VOLUSIA COUNTY LEGAL NOTICES

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Happy Place Baking Co., located at 3 Indian Bear Path, 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 7/30/2026.
Happy Place Baking Co.
7764-354739
Aug. 6, 2026

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

To: ANTOINETTE AUGUSTINE

YOU ARE NOTIFIED that an action to partition pursuant to Florida Statute §64 has been filed against you. This action involves real property in Volusia County, Florida (the "Property") more particularly described as:

Lot 23, Block 11, Deltona Lakes, Unit 1, a subdivision, according to the map or plat thereof as recorded in Map Book 25, Page 96 of the Public Records of Volusia County, Florida

Parcel Identification Number: 813001110230

Property Address: 671 Hartley Avenue, Deltona, Florida 32725

This action was instituted in the Seventh Judicial Circuit Court, Volusia County, Florida, and is styled Jawco Homes, LLC v. Unknown Heirs Beneficiaries and Creditors of Henry Bogdanski, Deceased; Unknown Heirs Beneficiaries and Creditors of Julia Eslin, Deceased; Unknown Heirs Beneficiaries and Creditors of William Widener, Deceased; Estate of Irene Bogdanski, Deceased; Joane Bogdanski, Frederick Danner, Antoinette Augustine, Jose Huice, Caridad Huice, & Jayden Marcano Huice.

You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before September 14, 2026, and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

This notice shall be published once a week for four consecutive weeks in The Business Observer.

DATED on July 31, 2026.
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ Jennifer Vazquez
As Deputy Clerk
7764-355027
Aug. 6, 13, 20, 27, 2026

SWI COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026-2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the SWI Community Development District will hold a public hearing on August 28, 2026 at 9:00 a.m. at the offices of Cobb Cole located at One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114 for the purpose of hearing comments and objections on the adoption of the proposed budget beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2026/2027). The meetings are open to the public and will be conducted in accordance with the pertinent provisions of Florida Law for Community Development Districts. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.swicdd.com or may be obtained by contacting the District Manager's office via email at gaarlandtj@pfm.com or via phone at (407) 723-5900.

A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public

hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty- eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of

proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt
District Manager
7764-349889
Aug. 6, 13, 2026

NOTICE OF SALE

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date August 28th , 2026 @ 10:00 AM at each individual repair facility.

42175 2015 Honda VIN#: 2HKRM3H72FH500929 Repair Facility: Gary Yeomans Honda 752 N Tomoka Farms Rd Daytona Beach 386-253-4478 Lien Amt $983.71

7764-354597
Aug. 6, 2026

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGETS; AND NOTICE OF AUDITOR SELECTION COMMITTEE AND REGULAR BOARD OF SUPERVISORS' MEETINGS

The Board of Supervisors ("**Board**") of the One Daytona Community Development District ("**District**") will hold a public hearing on August 21, 2026 at 10:00 a.m. at International Motorsports Center, One Daytona Blvd., Daytona Beach, FL 32114 for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ('**Fiscal Year 2026/2027**' The regular meeting and public hearing will take place immediately following the adjournment of the Auditor Selection Committee meeting where the Board may consider any other business that may properly come before it. The Auditor Selection Committee will review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2025. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (407) 723-5900 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at www.onedaytonacdd.org.

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 meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Jane Gaarlandt
District Manager
7764-352811
Jul. 30, Aug. 6, 2026

CLASSIFIEDS AD RATES

First 15 words .....$17.50 per week
Each Add'l word .....50¢

15% DISCOUNT FOR 4-WEEK RUN

Color background: $5 per week
Photo: $25 per week

PLACE YOUR AD:
Call: 386-447-9723
Email: info@observerlocalnews.com
Online: classifieds.palmcoastobserver.com

FIND BUYERS & SELLERS HERE!

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 11115 CICI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SALUDA GRADE LOAN TRUST 4, SERIES A
Plaintiff(s), vs.
ELIA GOLFIN; THE UNKNOWN SPOUSE OF ELIA GOLFIN; THE UNKNOWN TENANT IN POSSESSION
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Amended / Supplemental Order on Motion to Cancel and Reschedule Foreclosure Sale entered on July 16, 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 28th 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 19, SAWTOOTH SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 186, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FL.

Property address: 14 Southern Pine Trail, Ormond Beach, FL 32174

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

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

Respectfully submitted,
/s/ Stephen G. Hurley
PADGETT LAW GROUP
STEVEN G. HURLEY, ESQ.
Florida Bar # 99802
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

TDP File No. 25-001111-1
August 6, 13, 2026 26-00560I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2026 10024 CIDL
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
JASMINE BRADLEY; STATE OF FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; VOLUSIA COUNTY, FLORIDA CLERK OF COURT; UNKNOWN SPOUSE OF KANOTRA BRUTEN; UNKNOWN TENANT
Defendants.

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

LOT 2, BLOCK 1589, DELTONA LAKES UNIT SIXTY-TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 28, PAGE(S) 95 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 605 STALLINGS AVE, DELTONA, FL 32738

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

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

Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096

Hearing or voice impaired, please call 711.

Dated this 28 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
25-05577
August 6, 13, 2026 26-00561I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE FILE NO. 2026 12088 PRDL
IN RE: ESTATE OF JOHN PHILLIP SIMMONS a/k/a J. PHILLIP SIMMONS, Deceased.

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

The administration of the estate of JOHN PHILLIP SIMMONS a/k/a J. PHILLIP SIMMONS, deceased, File Number 2026 12088 PRDL, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 NORTH ALABAMA AVENUE, DELAND, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this 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.

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

The date of the first publication of this Notice is August 6, 2026.

PERSONAL REPRESENTATIVE:
IDA MARIE SIMMONS
22254 ANGUS DRIVE
MILFORD, DE 19963
ATTORNEYS FOR
PERSONAL REPRESENTATIVE:
ASHLEY DREW GRAHAM, ESQUIRE
ZACUR & GRAHAM, P.A.
5200 CENTRAL AVENUE
ST. PETERSBURG, FL 33707
(727) 328-1000 X 213
FBN 41100
EMAIL: ADGLAW@GMAIL.COM
August 6, 13, 2026 26-00569I

FIRST 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. 2026 10965 CIDL
PARTNERS FEDERAL CREDIT UNION,
Plaintiff, vs.
JAMES DONALD WEBB, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF MYLES D WEBB A/K/A MYLES DOMINIC WEBB, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN

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

LOT 16, BLOCK 1286, DELTONA LAKES UNIT FORTY-FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGE 289 THROUGH 296, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Betzy Falgas, Attorney for Palintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before September 8, 2026, a date which is within (30) days after the first publication of this Notice in 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 demand in the complaint.

WITNESS my hand and seal of this Court this 24 day of July, 2026.

