Book 9, at Page 17, of the Public Records of Flagler County, Florida.

Name in which assessed:
ROWSHANAK HASHEMIYOON

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 # 26-009 TDC

7763-348716
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **BLACK CUB, 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 / 1576
Year of Issuance:2024

Description of Property:
LOT 3, BLOCK 46, MAP OF BELLE TERRE, SECTION 35, PALM COAST PARK AT PALM COAST, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 11, PAGE 2-26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed:
16 BUNKER VIEW LLC

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: Stephanie Tolson, Deputy Clerk
File # 26-010 TDC

7763-348590
Jul. 2, 9, 16, 23, 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 / 1663
Year of Issuance:2024

Description of Property:
PALM COAST SECTION 57 BLOCK 033 LOT 05 SUBD 0050

Name in which assessed:
Pearl Albedeiwi, Roumel Albedeiwi

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: Dana Macdonald, Deputy Clerk
File # 26-011 TDC

7763-348596
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** 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 / 1258
Year of Issuance:2024

Description of Property:
LOT 13, BLOCK 9, PALM COAST, MAP OF WYNNFIELD, SECTION 23, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE(S) 23 THROUGH 38, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed:
OKSANA SHALAMOV

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: Stephanie Tolson, Deputy Clerk
File # 26-012 TDC

7763-348599
Jul. 2, 9, 16, 23, 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 / 1289
Year of Issuance:2024

Description of Property:
Lot 10 of Block 27, of PALM COAST, Map of PINE GROVE, Section 24, according to the plat thereof, as recorded in Map Book 8, at Page 48, of the Public Records of Flagler County, Florida.

Name in which assessed:
RAMEEN HASHEMIYOON, ROBERT BABAK HASHEMIYOON, ROWSHANAK HASHEMIYOON

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 # 26-013 TDC
7763-348717
Jul. 2, 9, 16, 23, 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 / 1710
Year of Issuance:2024

Description of Property:
Lot 08, Block 056, Palm Coast Map of Seminole Park, Section 58, according to the plat thereof, as recorded in Map Book 19, Page 26-40, of the Public Records of Flagler County, Florida.

Name in which assessed:
Samita Spencer

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: Dana Macdonald, Deputy Clerk
File # 26-014 TDC

7763-348610
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** 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 / 1714
Year of Issuance:2024

Description of Property:
LOT 05 BLOCK 057 PALM COAST MAP OF SEMINOLE PARK SECTION 58 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 26-40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed:
SAMITA SPENCER

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: Stephanie Tolson, Deputy Clerk
File # 26-015 TDC

7763-348628
Jul. 2, 9, 16, 23, 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 / 1534
Year of Issuance:2024

Description of Property:
Lot 23 of Block 25, of Palm Coast, Map of Royal Palms, Section 33, according to the plat thereof, as recorded in Map Book 10, at Page 73, of the Public Records of Flagler County, Florida.

Name in which assessed:
Gerald G Mahoney - Deceased, Leocadia A Mahoney - Deceased

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: Dana Macdonald, Deputy Clerk
File # 26-016 TDC

7763-348632
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20, LLC FBO SEC PTY** 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 / 1439
Year of Issuance:2024

Description of Property:
LOT 29 OF BLOCK 52, OF PALM COAST, MAP OF ROYAL PALMS, SECTION 029, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, AT PAGE 25, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed:
ELSA ISAKU, SKENDER ISAKU

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: Stephanie Tolson, Deputy Clerk
File # 26-017 TDC

7763-348658
Jul. 2, 9, 16, 23, 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 / 1449
Year of Issuance:2024

Description of Property:
Lot

Section 2, Florida Park at Palm Coast, and Lot 3, Block 1, Section 2, Florida Park at Palm Coast, as recorded in Map Book 6, Page 2, of the Public Records of Flagler County, Florida, described as Follows: From the Southwest corner of said Reserved Parcel "A", run North 26° 41'14" West, along the Westerly line of said Reserved Parcel "A", and said Easterly right of way line, a distance of 289.93 feet to the North line of said Reserved Parcel "A"; thence departing said Easterly right of way line, run North 63° 20'59" East, along the north line of said Reserved Parcel "A", a distance of 180.00 feet to the Westerly line of said Lot 3; thence departing said North line of said Reserved Parcel "A", run North 26° 41'14" West, along said Westerly line of Lot 3, a distance of 125.00 feet to the Southerly right of way line of Farraday Lane, a 50 foot right-of-way; thence North 63° 20'59" East, along the North line of said Lot 3 and said Southerly right of way line, a distance of 71.00 feet; thence departing said North line of Lot 3 and said Southerly right of way line, run South 26° 41'14" East, a distance of 125.00 feet to said North line of said Reserved Parcel "A"; thence departing said North line, run South 72° 29' 21" East, a distance of 57.19 feet; thence South 26° 41'14" East, a distance of 100.00 feet to the boundary of Shangri-La at Palm Coast, Phase 1, as recorded in Map Book 72, page 91, of the Public Records of Flagler County, Florida; thence run along said boundary the following courses and distance; South 63° 19'55" West, a distance of 159.00 feet; thence South 26° 41'14" East, a distance of 150.00 feet; thence departing said boundary, run South 63° 19'55" West, a distance 133.00 feet to the POINT OF BEGINNING. Part of Lot 3, Block 1 and part of reserved Parcel "A", Section 2, Palm Coast, a subdivision as recorded in Map Book 6, page 2, of the Public Record of Flagler County, Florida and more particularly described as follows: BEGINNING at the Northeasterly Corner of said Lot 3, Block 1, bear South 63° 20'59" West along the Southerly right-of-way line of Farraday lane (50 foot right-of-way) a distance of 9.00 feet: thence South 26° 41'14" East and parallel with the Easterly line of Lot 3, a distance of 125.00 feet to the Southerly line of Lot 3: thence South 72° 29'21" East a distance of 11.61 feet; thence North 26° 41'14" West along the Southerly prolongation and along the Westerly line of Lot 3, a distance of 132.33 feet to the POINT OF BEGINNING of this description. OR 2774, PG 128 UNIT 109, OF THE SUNRISE PLAZA CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 879, PAGE 466, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. OR 1286, PG 1893