LAURA E. ROTH, ESQ.
CLERK OF COURT OF VOLUSIA COUNTY
(SEAL) By /s/ Jennifer Vazquez
As Deputy Clerk

Submitted by:
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-15066FL
August 6, 13, 2026 26-00563I

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2025 14749 CICI
MIDFIRST BANK
Plaintiff, v.
FRIEDRICH M RENOTH; MARLI RODRIGUES DE SOUZA F/K/A MARLI RENOTH; UNKNOWN SPOUSE OF FRIEDRICH M. RENOTH; UNKNOWN SPOUSE OF MARLI RODRIGUES DE SOUZA F/K/A MARLI RENOTH; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AMERICAN EXPRESS NATIONAL BANK; GOODLEAP, LLC; LINKS TERRACE HOMEOWNER`S ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 29, 2026, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County, Florida, described as:

LOT 69, OF LINKS TERRACE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE(S) 157-163, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

a/k/a 141 PITCHING WEDGE DR, DAYTONA BEACH, FL 32124-3046

at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on August 28, 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 29 day of July, 2026.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000010954
August 6, 13, 2026 26-00562I

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO: 2025 13423 CIDL
ADAM MONEY, an individual,
Plaintiff, v.
ANDREW NEAL FERRARI; UNKNOWN SPOUSE OF ANDREW NEAL FERRARI; STATE OF FLORIDA; UNKNOWN TENANT I; and UNKNOWN TENANT II,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated July 29, 2026, in the Seventh Circuit Court in and for Volusia County, Florida, wherein ADAM MONEY is the Plaintiff, and granted against the Defendants, ANDREW NEAL FERRARI; UNKNOWN SPOUSE OF ANDREW NEAL FERRARI; STATE OF FLORIDA; UNKNOWN TENANT I; and UNKNOWN TENANT II, in Case No. 2025 13423 CIDL, the Clerk of this Court, Laura E. Roth, will at 11:00 a.m. on September 17, 2026, offer for sale and sell to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, and Florida law, at www.volusia.realforeclose.com, the real property situate and being in Volusia County, Florida more particularly described as:

Lot 13, Block 3, Map of Burwyn Park, according to the map or plat thereof, as recorded in Map Book 6, Page 139 and 140, of the Public Records of Volusia County, Florida.

Commonly known as: 377 W. Retta St., DeLeon Springs, FL 32130.

Said sale will be made pursuant to and in order to satisfy the terms of said Final Judgment of Foreclosure.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

NOTICE

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:
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 30, 2026
Respectfully submitted,
/s/ Olivia Garcia
Jonathan M. Sykes, Esq.
Florida Bar Number: 73176
Olivia Garcia, Esq.
Florida Bar Number: 1024583
Primary Emails: jsykes@nardellalaw.com; ogarcia@nardellalaw.com
Secondary Email: jkern@nardellalaw.com
Nardella & Nardella, PLLC
135 West Central Blvd. Suite 300
Orlando, Florida 32801
Office: (407) 966-2680
Fax: (407) 966-2681
ATTORNEYS FOR PLAINTIFF
August 6, 13, 2026 26-00564I

FIRST INSERTION

NOTICE TO CREDITORS
(**Formal Administration**)
IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2025-10493-PRDL
DIVISION: 10
IN RE: The Estate of ROBERT N. STRACHAN, JR., Deceased.

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

The administration of the estate of ROBERT N. STRACHAN, JR., deceased, whose date of death was February 18, 2024, and whose social security number is XXX-XX-4536, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is August 6, 2026.

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

/s/ Mignon Padgett
MIGNON PADGETT,
As Personal Representative

August 6, 13, 2026 26-00565I

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 Modern Wellness on Canal located at 1373 N. Atlantic Avenue in the City of New Smyrna Beach, Volusia, FL 32169 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of August, 2026
Modern Wellness Ventures, LLC
Scott E. Meixsell, President
August 6, 2026 26-00571I

FIRST INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

To: Ajee N. Barnes
Case No.: CD202604226/G
3303027/3600792

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

Aug. 6, 13, 20, 27, 2026 26-00570I

SUBSCRIBE TODAY
The Observer delivered to your driveway
Call 386.447.9723

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 12119 PRDL
Division 10
IN RE: ESTATE OF
RICHARD TREADWAY,
aka RICHARD BRIAN TREADWAY
Deceased.

The administration of the estate of Richard Treadway, also known as Richard Brian Treadway, deceased, whose date of death was May 30, 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is August 6, 2026.

Personal Representative:
Frederick Treadway
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley, Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
August 6, 13, 2026 26-00575I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
SEVENTH JUDICIAL CIRCUIT,
IN AND FOR VOLUSIA COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: 2026 10864 PRDL
DIVISION: 10
IN RE: ESTATE OF
SHIRLEY R. HINKLE,
Deceased.

The administration of the estate of SHIRLEY R. HINKLE, deceased, whose date of death was February 12, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, Deland, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 6, 2026.

/s/ Sherry A. Arthur-Holmes
Sherry A. Arthur-Holmes,
Personal Rep.
116 Timberline Trail
Ormond Beach, FL 32174
/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: Fred@FredBShare.com
2nd E-Mail: Beth@FredBShare.com
Attorney for Personal Representative
August 6, 13, 2026 26-00567I

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2026 10629 PRDL
DIVISION: 10
IN RE: ESTATE OF
ANTHONY RHODES,
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 ANTHONY RHODES, deceased, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721; that the decedent's date of death was December 4, 2025; that the total value of the estate is 371,698.45 ($361,659.00 exempt property) and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Leanna Booth
339 Lightness Drive
Auburn, AL 36832
Robin Failla
1623 Selma Avenue
Holly Hill, FL 32117

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The petitioner 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 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is August 6, 2026.

DocuSigned by:
/s/ Leanna Booth
Leanna Booth, Co-Petitioner
339 Lightness Drive
Auburn, AL 36832
/s/ Robin Failla
Robin Failla, Co-Petitioner
1623 Selma Avenue
Holly Hill, FL 32117
/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: Fred@FredBShare.com
2nd E-Mail: Beth@FredBShare.com
Attorney for Petitioner
August 6, 13, 2026 26-00568I

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE RULES OF PROCEDURE OF THE
ORMOND CROSSINGS CENTRAL COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes,* the Ormond Crossings Central Community Development District (**"District"**) (the **"District"**) hereby gives the public notice of its intent to adopt its proposed Rules of Procedure (the **"Proposed Rule").** The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 30, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) District on **September 10, 2026, at 1:00 p.m. at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes,* the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, kantarzhia@whhassociates.com (the **"District Manager's Office").**

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

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

Andrew Kantarzhi, District Manager
Ormond Crossings Central Community Development District
August 6, 2026 26-00572I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR VOLUSIA
COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 14060 CICI
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SCOTT PATRICK GOMBER A/K/A
SCOTT GOMBER, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 08, 2026 in Civil Case No. 2025 14060 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Scott Patrick Gomber a/k/a Scott Gomber, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 26th day of August, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 26, CAMBRIDGE VILLAS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 33, PAGE 175, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13768FL
August 6, 13, 2026 26-00576I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No.2026 11692 PRDL
Division 10
IN RE: ESTATE OF
DONNA KURDOCK,
Deceased.

The administration of the estate of DONNA KURDOCK, deceased, whose date of death was February 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.

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: August 6th, 2026

Signed on this 30th day of July, 2026.

/s/ John R. Kurdock
JOHN R. KURDOCK
Personal Representative
2452 John Anderson Highway
Flagler Beach, Florida 32136
/s/ Robert Kit Korey
Robert Kit Korey
Attorney for Personal Representative
Florida Bar No. 147787
Korey Law, P.A.
595 W. Granada Blvd., Suite A
Ormond Beach, Florida 32174
Telephone: 386-677-3431
Email: kit@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
August 6, 13, 2026 26-00566I

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE RULES OF PROCEDURE OF THE
ORMOND CROSSINGS EAST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes,* the Ormond Crossings East Community Development District (**"District"**) (**the "District"**) hereby gives the public notice of its intent to adopt its proposed Rules of Procedure (the **"Proposed Rule").** The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 30, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) District on **September 10, 2026, at 1:00 p.m. at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes,* the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, kantarzhia@whhassociates.com (the **"District Manager's Office").**

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

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

Andrew Kantarzhi, District Manager
Ormond Crossings East Community Development District
August 6, 2026 26-00573I

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes,* the Ormond Crossings West Community Development District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the **"Proposed Rule").** The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 30, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) District on **September 10, 2026, at 1:00 p.m. at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes,* the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, kantarzhia@whhassociates.com (the **"District Manager's Office").**

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

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

Andrew Kantarzhi, District Manager
Ormond Crossings West Community Development District
August 6, 2026 26-00574I

SUBSEQUENT INSERTIONS

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 ACTION
CASE NO.: 2025 14258 CIDL
CITIZENS BANK NA F/K/A RBS
CITIZENS NA,
Plaintiff, vs.
JUAN MANUEL FIGUEROA, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 24, 2026, and entered in Case No. 2025 14258 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Citizens Bank NA f/k/a RBS Citizens NA, is the Plaintiff and Juan Manuel Figueroa, , are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.volusia.realforeclose.com, Volusia County, Florida at 11:00AM EST on the August 25, 2026 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 54, BLOCK D, YAMASSEE ADDITION DELAND FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 175, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

A/K/A 1037 S ADELLE AVE, DELAND FL 32720

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

ATTENTION 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., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, Fl 32724, Tel: (386) 736-5907.

Dated this 23 day of July, 2026.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar # 16141
Charline Calhoun, Esq.
IN/25-013663
July 30; Aug. 6, 2026 26-00553I

This week's Crossword answers

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

©2022 Universal Uclick

This week's Celebrity Cipher answers

Puzzle One Solution:
"That's the nature of the work, to truly embody and be different people ... people thought I was being myself."
Cynthia Erivo

Puzzle Two Solution:
"Outside of work, what brings me joy is realizing that the sun is shining. It sounds a little trite, but it's not."
Jon Bon Jovi

Puzzle Three Solution:
I spent a lot of time with ... the dead composers ... they would point me in directions â€" to study, to be open, to think."
Tori Amos

This week's Sudoku answers

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

© 2026 Andrews McMeel Universal

peekers' place
You're only cheating yourself.

©2022 NEA, Inc.

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

SUBSCRIBE TODAY
The Observer delivered to your driveway
Call 386.447.9723

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
File No. 2026-11899 PRDL
Division 10
IN RE: ESTATE OF DANIEL J. MARINO, Deceased.

The administration of the estate of DANIEL J. MARINO, deceased, whose date of death was December 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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.

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

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

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

The date of first publication of this notice is July 30, 2026.

Personal Representative:
Julie Marino
4322 Hickory Hill Boulevard
Titusville, FL 32780
Attorney for Personal Representative:
Philip L. Schwartz, Esq.
Florida Bar Number: 826154
Schwartz|White
2000 Glades Rd., Suite 208
Boca Raton, Florida 33431
Telephone: (561) 391-9943
July 30; Aug. 6, 2026 26-00551I

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2023 11795 CIDL
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORRAINE J. SIWA, DECEASED, et al.,
Defendants.
TO: JOHN YEE
Last Known Address: 148 Rose Ln., Debary, FL 32713

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

LOTS 9 AND 10, BLOCK 7, PLANTATION ESTATES, UNIT 23, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE 90, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
including the buildings, appurtenances, and fixture located thereon.
Property Address: 148 Rose Ln., Debary, FL 32713 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 902 Clint Moore Road, Suite 220, Boca Raton, FL 33487 on or before September 8, 2026 (no later than 30 days from the date of the first publication of this Notice of Action) 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.

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 23 day of July, 2026.

LAURA E. ROTH
VOLUSIA COUNTY
CLERK OF COURT
(SEAL) By: /s/ Jennifer Vazquez
Deputy Clerk

HOWARD LAW, Plaintiff's attorney,
902 Clint Moore Road,
Suite 220,
Boca Raton, FL 33487
25-000220-1
Jul. 30; Aug. 6, 2026 26-00558I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 11819 PRDL
Division 10
IN RE: ESTATE OF MICHAEL KEVIN REED, aka MICHAEL REED Deceased.

The administration of the estate of MICHAEL KEVIN REED, also known as MICHAEL REED, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, , FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 30, 2026.

GARY JAMES WILLIAMS
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Ste. 202
Daytona Beach, FL 32114
Telephone: (386) 257-3332
Email: heidi@heidiwebb.com
July 30; Aug. 6, 2026 26-00557I

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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026 12210 CICI
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4,
Plaintiff, vs.
GEORGE NOVELLINO. et. al.
Defendant(s).
TO: GEORGE NOVELLINO, UNKNOWN SPOUSE OF GEORGE NOVELLINO,
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 328, ROYAL PALM P.U.D. - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 50, PAGE 174 THROUGH 178, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before 9/4/2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 21 day of July, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ J. Patrick
DEPUTY CLERK

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-318375
Jul. 30; Aug. 6, 2026 26-00539I

SECOND INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT
To: Ajee N. Barnes
Case No.: CD202600595/G
3303027/3504478
An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
Jul. 30; Aug. 6, 13, 20, 2026
26-00542I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2026 10959 CIDL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
COREY ALEXANDER MERTZ WELCH; BETHANY WELCH;
Defendants.
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated June 23, 2026, and entered in Case No. 2026 10959 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. LAKEVIEW LOAN SERVICING, LLC, is Plaintiff and COREY ALEXANDER MERTZ WELCH; BETHANY WELCH, 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 25TH day of AUGUST, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK 1051, DELTONA LAKES UNIT FORTY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGE 224 THROUGH 240, INCLUSIVE, 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 discapacitación 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 kalifye 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 anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon 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 22nd 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
RM21051-25NS/sap
Jul. 30; Aug. 6, 2026 26-00540I

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 10509 CIDL
WILMINGTON SAVINGS FUND SOCIETY, FSB AS OWNER TRUSTEE OF CFS15 GRANTOR TRUST,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE KING, DECEASED; GEORGE KING, JR.; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALICE O'CONNELL-KING A/K/A ALICE O'CONNELL, DECEASED;
Defendant(s)
To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE KING, DECEASED
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALICE O'CONNELL-KING A/K/A ALICE O'CONNELL, DECEASED

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

LOT 8, BLOCK A, SHERWOOD OAKS PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 44, PAGE 63, PER OFFICIAL RECORDS BOOK 4476 PAGES 2798-2800, INCLUSIVE OF VOLUSIA COUNTY, FLORIDA.
a/k/a 2087 SHERWOOD FOREST DR.,, ORANGE CITY, FLORIDA 32763

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before SEPTEMBER 4, 2026, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No.2.065.

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

WITNESS my hand and the seal of this Court this 21 day of July, 2026.