Name in which assessed:
HOLROM LLC
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: Tiffani Smith, Deputy Clerk
File # 26-051 TDC
7763-349432
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that FTL INC. & BANESCO USA 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 / 446
Year of Issuance:2024
Description of Property:
LOT 29 OF BLOCK 86, OF THE SUBDIVISION OF DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGES 1 THROUGH 15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1972 CHMP HH 56' MOBILE HOME, IDENTIFICATION NUMBER 0429660514, RP# 12302633
Name in which assessed:
MICK C MCGUIRE, MORTON G LANGSTON
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: Stephanie Tolson, Deputy Clerk
File # 26-052 TDC
7763-349340
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that FTL INC. & BANESCO USA 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 / 779
Year of Issuance:2024
Description of Property:
LOT 2, BLOCK 168, TOWN OF BUNNELL, FLAGLER COUNTY, FLORIDA, LOCATED IN SECTION 14.
Name in which assessed:
ANNIE MAE UNDERWOOD
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: Stephanie Tolson, Deputy Clerk
File # 26-053 TDC
7763-349343
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 2024 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 / 1120
Year of Issuance:2024
Description of Property:
LOT 19, BLOCK 8, SUBDIVISION MAP BELLE TERRE - SECTION - 12 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGES(S) 73 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Name in which assessed:
CARMELO RODRIGUEZ, CARMEN RODRIGUEZ, GILBERTO RODRIGUEZ, JENNIFER RODRIGUEZ, JESUS A RODRIGUEZ, LORRAINE M RODRIGUEZ, MICHAEL A RODRIGUEZ, MILAGROS NEGRON, NANCY RODRIGUEZ, RAFAEL G RODRIGUEZ, ROSENDO RODRIGUEZ, SONIA N RODRIGUEZ
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: Stephanie Tolson, Deputy Clerk
File # 26-054 TDC
7763-349397
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 5024 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 / 1851
Year of Issuance:2024
Description of Property:
DWELLING NO. 103, IN BUILDING NO. VIII, OF THE PALM CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, IN OFFICIAL RECORDS BOOK 78, PAGES 55 THROUGH 122, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND TOGETHER WITH THE UNDIVIDED INTEREST IN COMMON ELEMENTS DECLARRED IN SAID DECLARATION OF CONDOMINIUM TO BE AN APPURTENANCE TO THE ABOVE DESCRIBED DWELLING, AND SUBSEQUENT AMENDMENTS THERETO, IF ANY.
Name in which assessed:
MARY M MERRITT
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: Stephanie Tolson, Deputy Clerk
File # 26-055 TDC
7763-349493
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 5024 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 / 1899
Year of Issuance:2024
Description of Property:
LOT 7, VILLAGE J-2B AT GRAND HAVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 33, PAGE(S) 64 THROUGH 66, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
PAUL H VINCI JR
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: Stephanie Tolson, Deputy Clerk
File # 26-056 TDC
7763-349504
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 2024 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 / 1240
Year of Issuance:2024
Description of Property:

Lot 25, Block 14, of Palm Coast, Map of Wynnfield, Section 21, a subdivision according to map or plat thereof as recorded in Plat Book 7, Pages 43 through 49, inclusive, of the Public Records of Flagler County, Florida.
Name in which assessed:
ANGELA H PERRY, CHARLEY L PERRY DECEASED
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: Jessie Garrett, Deputy Clerk
File # 26-057 TDC
7763-349587
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that FTL INC. & BANESCO USA 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 / 1895
Year of Issuance:2024
Description of Property:
LOT 5, PALM COAST PLANTATION PUD UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGES 54 THROUGH 61 INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
MARADY SOM
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: Stephanie Tolson, Deputy Clerk
File # 26-058 TDC
7763-349571
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that FTL INC. & BANESCO USA 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 / 540
Year of Issuance:2024
Description of Property:
LOT 20, BLOCK 147, OF DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, AT PAGES 1-15, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
2313 GROVE ST LAND TRUST
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: Tiffani Smith, Deputy Clerk
File # 26-059 TDC
7763-349577
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS, CORP. AND OCEAN BANK 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 / 1027
Year of Issuance:2024
Description of Property:
LOT 8, BLOCK 10, PALM COAST, MAP OF FLORIDA PARK, SECTION 7, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 6, PAGE 22, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
94 FOSTER LANE LLC
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: Stephanie Tolson, Deputy Clerk
File # 26-060 TDC
7763-349621
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS, CORP. AND OCEAN BANK 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 / 1068
Year of Issuance:2024
Description of Property:
Lot 9, Block 27, Palm Coast, Map of Florida Park, Section 9, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 40, of the Public Records of Flagler County, Florida, and as amended by instrument recorded in Official Records Book