LAURA E. ROTH
As Clerk of the Court
(SEAL) By /s/ Jennifer Vazquez
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01934 CMS
July 30; Aug. 6, 2026 26-00547I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 11047 PRDL
Division 10
IN RE: ESTATE OF LAWRENCE FREDERICK SHAFFER IV Deceased.

The administration of the estate of Lawrence Frederick Shaffer IV, deceased, whose date of death was November 14, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 30, 2026.

Personal Representative:
Scott Holladay Shaffer
3019 NE 19th Street
Fort Lauderdale, Florida 33305
Attorney for Personal Representative:
/s/ Rodolfo Suarez, Jr.
RODOLFO SUAREZ, JR. ESQ.
Fla. Bar No. 013201
PILAR V. VAZQUEZ, ESQ.
Fla. Bar No. 115839
Suarez Law
Attorneys for Petitioner
9100 S. Dadeland Blvd., Ste. 1620
Miami, Florida 33156
Tel. (305) 448-4244 / Fax (305) 448-4211
Primary Email: rudy@suarezlawyers.com
Secondary Email:
eservice@suarezlawyers.com
July 30; Aug. 6, 2026 26-00549I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR VOLUSIA COUNTY, CIVIL DIVISION
CASE NO.: 2024 12400 CIDL
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DENNIS CRESPO CABAN; ILIANNETTE SANTIAGO A/K/A LLIANNETTE RODRIGUEZ; STATE OF FLORIDA ON BEHALF OF THE DEPARTMENT OF REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 17, 2026, in Case No. 2024 12400 CIDL of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and DENNIS CRESPO CABAN; ILIANNETTE SANTIAGO A/K/A ILIANNETTE RODRIGUEZ; and STATE OF FLORIDA ON BEHALF OF THE DEPARTMENT OF REVENUE are Defendants, the Office of Laura E. Roth, Volusia County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 a.m., online at www.volusia.realforeclose.com on August 27, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 1878, DELTONA LAKES UNIT SEVENTY FOUR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE(S) 28 THROUGH 44, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Also known as: 2581 SABLE AVE, DELTONA, FL 32738

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 in accordance with Florida Statutes, Section 45.031.

Dated this 27th day of July, 2026.
SOKOLOF REMTULLA, LLP
Counsel for Plaintiff
1800 NW Corporate Blvd, Suite 302
Boca Raton, FL 33431
Telephone: (561) 507-5252
Facsimile: (561) 342-4842
Primary e-mail:
mshapanka@sokrem.com
Secondary e-mail: pleadings@sokrem.com
By: /s/ Matthew Shapanka
Matthew Shapanka, Esq.
Florida Bar No.: 52874
Matter No.: 25-01858
July 30; Aug. 6, 2026 26-00550I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-11849
IN RE: ESTATE OF MARY LOUISE NEWMAN SUMMERALL a/k/a LOUISE N. SUMMERALL, Deceased.
The administration of the estate of MARY LOUISE NEWMAN SUMMERALL A/K/A LOUISE N. SUMMERALL, deceased, whose date of death was January 28, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 30, 2026.

VERNON JOE SUMMERALL, JR.
Personal Representative
1380 Humphrey Blvd.
Deltona, FL 32738
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
ntservice@hnh-law.com
Jul. 30; Aug. 6, 2026 26-00546I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 10832 CIDL
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, v.
CATHY PITCHFORD; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to an Order dated June 22, 2026 entered in Civil Case No. 2025 10832 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff and CATHY PITCHFORD; are defendants, Laura E. Roth, Clerk of Court, will sell the property at public sale at www.volusia.realforeclose.com, beginning at 11:00 A.M. on September 22, 2026 the following described property as set forth in said Final Judgment, to-wit:.

LOTS 7671 AND 7672, EXCEPT THE EAST 25 FEET THEREOF, BLOCK 251, FLORIDA SHORES UNIT NO. 8, REVISED PLAT, AS PER MAP IN MAP BOOK 23, PAGE 132, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
Property Address: 3131 JUNIPER DR, EDGEWATER, FL 32141

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Barron A. Becker
Barron A Becker
FBN: 1031460
File No: 5299.000163
July 30; Aug. 6, 2026 26-00548I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
File Number: 2026-11298 PRDL
Division: Probate
IN RE: THE ESTATE OF ANN WOLFGANG, Deceased.
The administration of the estate of Ann Wolfgang, deceased, whose date of death was July 16, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. 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.

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 30, 2026.

Personal Representative:
Susan W. Bortzfield
10700 Aventura Dr.
Jacksonville, FL 32256
Attorney for Personal Representative:
Hollyn J. Foster, Esq.
Florida Bar Number: 0020883
Bowers & Foster Elder Law, P. A.
6789 Southpoint Parkway, Suite 300
Jacksonville, FL 32216
Telephone: (904) 998-0724
Fax: (904) 998-0732
E-Mail: hfoster@bowersfoster.com
Secondary E-Mail:
mford@bowersfoster.com
Jul. 30; Aug. 6, 2026 26-00541I

SECOND INSERTION

NOTICE OF JUDICIAL SALE BY THE CLERK
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Civil Action No.: 2025 14398 CICI
TRSTE, LLC, AS TRUSTEE OF THE 1968 MENGER CIRCLE LAND TRUST DATED SEPTEMBER 9, 2024
(Plaintiff) vs.
DIANE RYAN
(Defendant)
NOTICE IS HEREBY GIVEN that pursuant to an Order or Final Judgment entered on July 10, 2026, in the above styled cause now pending in said court, that I will sell to the highest and best bidder for cash on-line at www.Volusia.RealForeclose.com at 11:00 o'clock, AM on August 28, 2026 the following described property:

Lot 28, BIG TREE VILLAGE PHASE III, according to the Plat thereof, as recorded in Map Book 39, Page 161, of the Public Records of Volusia County, Florida.
Property Address: 1968 Menger Circle, South Daytona, FL 32119

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

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court Administrator's Office, Volusia County Courthouse, 101 N. Alabama Ave., DeLand, FL 32720, (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 this 23th day of July, 2026
Law Firm: LEGAL ADVOCATES, PLLC
1275S. Patrick Dr. Suite H1
Satellite Beach, FL 32937
Jul. 30; Aug. 6, 2026 26-00543I

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

FLAGLER COUNTY LEGAL NOTICES

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Earth's Bounty, located at 712 S. Ocean Shore Blvd., in the City of Flagler Beach, Flagler County, FL 32136, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 7/29/2026.
Matrix Health Products, Inc.
7763-354628
Aug. 6, 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 PELUDO PLANET, located at 16 Riverina Dr, in the City of Palm coast, Flagler County, FL 32164, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 7/29/2026.
MOUSE SOLUTION LLC
7763-354706
Aug. 6, 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 SIMS Heating & Cooling , located at PO Box 17, in the City of Georgetown, Flagler County, FL 32139, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 7/30/2026.
SIMS, Inc.
7763-354781
Aug. 6, 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 SECOM GPS USA, located at 113 Emerald Lake Drive, 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 7/31/2026.
Alexis G Reyes
7763-354823
Aug. 6, 2026

LEGAL NOTICE

Notice is hereby given that Barwick Banking Company, whose main office is located at 2020 E. Main Street, Barwick, GA 31720 has filed an application with the Federal Deposit Insurance Corporation to establish a full-service banking office at 300 N 2nd Street, Flagler Beach, FL 32136. Any person wishing to comment on the application may file his or her comments in writing to the Regional Director (DOS) of the Federal Deposit Insurance Corporation at its Regional Office at 10 10th Street, NE, Suite 900, Atlanta, GA 30309-3849, not later than 15 days after the date of publication of this notice unless the comment period has been extended or reopened in accordance with the FDIC's regulations. The non confidential portions of the application are on file with the corporation's regional office and are available for inspection during regular business hours. Photocopies of the information in the non-confidential portions of the application will be made available upon request. A schedule of charges for such copies can be obtained from the Regional Office.

Barwick Banking Company
Barwick, GA
7763-355067
Aug. 6, 2026

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Grand Haven Community Development District (the "District") will hold a public hearing beginning at 5:00 p.m. on August 20, 2026, in the Grand Haven Room, located at 2001 Waterside Parkway, Palm Coast, Florida 32137.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026/2027 proposed budget. A meeting of the Board will also be held beginning at 3:00 p.m. on August 20, 2026, where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at howard@cddmanagers.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speakerphone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of

proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard McGaffney
District Manager
7763-355084
Aug. 6, 2026

THE CITY OF PALM COAST IS SEEKING RESIDENTS TO SERVE ON CITY BOARDS AND COMMITTEES

The City of Palm Coast is currently accepting applications from residents interested in serving on the following boards and committee:

Planning & Land Development Regulation Board(PLDRB)

Responsibilities for the PLDRB include making recommendations to the City Council regarding the Comprehensive Plan and land development regulations. Further, the PLDRB reviews the land development regulations and, where necessary, suggests amendments to the regulations for consistency and to ensure that they complement the Comprehensive Plan.

Code Enforcement Board

The intent of the Code Enforcement Board is to promote, protect and improve the health, safety and welfare of the citizens of Palm Coast. The Board has the authority to impose administrative fines and other non-criminal penalties; and, to provide equitable, expeditious, effective and inexpensive methods of enforcing any code and/or ordinance in force in the City. The Code Enforcement Board has the authority to subpoena alleged violators, witnesses and evidence to its hearings, take testimony under oath and issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance.

Affordable Housing Advisory Committee

This advisory body makes recommendations to the Flagler County Board of Commissioners regarding specific initiatives to encourage or facilitate affordable housing in Flagler County.

You may obtain the application and more information by visiting the City's website:

https://www.palmcoast.gov/city-clerk/boards-and-committees or by contacting the City:

City of Palm Coast,
160 Lake Ave.
Palm Coast, Fl 32164
Email: cityclerk@palmcoastgov.com
7763-354510
Aug. 6, 2026

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "**Board**") of the SEMINOLE PALMS Community Development District (the "**District**") will hold **a meeting and a public hearing beginning at 12:30 p.m. on August 21, 2026, 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 receive public comments on the proposed adoption of the District's fiscal year 2026/2027 proposed budget. A meeting of the Board will also be held beginning at 12:30 p.m. on August 21, 2026, where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at jlebrun@gmscfl.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speakerphone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of

proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy LeBrun
District Manager
Governmental Management Services – Central Florida, LLC
7763-354729
Aug. 6, 2026

NOTICE
PUBLIC HEARING AND REGULAR MEETING
THE BOARD OF DIRECTORS FOR THE FLORIDA RESILIENCY AND ENERGY DISTRICT (FRED)

NOTICE IS HEREBY GIVEN that the Public Hearing and In Person Board Meeting of the Board of Directors (the "Board") of the Florida Resiliency and Energy District ("FRED") will be held at 156 Tuskawilla Road, Suite 2340, Winter Springs, Florida 32708 on August 13, 2026, beginning at 10:00 A.M. (EST), or as soon thereafter as practicable. INTERESTED PERSONS MAY ALSO ATTEND BY TELEPHONE CONFERENCE USING THE FOLLOWING INSTRUCTIONS: Dial the phone number 888-475-4499, then use Meeting ID: 892 4831 8085 and Passcode: 202954.

The purpose of the Public Hearing is for the Board to consider the following Resolutions:

1. Resolution No. F26-20 – Assessment Resolution, Relating to Special Assessment Revenue Note (Saint Elizabeth Way Commercial PACE Project), Series 2026 (Vote Required)

2. Resolution No. F26-21 – Assessment Resolution, Relating to the following Special Assessment Revenue Note (1850 Kennedy Causeway Commercial PACE Project) Series 2026 (Vote Required)

3. Resolution No. F26-22 – Assessment Resolution, Relating to the following Special Assessment Revenue Note (186 South Bayshore Drive Commercial PACE Project) Series 2026 (Vote Required)

The title of Resolutions F26-20, 21 and 22 is as follows:

A RESOLUTION OF THE FLORIDA RESILIENCY AND ENERGY DISTRICT RELATING TO THE FINANCING OF QUALIFYING IMPROVEMENTS UNDER THE FLORIDA PROPERTY ASSESSED CLEAN ENERGY (PACE) ACT; ESTABLISHING THE TERMS AND CONDITIONS FOR IMPOSING SPECIAL ASSESSMENTS RELATED TO SUCH QUALIFYING IMPROVEMENTS; APPROVING THE ASSESSMENT ROLL; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE APPROPRIATE TAX COLLECTORS; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; PROVIDING FOR AN EFFECTIVE DATE.

4. Resolution No. F26-23 – Annual Assessment Resolution, Related to Special Assessment PACE Revenue Notes, Commercial (Vote Required)

5. Resolution No. F26-24 – Annual Assessment Resolution, Related to Special Assessment PACE Revenue Notes, Residential (Vote Required)

The title of Resolution No. F26-23 and 24 is as follows:

A RESOLUTION OF THE FLORIDA RESILIENCY AND ENERGY DISTRICT RELATING TO THE FINANCING OF QUALIFYING IMPROVEMENTS UNDER THE FLORIDA PROPERTY ASSESSED CLEAN ENERGY (PACE) ACT; APPROVING THE ANNUAL ASSESSMENT ROLL FOR COLLECTION OF THE ASSESSMENTS; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE APPROPRIATE TAX COLLECTORS; PROVIDING FOR LIEN STATUS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

A copy of the agenda may be obtained online at www.fdfcbonds.com/notices or at the offices of the FRED Administrator, Florida Development Finance Corporation, 156 Tuskawilla Road, Suite 2340, Winter Springs, FL 32708, during normal business hours.

The meetings are open to the public and conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on record.

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact FRED at (407) 712-6352 at least two (2) days prior to the meeting.

Persons who are hearing or speech impaired can contact the Florida Dual Party Relay System at 1-800-955-8770 (Voice) and 1-

800-955-8771 (TDD).

Florida Resiliency and Energy District
7763-354745
Aug. 6, 2026

RADIANCE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Radiance Community Development District ("**District**") will hold a public hearing on August 21, 2026 at 12:30 p.m., at **Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164**, for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027. 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 at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://radiancecdd.org.