35, Page 528, of the Public Records of Flagler County, Florida.
Name in which assessed:
88 FARMSWORTH DRIVE LLC
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: Tiffani Smith, Deputy Clerk
File # 26-061 TDC
7763-349623
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS, CORP. AND OCEAN BANK 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 / 1379
Year of Issuance:2024
Description of Property:
Lot 22, Block 51, Palm Coast, Map of Wynnfield, Section 27, according to the map or plat thereof, recorded in Plat Book 9, Page 47, Public Records of Flagler County, Florida.
Name in which assessed:
BARBARA E LAWRENCE
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: Tiffani Smith, Deputy Clerk
File # 26-062 TDC
7763-349800
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS, CORP. AND OCEAN BANK 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 / 634
Year of Issuance:2024
Description of Property:
NW 1/4TH OF TRACT 3, BLOCK 10, SECTION 30, TOWNSHIP 12 SOUTH, RANGE 29, EAST, ST. JOHNS DEVELOPMENT COMPANY'S SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, CONTAINING 2 1/2 ACRES, MORE OR LESS. ALSO THE NE 1/4 OF TRACT 3, BLOCK 11, OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 29 EAST. THE COMBINED PARCELS CONTAINING 5.0 ACRES (NET) MORE OR LESS. TOGETHER WITH A 1979 BUDDY MOBILE HOME BEARING ID # 04611397M
Name in which assessed:
ERNESTO ZAMORA II
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: Stephanie Tolson, Deputy Clerk
File # 26-063 TDC
7763-349816
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS, CORP. AND OCEAN BANK 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 / 900
Year of Issuance:2024
Description of Property:
LOT 17, UNIT 2, MAGNOLIA MANOR, A SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 5, PAGE 71, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
JERRY MCNITT (DECEASED), PAM MCNITT
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: Stephanie Tolson, Deputy Clerk
File # 26-064 TDC
7763-349910
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that FTL INC. & BANESCO USA 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 / 570
Year of Issuance:2024
Description of Property:
LOT 3, BLOCK 164 OF DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2267 AT PAGE 834 OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA.

Name in which assessed:
HENRY FRANK GIBSON JR
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: Stephanie Tolson, Deputy Clerk
File # 26-065 TDC
7763-350007
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS, CORP. AND OCEAN BANK 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 / 1067
Year of Issuance:2024
Description of Property:
LOT 8, BLOCK 27, PALM COAST, MAP OF FLORIDA PARK, SECTION 9, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
90 FARMSWORTH DRIVE LLC
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: Stephanie Tolson, Deputy Clerk
File # 26-066 TDC
7763-350053
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that FTL INC. & BANESCO USA 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 / 493
Year of Issuance:2024
Description of Property:
Lot 6, Block 120, DAYTONA NORTH, according to the plat thereof, recorded in Plat Book 10, Page 1-15 of the Public Records of FLAGLER County, Florida. TOGETHER WITH a double wide 1991 Fleetwood Mobile home serial #FLELL32A12401GH and #FLELL32B12401GH. RP#s R346400 & R443901.
Name in which assessed:
JAMES WHALEN (DECEASED), REBECCA KREIGER WHALEN
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: Tiffani Smith, Deputy Clerk
File # 26-067 TDC
7763-350072
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS, CORP. AND OCEAN BANK 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 / 583
Year of Issuance:2024
Description of Property:
LOT 1, OF BIMINI GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 16, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
STEVEN J MORENO
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: Stephanie Tolson, Deputy Clerk
File # 26-068 TDC
7763-350097
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS, CORP. AND OCEAN BANK 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 / 1080
Year of Issuance:2024
Description of Property:
LOT 84, BLOCK 7, SUBDIVISION MAP FLORIDA PARK - SECTION - 10 PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE(S) 43-53, AS AMENDED IN INSTRUMENT RECORDED IN OFFICIAL BOOK 35, PAGE 528,

OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
JOANNA REELEY LIFE ESTATE
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: Stephanie Tolson, Deputy Clerk
File # 26-069 TDC
7763-350147
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 5024 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 / 2107
Year of Issuance:2024
Description of Property:
LOT 15, BLOCK 12, OF FUQUAY SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 26, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
IAN SHEHAIBER
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: Stephanie Tolson, Deputy Clerk
File # 26-070 TDC
7763-350178
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that FTL INC. & BANESCO USA 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 / 365
Year of Issuance:2024
Description of Property:
LOT 12, BLOCK 24, DAYTONA NORTH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT MAP BOOK 10, PAGE 1 THROUGH 15, INCLUSIVE, IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. TOGETHER WITH A 1984 OLD MOBILE HOME BEARING VIN #SH5SWG444835415A/B
Name in which assessed:
1791 HOLLY LANE TRUST AGREEMENT DATED 07/01/2021, ZANDER CHRIS BURGER TRUSTEE
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: Stephanie Tolson, Deputy Clerk
File # 26-071 TDC
7763-350225
Jul. 2, 9, 16, 23, 2026

NOTICE OF APPLICATION FOR TAX DEED
NOTICE IS HEREBY GIVEN, that RAJENDRA GUPTA 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 / 1478
Year of Issuance:2024
Description of Property:
LOT 1, BLOCK 24, ROYAL PALMS - SECTION-31 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 10, PAGES 43 THROUGH 53 INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
ANDREW MICHAEL
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: Stephanie Tolson, Deputy Clerk
File # 26-072 TDC
7763-350260
Jul. 2, 9, 16, 23, 2026

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of THE OPAL AT PALM BEACH located at: 2804 DEL PRADO BLVD. STE 106 in the city of CAPE CORAL, FL 33904 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 14th day of July 2026.
OWNER:
OSL GV 3 HOLDINGS LLC
100 MAGNOLIA TRACE WAY
PALM COAST, FL 32164
OSL PALM COAST OPERATING LLC
100 MAGNOLIA TRACE WAY
PALM COAST, FL 32164
July 23, 2026 26-00221G

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Ormond Station Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	August 19, 2026
TIME:	10:00 a.m.
LOCATION:	Hilton Garden Inn Palm Coast Town Center 55 Town Center Blvd. Palm Coast, Florida 32164

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “**Project**”), benefitting certain lands within the District. The Project is described in more detail in the *Amended and Restated Engineer’s Report* (“**Engineer’s Report**”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District, as set forth in the *Master Special Assessment Methodology Report* (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The site consists of approximately 103.35 acres, and is generally located west and north of the Flagler County/Volusia County boundary and along Airport Road. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of **\$20,006,590** (not including interest or collection costs), and are as follows:

Land Use	Total Units	Equivalent Assessment Unit Factor	Annual Debt Assessment Per Unit **	TOTAL Principal Debt Assessment Per Unit *
Single Family	278	1.0	\$6,800.60	\$71,966.15
Townhome/Duplex	0	0.67	\$4,556.41	\$48,217.32
TOTAL PRINCIPAL DEBT ASSESSMENTS				\$20,006,590.46

*Amount includes principal only, and not interest or collect costs
**Amounts are in addition to estimated 3% County collection costs and 4% early payment discounts

NOTE: THE AMOUNTS SHOWN ABOVE ARE MAXIMUM DEBT ASSESSMENT LEVELS FOR THE INITIAL INSTALLATION OF INFRASTRUCTURE. ACTUAL AMOUNTS ARE EXPECTED TO BE LOWER (APPROXIMATELY \$1,500.00 PER YEAR PER LOT PLUS COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS), BUT THOSE ACTUAL AMOUNTS WILL NOT BE DETERMINED UNTIL BONDS ARE ISSUED.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

FIRST INSERTION

NOTICE OF SALE

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

CIVIL DIVISION

CASE NO. 2026-CA-000149

HARVEY SCHONBRUN, AS TRUSTEE, Plaintiff, vs.

PATRICIA FITZGERALD and ROBERT B. FITZGERALD, SR, wife and husband, ROBERT B. FITZGERALD, JR, and CITY OF PALM COAST, FLORIDA, Defendants.

Notice is hereby given that, pursuant to a Summary Final Judgment of Foreclosure entered in the above styled cause, the Clerk of Circuit Court and Comptroller of Flagler County will sell the property situate in Flagler County, Florida, described as:

Lot 11, Block 8, of LAKEVIEW – SECTION 37, PALM COAST PARK AT PALM COAST, according to the Plat thereof as recorded in Plat Book 13, Page(s) 1 through 29, inclusive, of the Public Records of Flagler County, Florida.

in an electronic sale, to the highest and best bidder, for cash, on AUGUST 14, 2026, beginning at 11:00 a.m. EST at https://flagler.realforeclose.com, in accordance with Section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to 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 at Court Administration – ADA Coordinator, 1769 E. Moody Blvd., Bldg. 1, 2nd floor, Bunnell, FL 32110, (386) 257-6096, ADARequest@circuit7.org. Hearing or voice impaired, please call 711.

Dated July 14, 2026.

/s/ Harvey Schonbrun, Esquire

HARVEY SCHONBRUN, P. A.

Post Office Box 20587

Tampa, Florida 33622-0587

813/229-0664 phone

July 23, 30, 2026

26-00214G

FIRST 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 August 07, 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 15 day of July, 2026.

eXL Legal, PLLC

Designated Email Address: cefiling@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

July 23, 30, 2026

26-00215G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2025-CA-000445

CITIZENS BANK NA F/K/A RBS CITIZENS NA, Plaintiff, v.

JENNIFER ZIEGLER A/K/A JENNIFER LYNN WHARTON, et al., Defendants.