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 meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Jeremy LeBrun
Radiance Community Development District
7763-354028
Jul. 30, Aug. 6, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **TLOA OF FLORIDA 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 / 1264
Year of Issuance:2024
Description of Property:
LOT 26, BLOCK 28, WYNNFIELD SECTION 23 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 23 THROUGH 38, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
KYLE WILLIAMS, LATISA WILLIAMS

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 8th day of September, 2026 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 26-073 TDC
7763-350622
Jul. 30, Aug. 6, 13, 20, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **BRENDA M. STALLWORTH EMPLOYEE PROFIT SHARING PLAN 401(K) TRUST** 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 / 1257
Year of Issuance:2024
Description of Property:
LOT 33 OF BLOCK 8, OF PALM COAST, MAP OF WYNNFIELD, SECTION 23, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 8, AT PAGE 26, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Name in which assessed:
JOHN R HOWARD

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 8th day of September, 2026 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 26-074 TDC
7763-350784
Jul. 30, Aug. 6, 13, 20, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **BRENDA M. STALLWORTH EMPLOYEE PROFIT SHARING PLAN 401(K) TRUST** 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 / 761
Year of Issuance:2024
Description of Property:
THE NORTHEAST HALF OF LOTS SEVEN (7) AND EIGHT (8) OF BLOCK 124 IN THE BUNNELL DEVELOPMENT COMPANY'S ALLOTMENT AS PER PLAT FILED WITH THE CLERK OF THE CIRCUIT COURT OF FLAGLER COUNTY, FLORIDA. THE SAID ABOVE DESCRIBED PARCEL OF LAND BEING FIFTY BY ONE HUNDRED FEET AND LOCATED IN THE TOWN OF BUNNELL, FLAGLER COUNTY, FLORIDA, AS PER PLAT OF BUNNELL TOWNSITE FILED WITH THE CLERK OF THE CIRCUIT COURT OF FLAGLER COUNTY.
Name in which assessed:
EUGENE DAVIS, PEARL DAVIS

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 8th day of September, 2026 at 9 a.m.

Tom Bexley
Clerk of the Circuit Court &
Comptroller of Flagler County, FL
By: Stephanie Tolson, Deputy Clerk
File # 26-075 TDC
7763-350804
Jul. 30, Aug. 6, 13, 20, 2026

PUBLIC NOTICE
AERIAL SPRAYING

In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below.

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

For more information, please visit the District website at flaglermosquito.gov where you can view an interactive treatment map of areas to be treated. Updates are also shared on the

District's social media channels: Facebook, Ring Neighbors, Next Door, Instagram, and X. For questions, please email info@flaglermosquito.gov.

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 000656

AMERIS BANK,
Plaintiff, vs.
WILLIAM YANES, et al.
Defendant.,

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 13, 2026 in Civil Case No. 2025 CA 000656 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein AMERIS BANK is Plaintiff and William Yanes, et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online via https://flagler.realforeclose.com/index.cfm in accordance with Chapter 45, Florida Statutes on the 28th day of August, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 22, Marina Del Palma, according to the map or plat thereof as recorded in Plat Book 38, Page 76, 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.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.

/s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-13194FL
August 6, 13, 2026 26-00256G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
File No. 2026 CP 000423
Division Probate 48
IN RE: ESTATE OF YURY ISAEV
Deceased.

The administration of the estate of Yury Isaev, deceased, whose date of death was January 29, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Flagler County Clerk of the Circuit Court, Kim C. Hammond Justice Center, 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, 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 August 6, 2026.

Personal Representative:
Vitalii Isaev
1600 Taft Street, Apt. #569
Hollywood, Florida 33020

Attorney for Personal Representative:
Svetlana Z. Nemeroff, Esq.
Florida Bar Number: 103113
Law Offices of Svetlana Z. Nemeroff, LLC
101 SE Ocean Blvd., Suite 102
Stuart, Florida 34994
Telephone: (772) 341-7031
E-Mail: sznlaw@gmail.com
Secondary E-Mail:
sznemeroff@gmail.com
August 6, 13, 2026 26-00245G

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION: 53
CASE NO.: 2026 CA 000192

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RONALD JAMES KONOPASEK JR A/K/A RONALD JAMES KONOPASEK; LISA MICHELE KONOPASEK A/K/A LISA KONOPASEK
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TOM W. BEXLEY as the Clerk of the Circuit Court for FLAGLER County shall sell to the highest and best bidder for cash electronically at www.flagler.realforeclose.com at, 11:00 AM on the 04 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 41, EASTHAMPTON - SECTION 34, SEMINOLE WOODS AT PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 30 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

PROPERTY ADDRESS: 14 EASTERLY PL, PALM COAST, FL 32164

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

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

Court Administration
125 E. Orange Ave., Ste. 300
Daytona Beach, FL 32114
(386) 257-6096

Hearing or voice impaired, please call 711.

Dated this 31 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
26-00145
August 6, 13, 2026 26-00253G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000378
Division: 48
IN RE: ESTATE OF
NANCY JEAN BIRKHEAD,
Deceased.

The administration of the estate of NANCY JEAN BIRKHEAD, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd, Building 1, Bunnel, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

I am disclosing that AI has been used in the filing, and certify, that each and every citation to the law or the record in the document, has been independently verified as accurate.

The date of first publication of this notice is August 6, 2026.

Personal Representative:
MICHAEL BIRKHEAD
92 PARKVIEW DRIVE
PALM COAST, FLORIDA 32164
Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar No. 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary: Probate@VelizKatzLaw.com
Attorney for Petitioner
August 6, 13, 2026 26-00247G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000396
Division 48
IN RE: ESTATE OF
JOSEPH R. BURBRINK
Deceased.

The administration of the estate of Joseph R. Burbrink, deceased, whose date of death was April 15, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 6, 2026.

Personal Representative:
Jaime Billings
108 Brittany Court
Moore, South Carolina 29369
Attorney for Personal Representative:
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
August 6, 13, 2026 26-00248G

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000348
Division 48
IN RE: ESTATE OF
EILEEN P. DIEDEL
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 Eileen P. Diedel, deceased, File Number 2026 CP 000348, 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 March 16, 2026; that the total value of exempt and non-exempt assets of the estate is $282,118 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Michael J. Diedel
34 Fitzgerald Lane
Palm Coast, FL 32137
Walter F. Diedel, IV
911 S. Central Ave. Apt. 1
Flagler Beach, Florida 32136

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is August 6, 2026.

Person Giving Notice:
Michael J. Diedel
34 Fitzgerald Lane
Palm Coast, Florida 32137
Attorney for Person Giving Notice
Diane A. Vidal, Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
August 6, 13, 2026 26-00249G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2026 CP 000412
Division 48
IN RE: ESTATE OF
RICHARD KEVIN TROWBRIDGE,
Deceased.

The administration of the estate of Richard Kevin Trowbridge, deceased, whose date of death was March 22, 2026, 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is August 6, 2026.

Personal Representative:
/s/ Cheryl Schoenfeldt
Cheryl Schoenfeldt
60 Barkley Lane
Palm Coast, FL 32137
Attorney for Personal Representative:
/s/ Jennifer A. McGee
Jennifer A. McGee
Florida Bar No. 1023165
McGee Law, PLLC
160 Cypress Point Pkwy, Unit C-213
Palm Coast, FL 32164
Telephone: 386-320-7300
E-mail:jennifer@mcgeelawfl.com,
service@mcgeelawfl.com
August 6, 13, 2026 26-00250G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2026 CP 000326
DIVISION: 48
IN RE: ESTATE OF
JUDY ANN BEMMELS,
Deceased.