NOTICE is hereby given that Tom Bexley, Clerk of the Circuit Court of Flagler County, Florida, will on August 28, 2026, at 11:00 a.m. ET, via the online auction site at www.flagler.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Flagler County, Florida, to wit:

Lot 29, Block 45, PINE GROVE, SECTION 24, PALM COAST, according to the plat thereof, recorded in Map Book 8, Page(s) 39 through 53, inclusive, of the Public Records of Flagler County, Florida.

Property Address: 32 Prattwood Lane, Palm Coast, FL 32164

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 14th day of July, 2026.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

July 23, 30, 2026

26-00216G

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 000365

IN RE: ESTATE OF BETTY JENNIE STENEKEN, Deceased.

The administration of the estate of BETTY JENNIE STENEKEN, Deceased, whose date of death was April 30, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 23, 2026.

STEVEN STENEKEN, Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

2501 Hollywood Blvd. Suite 206

Hollywood, FL 33020

Telephone: (954)767-3399

Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com

Secondary Email: alyssa@srblawyers.com

July 23, 30, 2026

26-00217G

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

CASE NO. 2026-CP-000381

IN RE: ESTATE OF BENJAMIN DANE CROUCH, Deceased.

The administration of the estate of BENJAMIN DANE CROUCH, deceased, whose date of death was SEPTEMBER 23, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this notice is: July 23, 2026.

ALANA GROVER, Personal Representative

114 Hernandez Ave.

Palm Coast, FL 32137

MATTHEW MCCONNELL, Esq.

Florida Bar No. 126161

Attorney for Personal Representative

Dickman Law Firm

Post Office Box 111868

Naples, FL 34108

T: 239-434-0840 - F: 239-434-0940

matthew@dickmanlawfirm.org

July 23, 30, 2026

26-00218G

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION

File No. 2026 CP 000273

Division 48

IN RE: ESTATE OF BARBARA ROSS, aka BARBARA MORDES ROSS Deceased.

The administration of the estate of BARBARA ROSS, also known as BARBARA MORDES ROSS, deceased, whose date of death was August 15, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 23, 2026.

JOAN BEATY, Personal Representative

Heidi S. Webb

Attorney for Personal Representative

Florida Bar No. 73958

The Law Office of Heidi S. Webb

210 South Beach Street, Ste. 202

Daytona Beach, FL 32114

Telephone: (386) 257-3332

Email: heidi@heidwebb.com

Secondary Email: probate@heidwebb.com

July 23, 30, 2026

26-00219G

file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE:	August 19, 2026
TIME:	10:00 a.m.
LOCATION:	Hilton Garden Inn Palm Coast Town Center 55 Town Center Blvd. Palm Coast, Florida 32164

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

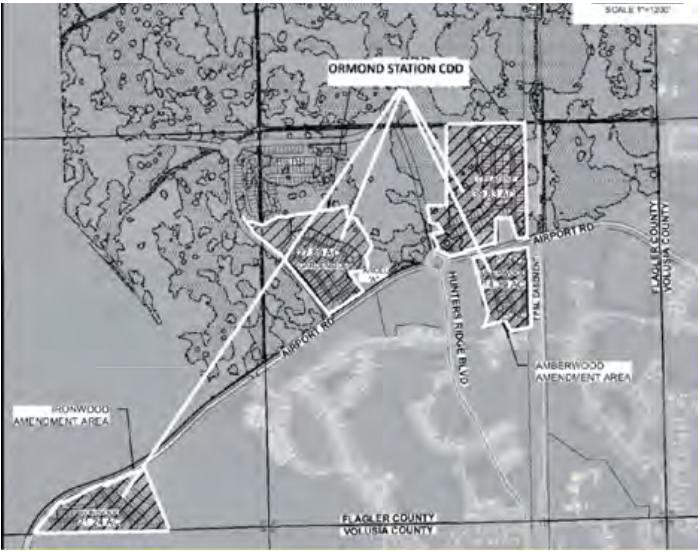
11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 16th day of July, 2026.

ATTEST:	ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT
<u>/s/ Andrew Kantarshi</u>	<u>/s/ John Valantasis</u>
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: *Amended and Restated Engineer's Report*
Exhibit B: *Master Special Assessment Methodology Report*



July 23, 30, 2026

26-00229G

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2026 CA 000413 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2005-16, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-16, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HENRYK BLAZEJOWSKI, 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 HENRYK BLAZEJOWSKI, 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: LOT3, BLOCK 62, OF PALM COAST, MAP OF PINE GROVE, SECTION 26, ACCORDING TO PLAT RECORDED IN MAP BOOK 9, PAGES 20 THROUGH 35, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /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 Flagler County, Florida, this day of 7/20/2026.	
TOM BEXLEY CLERK OF THE CIRCUIT COURT (SEAL) BY: Amy Perez DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-192906 July 23, 30, 2026 26-00226G	

FIRST INSERTION	
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS	
Notice is hereby given that the Ormond Station Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on August 19, 2026 at 10:00 a.m., at the Hilton Garden Inn Palm Coast Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164.	
The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.	
The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, roadway improvements, offsite utility extensions, water utilities, sewer utilities, stormwater management and preserve/conservation, and any other lawful improvements or services of the District.	
Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact c/o Wrathell, Hunt & Associates, LLC (877) 276-0889 ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you 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 hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
District Manager July 23, 30; August 6, 13, 2026 26-00228G	

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO.: 2025CA000748 CROSSCOUNTRY MORTGAGE, LLC, Plaintiff, -vs- ANGEL MAYSONET, FRANCIS BAERGA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, Defendant(s) TO: ANGEL MAYSONET 34 SADERHOLM PATH PALM COAST, FL 32164 FRANCIS BAERGA 34 SADERHOLM PATH PALM COAST, FL 32164 YOU ARE HEREBY NOTIFIED, that an action to foreclose a mortgage on the following property in Flagler County, Florida: LOT 4, BLOCK 43, SEMINOLE PARK SECTION 58, SEMINOLE WOODS AT PALM COAST, A SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 34 Sederholm Path, Palm Coast, FL 32164	
The action was instituted in the Circuit Court, Seventh Judicial Circuit in and for Flagler, County, Florida; Case No. 2025CA000748; and is styled Crosscountry Mortgage, LLC Vs. Maysonet, Angel. You are required to serve a copy of your written defenses, if any, to the action on Mehwish Yousuf, Esq., Quintairos, Prieto, Wood & Boyer, P.A., the Plaintiff's Attorney, whose address is 2400 E. Commercial Blvd., Ste. 520, Ft. Lauderdale, FL 33308, within Thirty (30) days of the first date of publication on or before 30 DAYS AFTER FIRST PUBLICATION, 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. Dated the day of 6/26/2026	
TOM M. BEXLEY Clerk of the Circuit Court and Comptroller (SEAL) By: Margarita Ruiz As Deputy Clerk Matter No.: FL-004729-24 July 23, 30, 2026 26-00222G	

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 Hammock Naturalist located at 3 San Pablo Ct 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 18th day of July, 2026 Connie Balliet July 23, 2026 26-00224G	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA Case #2026 CP 000313 IN RE: ESTATE OF Camilla Christine Anderson, deceased The administration of the estate of Camilla Christine Anderson, deceased, File Number 2026 CP 000313, 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 #5 Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and attorney are set forth below. ALL CREDITORS OF THE DECEDENT ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedents estate on whom a copy of this notice is served must file a written statement of their claim with the court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, even though the personal representative has recognized the claim or demand by paying a part of it or interest on it or otherwise. All other creditors of the decedent and persons having claims or demands against the decedents estate must file a written statement of their claim with the court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED EVEN THOUGH NO OBJECTION TO THE CLAIM IS FILED UNLESS THE COURT EXTENDS THE TIME IN WHICH THE CLAIM MAY BE FILED. AN EXTENSION MAY BE GRANTED ONLY UPON GROUNDS OF FRAUD, ESTOPPEL, OR INSUFFICIENT NOTICE OF THE CLAIMS PERIOD. The date of first publication of this Notice is July 23, 2026.	
Personal Representative /s/ Erik A. Anderson Erik A. Anderson 9 Driftway Terrace Flagler Beach, Florida 32136 Attorney for the Personal Representative /s/David R. Woods David R. Woods, Esquire Florida Bar No. 155209 612 East Colonial Drive, Ste. 190 Orlando, Florida 32803 (407) 481-2993 david@woodslaworlando.com July 23, 30, 2026 26-00227G	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA FILE NO.: 2026 CP 000094 DIVISION: 48 IN RE: ESTATE OF JOANN TERESA STARKOVICH, Deceased. The administration of the estate of Joann Teresa Starkovich, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Building #1, Suite 5, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 7/23/2026	
Personal Representatives /s/ Eric A. Starkovich Eric Anthony Starkovich /s/ Frank Michael Starkovich Frank Michael Starkovich /S/ Jennifer A. McGee Jennifer A. McGee Attorney for Personal Representatives Florida Bar Number: 1023165 160 Cypress Point Pkwy, Unit C213 Palm Coast, FL 32164 Telephone: (386) 320-7300 Email: jennifer@mcgeelawfl.com July 23, 30, 2026 26-00223G	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA Case #2026 CP 000313 IN RE: ESTATE OF Camilla Christine Anderson, deceased The administration of the estate of Camilla Christine Anderson, deceased, File Number 2026 CP 000313, 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 #5 Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and attorney are set forth below. ALL CREDITORS OF THE DECEDENT ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedents estate on whom a copy of this notice is served must file a written statement of their claim with the court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, even though the personal representative has recognized the claim or demand by paying a part of it or interest on it or otherwise. All other creditors of the decedent and persons having claims or demands against the decedents estate must file a written statement of their claim with the court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED EVEN THOUGH NO OBJECTION TO THE CLAIM IS FILED UNLESS THE COURT EXTENDS THE TIME IN WHICH THE CLAIM MAY BE FILED. AN EXTENSION MAY BE GRANTED ONLY UPON GROUNDS OF FRAUD, ESTOPPEL, OR INSUFFICIENT NOTICE OF THE CLAIMS PERIOD. The date of first publication of this Notice is July 23, 2026.	
Personal Representative /s/ Erik A. Anderson Erik A. Anderson 9 Driftway Terrace Flagler Beach, Florida 32136 Attorney for the Personal Representative /s/David R. Woods David R. Woods, Esquire Florida Bar No. 155209 612 East Colonial Drive, Ste. 190 Orlando, Florida 32803 (407) 481-2993 david@woodslaworlando.com July 23, 30, 2026 26-00227G	