The administration of the estate of Judy Ann Bemmels, deceased, whose date of death was March 7, 2026, 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. I, 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 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 August 6, 2026.

Personal Representative:
/s/ Lynnae Marie Buie
Lynnae Marie Buie
28 Coconut Court
Palm Coast, FL 32137
Attorney for Personal Representative:
/s/ Jennifer A. McGee
Jennifer A. McGee
Florida Bar No. 1023165
McGee Law, PLLC
160 Cypress Point Pkwy, Unit C-213
Palm Coast, FL 32164
Telephone: 386-320-7300
E-mail:jennifer@mcgeelawfl.com,
service@mcgeelawfl.com
August 6, 13, 2026 26-00251G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000293
Division 48
IN RE: ESTATE OF
THEODORE DANIEL PERKOVICH
aka THEODORE D. PERKOVICH
aka THEODORE PERKOVICH
aka TED D. PERKOVICH
Deceased.

The administration of the estate of THEODORE DANIEL PERKOVICH aka THEODORE D. PERKOVICH aka THEODORE PERKOVICH aka TED D. PERKOVICH, deceased, whose date of death was March 7, 2026, 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 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.

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: August 6, 2026.

Joseph I. Perkovich,
Personal Representative
265 Indies Way
Suite 1805
Naples, FL 34110
David J. Simmons,
Attorney for Personal Representative
E-mail Addresses:
dsimmons@djsestatelaw.com
Florida Bar No. 0784974
900 5th Ave S, Ste 202
Naples, Florida 34102
Telephone: 239-529-5298
August 6, 13, 2026 26-00252G

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes,* the Palm Coast 145 Community Development District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the **"Proposed Rule"**). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 30, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) District on **September 10, 2026, at 11:30 a.m. at Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes,* the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes.* The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes.*

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, kantarzhia@whhassociates.com (the **"District Manager's Office"**).

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

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

Andrew Kantarzhi, District Manager
Palm Coast 145 Community Development District
August 6, 2026 26-00255G

FIRST INSERTION

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes,* the Ormond Station Community Development District (the **"District"**) hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the **"Proposed Rule"**). The Proposed Rule number is ROP-2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 30, 2026.

A public hearing will be conducted by the Board of Supervisors (the **"Board"**) District on **September 10, 2026, at 10:00 a.m. at Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes,* the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes.* The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes.*

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

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, kantarzhia@whhassociates.com (the **"District Manager's Office"**).

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

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

Andrew Kantarzhi, District Manager
Ormond Station Community Development District
August 6, 2026 26-00254G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000249
IN RE: ESTATE OF
STEVEN P. CONNOLLY,
a/k/a Steven Patrick Connolly,
a/k/a Steven Connolly,
Deceased.

The administration of the Estate of Steven P. Connolly, deceased, whose date of death was February 4, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 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 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.

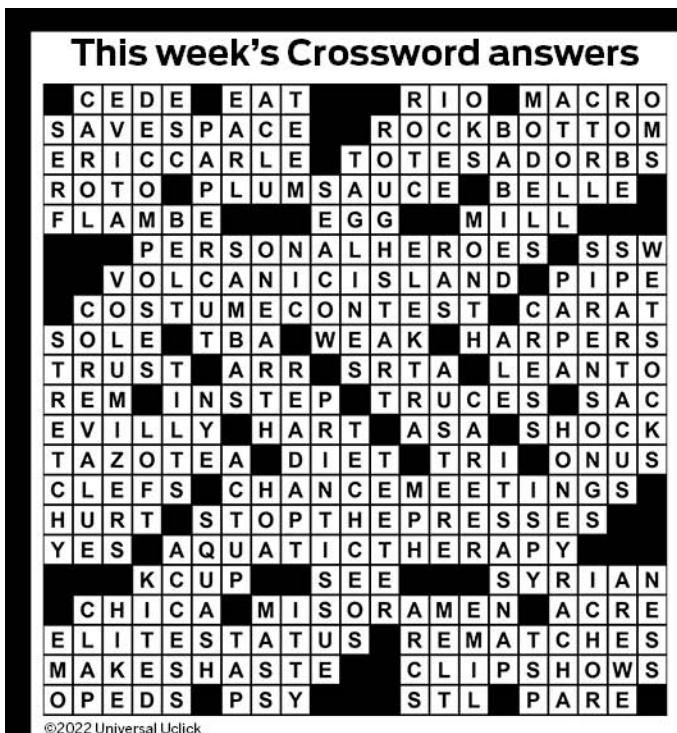
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 6, 2026.

Personal Representative:
Timothy S. Connolly
29 Almont St.
Malden, MA 02148
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No. 0022751
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727)290-4044
Email: filings@FLprobatesolutions.com
Secondary:
cortney@FLprobatesolutions.com
August 6, 13, 2026 26-00246G

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

This week's Crossword answers



©2022 Universal Uclick

peekers' place
You're only cheating yourself.

This week's Celebrity Cipher answers

Puzzle One Solution:
"That's the nature of the work, to truly embody and be different people ... people thought I was being myself."
Cynthia Erivo

Puzzle Two Solution:
"Outside of work, what brings me joy is realizing that the sun is shining. It sounds a little trite, but it's not."
Jon Bon Jovi

Puzzle Three Solution:
I spent a lot of time with ... the dead composers ... they would point me in directions â€" to study, to be open, to think."
Tori Amos

This week's Sudoku answers

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

©2022 NEA, Inc. © 2026 Andrews McMeel Universal

SUBSCRIBE TODAY
The Observer delivered to your driveway
Call 386.447.9723

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2024 CA 000290
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
PATRICK M. CONNERTON A/K/A PATRICK CONNERTON; NICOLE CONNERTON A/K/A NICOLE MARIE MONASTRA; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 13, 2026, and entered in Case No. 2024 CA 000290 of the Circuit Court in and for Flagler County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and PATRICK M. CONNERTON A/K/A PATRICK CONNERTON; NICOLE CONNERTON A/K/A NICOLE MARIE MONASTRA; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, TOM BEXLEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at https://flagler.realforeclose.com, at 11:00 a.m., on August 28, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1, BLOCK 15, DAYTONA NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TOGETHER WITH THAT 2022 JACB MANUFACTURED HOME, VIN # JACFL37951A, AND VIN # JACFL37951B, TITLE NUMBER 146267064 AND 146267169. TITLE IS RETIRED.

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 DESCRETION, 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Flagler County Courthouse. Telephone 904-437-7430 or 1-800-955-8770 via Florida Relay Service.