SUBSEQUENT INSERTIONS

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000366 Division: 48/Probate IN RE: ESTATE OF GENNADII BALASHOV A/K/A GENNADII BALASHOVE Deceased. The administration of the estate of GENNADII BALASHOV A/K/A GENNADII BALASHOVE, deceased, whose date of death was November 11, 2025, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Building #1, Suite 5, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 16, 2026.	
Personal Representative: Daria Balashova 29068 Arroyo Drive Irvine, California 92617 Attorney for Personal Representative: /s/Heather L. Smith Beacon Legacy Law™ John J. Mangan, Jr., Esq. / FL Bar #: 10020 Heather L. Smith, Esq. / FL Bar #: 610593 For the Firm 901 SW Martin Downs Blvd., Ste. 205 Palm City, FL 34990 Telephone: (772) 324-9050 Fax: (772) 919-4291 E-Mail: hsmith@beaconlegacylaw.com Secondary E-Mail: paralegals@beaconlegacylaw.com Attorney for Petitioner/ Personal Representative July 16, 23, 2026 26-00210G	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000379 Division: 48 IN RE: ESTATE OF ROBERT RAMSEY CREAL, Deceased. The administration of the estate of ROBERT RAMSEY CREAL, deceased, whose date of death was April 20, 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. 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 date of first publication of this notice is: July 16, 2026. Signed on this 9th day of JULY, 2026.	
/s/ Carol Pennica CAROL PENNICA Personal Representative P.O. Box 51210 Bowling Green, Kentucky 42102 /s/ R. Kevin Korey R. KEVIN KOREY, ESQUIRE Attorney for Personal Representative Florida Bar No. 89108 KOREY LAW, P.A. 595 W. Granada Blvd., Suite A Ormond Beach, FL 32174 Telephone: (386) 677-3431 Email: kevin@koreylawpa.com Secondary Email: dwargo@koreylawpa.com July 16, 23, 2026 26-00206G	

THIRD INSERTION	
NOTICE OF PRACTICE CLOSURE Get Off the Couch Counseling, LLC will be closing its doors effective July 31, 2026 due to Dr. Kim Devine's relocation to NH for personal reasons. Current clients have been notified and provided with information regarding continued care and referrals as needed. For questions regarding records or the transition of services, please contact Get Off the Couch Counseling (386)445-9682 prior to July 31, 2026. Thank you for the privilege of being part of your mental health journey. Wishing you continued health and well-being. July 9, 16, 23, 30, 2026 26-00199G	

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 Matanzas Shores Community Club located at 3 San Pablo Ct 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 15th day of July, 2026 The Matanzas Shores Community Club July 23, 2026 26-00220G	
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 First Coast Synchro Stars located at 5 Player Cir 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 20th day of July, 2026 First Coast Artistic Swimming Inc Jill Anderson July 23, 2026 26-00225G	

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Visit Observerlocalnews.com/tributes to submit your tribute

SECOND INSERTION	
cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 16, 2026.	
Personal Representative: Daria Balashova 29068 Arroyo Drive Irvine, California 92617 Attorney for Personal Representative: /s/Heather L. Smith Beacon Legacy Law™ John J. Mangan, Jr., Esq. / FL Bar #: 10020 Heather L. Smith, Esq. / FL Bar #: 610593 For the Firm 901 SW Martin Downs Blvd., Ste. 205 Palm City, FL 34990 Telephone: (772) 324-9050 Fax: (772) 919-4291 E-Mail: hsmith@beaconlegacylaw.com Secondary E-Mail: paralegals@beaconlegacylaw.com Attorney for Petitioner/ Personal Representative July 16, 23, 2026 26-00210G	

their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: July 16, 2026.
Signed on this 9th day of JULY, 2026.

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SUBSEQUENT INSERTIONS

SECOND INSERTION	
LIGHTHOUSE COMMUNITY DEVELOPMENT DISTRICT	

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
The Board of Supervisors ("Board") of the Lighthouse Community Development District ("District") will hold public hearing and regular meeting as follows: DATE: August 6, 2026 TIME: 11:30 a.m. Chiumento Law 145 City Place, Suite 301 Palm Coast, Florida 32174	