DATED July 17, 2026.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-201137 / GS1
Jul. 30; Aug. 6, 2026 26-00233G

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.: 2025 CA 000602
AMERIS BANK,
Plaintiff, VS.
WILLIAM YANES; UNKNOWN SPOUSE OF WILLIAM YANES; THE ESTATES OF MARINA DEL PALMA HOMEOWNERS' ASSOCIATION, INC.; MARINA DEL PALMA MASTER ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 13, 2026 in Civil Case No. 2025 CA 000602, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, AMERIS BANK is the Plaintiff, and WILLIAM YANES; UNKNOWN SPOUSE OF WILLIAM YANES; THE ESTATES OF MARINA DEL PALMA HOMEOWNERS' ASSOCIATION, INC.; MARINA DEL PALMA MASTER ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at https://flagler.realforeclose.com/ on August 28, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 21, MARINA DEL PALMA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 76, 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 20th 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: /s/ Mola R. Bosland
FBN: 030330
2026.07.21
08:23:06-04'00'
FBN: 330330
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-1107B
Ref # 21455
Jul. 30; Aug. 6, 2026 26-00230G

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 CA 000067
PLAZA HOME MORTGAGE, INC.,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KENNETH F. MURRAY, DECEASED ; CHRISTOPHER PHILIP MURRAY; KEVIN SCOTT MURRAY; FORREST LANSER; PAYTON KERTZ; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KENNETH F. MURRAY, DECEASED
(LAST KNOWN ADDRESS)
2706 ANNETTE STREET,
FLAGLER BEACH, FLORIDA 32136
CHRISTOPHER PHILIP MURRAY
(LAST KNOWN ADDRESS)
441 WASHINGTON AVENUE
PALO ALTO, CALIFORNIA94301

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

PARCEL NO. 58: THE WESTERLY 175 FT. OF THE EASTERLY 325 FT. OF LOT 3, BLOCK 6, THE EASTERLY 10 FT. BEING A PART OF A 20FT. ACCESS AND UTILITY EASEMENT AND THE WESTERLY 25 FT. BEING PART OF A 50 FT. EASEMENT FOR STREET, ATLANTA BEACH SUBDIVISION OF GOVERNMENT LOTS 2 AND 4, SECTION 19 TOWNSHIP 12 SOUTH, RANGE 32 EAST, AS RECORDED IN PLAT BOOK 3, PAGES 24 AND 24A, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

a/k/a 2706 ANNETTE STREET,, FLAGLER BEACH, FLORIDA 32136

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

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 200 East Moody Boulevard, Rm.125, Bunnell, Fl 32110, Phone No. (904)437-7394 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this day of 7/10/2026.

TOM W. BEXLEY
As Clerk of the Court
(SEAL) By Amy Perez
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 25-01997 CLNK
V1.20140101
Jul. 30; Aug. 6, 2026 26-00231G

SECOND 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 000344
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
ROBERT IRWIN PANNELL AKA ROBERT I. PANNELL. et. al.
Defendant(s),

TO: UNKNOWN SPOUSE OF ROBERT IRWIN PANNELL AKA ROBERT I. PANNELL, .
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 3, BLOCK 52, PALM COAST, MAP OF KANKAKEE RUN, SECTION 65, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 17, PAGE 56 THROUGH 67, INCLUSIVE, 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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before 30 DAYS FROM THE 1ST PUBLICATION /(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 7/23/2026.

TOM BEXLEY
CLERK OF THE CIRCUIT COURT
(SEAL) BY: AMY PEREZ
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-289405
July 30; Aug. 6, 2026 26-00241G

SECOND INSERTION

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 Hunter's Ridge Community Development District No. 1 (**"District"**) will hold a public hearing on **August 25, 2026 at 11:30 a.m., at Flagler County Government Services Bldg., 1769 E. Moody Blvd., Bldg. 2, Bunnell, Florida 32110** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) of the District 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 at the offices of the **District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"**), during normal business hours or by visiting the District's website, https://huntersridgecdd1.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 to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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 30; Aug. 6, 2026 26-00237G

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 000154
JMJ FINANCIAL GROUP,
Plaintiff, vs.
BRANDON HOWARD, et al.,
Defendants.

To:
BRANDON HOWARD
15 OLD OAK DR N, PALM COAST, FL 32137
UNKNOWN SPOUSE OF BRANDON HOWARD
15 OLD OAK DR N, PALM COAST, FL 32137
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 106, SANCTUARY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 31, PAGE 71 THROUGH 74, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla 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 30 DAYS AFTER FIRST PUBLICATION or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of 7/10/2026.

TOM W. BEXLEY
CLERK OF COURT OF FLAGLER COUNTY
As Clerk of the Court
(SEAL) BY: Margarita Ruiz
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-14629FL
Jul. 30; Aug. 6, 2026 26-00232G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000389
IN RE: ESTATE OF WILLIAM ROBERT GILCHRIST,
Deceased.

The administration of the estate of WILLIAM ROBERT GILCHRIST, deceased, whose date of death was February 10, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 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. 732.2211, 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 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 30, 2026.

LINDA ELEANOR GIBSON GILCHRIST
Personal Representative
922 North Central Avenue
Flagler Beach, FL 32136

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: ntservice@hnh-law.com
Jul. 30; Aug. 6, 2026 26-00234G

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 182025CA000367XXXX01
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,
Plaintiff, vs.
STEFANIE ROLAND; CYNTHIA DERWACTER; 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 July 16, 2026, and entered in Case No. 182025CA000367XXXX01 of the Circuit Court in and for Flagler County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and STEFANIE ROLAND; CYNTHIA DERWACTER; 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, TOM BEXLEY, Clerk of the Circuit Court, will sell to the highest and best bidder for cash https://flagler.realforeclose.com, 11:00 a.m., on October 16, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 3, BLOCK 11, ROYAL PALMS - SECTION 33 - PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 67, 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. THE COURT, IN ITS DESCRETION, 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.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Flagler County Courthouse. Telephone 904-437-7430 or 1-800-955-8770 via Florida Relay Service.

DATED 7/23/26.
By: /s/ Greg Rosenthal
Greg H. Rosenthal
Florida Bar No.: 955884
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
1463-214722 / GS1
July 30; Aug. 6, 2026 26-00239G

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 000393
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6,
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 MIGUEL REYES A/K/A MIGUEL A. REYES, DECEASED; RACHEL REYES; MICKEY REYES; MICHAEL REYES; CHRISTOPHER REYES; UNKNOWN TENANT #1 N/K/A SHELLSEA MONGE; UNKNOWN TENANT #2 N/K/A WILLAM CRUZ; ALBERTO MIGUEL REYES;
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. An Amended Final Judgment was awarded on June 17, 2026 in Civil Case No. 2024 CA 000393, of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein, CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-6 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 MIGUEL REYES A/K/A MIGUEL A. REYES, DECEASED; RACHEL REYES; MICKEY REYES; MICHAEL REYES; CHRISTOPHER REYES; UNKNOWN TENANT #1 N/K/A SHELLSEA MONGE; UNKNOWN TENANT #2 N/K/A WILLAM CRUZ; ALBERTO MIGUEL REYES; ANY AND are Defendants.

The Clerk of the Court, Tom Bexley will sell to the highest bidder for cash at https://flagler.realforeclose.com/ on September 25, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 38, BLOCK 10, OF PALM COAST MAP OF BELLE TERRE, SECTION 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 59 THROUGH 67, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, 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 22nd 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: /s/ Mola R. Bosland
FBN: 030330
2026.07.22
13:19:37-04'00'
FBN: 30330
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-15879B
Ref # 21650
July 30; Aug. 6, 2026 26-00240G

THIRD 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

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

CLASSIFIEDS AD RATES
First 15 words .....$17.50 per week
Each Add'l word .....50¢
15% DISCOUNT FOR 4-WEEK RUN
Color background: $5 per week
Photo: $25 per week
PLACE YOUR AD:
Call: 386-447-9723
Email: info@observerlocalnews.com
Online: classifieds.palmcoastobserver.com
FIND BUYERS & SELLERS HERE!