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

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

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

District Manager July 16, 23, 2026	26-00209G
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SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 243 Division 48 IN RE: ESTATE OF MADELINE PATRICIA STRONG Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Madeline Patricia Strong, deceased, File Number 2026 CP 243, by the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bunnell, FL 32110; that the decedent's date of death was January 11, 2026; that the total value of the exempt and non-exempt assets of the estate is \$683,716.83 and that the names and addresses of those to whom it has been assigned by such order are: Name Address Michael Strong 6518 State Route 220 Waverly, OH 45690 John Strong ODRC Pickaway Correctional Institution 11781 State Route 762 Orient, OH 43164 Christy Boone 314 East 5th Street, Apt. B Owensboro, KY 42302 Penny Beckwith-Carter 633 Market Street, Apt. J1 Pikeoton, OH 45661 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP000299 Division 48 IN RE: ESTATE OF GEORGE JOSEPH LORBECK, JR. Deceased. The administration of the estate of George Joseph Lorbeck, Jr., deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 16, 2026.	
/s/ George J. Lorbeck, George Joseph Lorbeck Personal Representative /s/ Jennifer A. McGee Jennifer A. McGee Attorney for Personal Representative Florida Bar Number: 1023165 160 Cypress Point Pkwy, Unit C213 Palm Coast, Florida 32164 Telephone: (386) 320-7300 E-Mail: jennifer@mcgeelawfl.com July 16, 23, 2026 26-00211G	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2026 CP 000275 Division 48 IN RE: ESTATE OF VIRGINIA SCHALK KIEFER a/k/a VIRGINIA S. KIEFER Deceased. The administration of the estate of Virginia Schalk Kiefer, deceased, whose date of death was November 6, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 16, 2026.	
Personal Representative: Linda S. Kiefer 715 Cobblestone Drive Ormond Beach, Florida 32174 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 July 16, 23, 2026 26-00207G	

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SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024 CA 000649
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST 2024 RM5, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF THOMAS BERNAL A/K/A TOM BERNAL, DECEASED; THOMAS MATTHEW BERNAL; SEAN MICHAEL BERNAL; NINA MARIE NAHMIAS F/K/A NINA MARIE BERNAL Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 29, 2026 in Civil Case No. 2024 CA 000649, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST 2024 RM5 is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF THOMAS BERNAL A/K/A TOM BERNAL, DECEASED; THOMAS MATTHEW BERNAL; SEAN MICHAEL BERNAL; NINA MARIE NAHMIAS F/K/A NINA MARIE BERNAL are Defendants.
The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at https://flagler.realforeclose.com/ on August 21, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 28, BLOCK 14, SUBDIVISION MAP, PINE GROVE, SECTION 26, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 9, PAGES 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 6th day of July, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman
E=zullman@aldridgepite.com
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July 16, 23, 2026 26-00204G

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Rummage Sale First Baptist Church Bunnell 2301 Commerce Pkwy, Bunnell July 24-26, 9-3

TRIBUTES

Kathlyn A. Stafford
May 1, 1926 - April 28, 2026

Kathlyn A. Stafford (known affectionately as "Kay") passed away in her apartment at The Windsor of Palm Coast in Florida on April 28, 2026, just three days shy of her 100th birthday. Kay was born May 1, 1926 in Cleveland, Ohio, the state where she lived most of her life until retiring with her husband, Carl, in 1985 to Palm Coast, FL. Carl's death preceded hers by more than a quarter century.
Kay worked outside the home as a young mom long before "working moms" became fashionable. She worked for a number of companies in a variety of clerical and secretarial functions over the years. She and Carl traveled extensively around the country where she took massive numbers of photos, mostly capturing the mountains, waters, and landscapes that moved her. Those images were a great source of pleasure in her later years.
Upon moving to Florida after retirement, Kay set about, in her 60s, learning Adobe InDesign software so she could put her secretarial skills to good use. And that she did! She was an avid volunteer for years as editor of the Flagler County Historical Society Newsletter and a volunteer at the Palm Coast Library. During her years in the area, the library opened doors to worlds she could not visit in reality, but it gave her great joy to let her imagination take her to places and times she'd not been able to visit. Her greatest satisfaction, however, came

from her involvement with the Palm Coast United Methodist Church community where she created and served for many years as the editor of the church newsletter. She used her dedication and creativity to keep the church community informed and connected, sharing church events, celebrations, and moments of care within the community. Her work became a meaningful ministry that strengthened the life of the church. She loved the time spent with the children, particularly as Sunday School teacher, shared meals, and also connecting with other adult members in the Bible Study program. Until a head injury some years ago challenged her voice, she loved singing in the church choir, both for the music and the friendships she gained.
After suffering a severe head injury just before Christmas in 2014 resulting in surgery for a subdural hematoma and a long recovery process, Kay was undaunted. While her activities certainly slowed, her smile and kindness never wavered. She remained in the home she and Carl had built until late into her 90s when health and safety made a move to Assisted Living advisable. During her time at The Windsor, she made new friends with residents and staff. Her last days were quiet and joyful as she and family and friends anticipated her approaching 100th birthday celebration. However, in the week or so before her passing, she'd made comments to several people



that she didn't think she'd be around for the party. Something within her was letting her know the end was near. She passed amid compassionate care at AdventHealth Palm Coast Parkway Hospital.
Kay loved well and was much loved in return. She is survived by her daughter, Judith M. Bryan of Bloomington, IL, her granddaughter, Shannon K. Bryan of South Portland, ME, grandson, Clifford E. Bryan (deceased), married to Elizabeth A. Bryan of Bolingbrook, IL, their children Rebecca and Samantha, along with stepdaughter, Gayle D. Etter married to Paul A. Etter of Alcoa, TN, grandson Alton Etter, married to Jennifer King, their children Erik and Devon, and granddaughter Julie Murray, married to Keith Murray, and their children Luke and Aaron.
Per her wishes, Kay rests eternally with her husband at Sunset Memorial Park in North Olmsted, Ohio.
Arrangements are in the care of Craig-Flagler Palms Funeral Home
www.craigflaglerpalms.com