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PUBLIC NOTICES

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THURSDAY, AUGUST 20, 2026

VOLUSIA COUNTY LEGAL NOTICES

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 2026 12105 PRDL
DIVISION 10
IN RE: ESTATE OF MAUREEN ANNE CUSACK
DECEASED.

NOTICE TO CREDITORS
The administration of the estate of Maureen Anne Cusack, deceased, whose date of death was May 29, 2026, 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 name and address of the personal representative is 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 DEATH IS BARRED.

The date of first publication of this notice is August 20, 2026.
Personal Representative:
Joseph H. Cusack
72 Jana Drive
Ponce Inlet, FL 32127
Tel. (407) 491-8068
Email: cusackjay@gmail.com
7764-356117
Aug. 20, 27, 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 14-499 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 Marciano 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

FIRST INSERTION
Notice of Hearing
Court of Probate, District of Northern Fairfield County, State of Connecticut
NOTICE OF HEARING TO EUGENIA M. FILIMON
ESTATE OF Robert A. Filimon (24-0520)
Pursuant to an order of the Court dated August 17, 2026, a hearing will be held on an application for Administration Intestate as in said application on file more fully appears, at the Court of Probate on September 16, 2026 at 1:15 PM.
By the Order of the Court, Renata Olechno, Clerk
August 20, 2026 26-006191

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2024 11340 CIDL
WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE MASTR ASSET BACKED SECURITIES TRUST 2007-NCW MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-NCW, Plaintiff, vs.
TROY A BRADLEY, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 18, 2026 in Civil Case No. 2024 11340 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE MASTR ASSET BACKED SECURITIES TRUST 2007-NCW MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-NCW is Plaintiff and Troy A Bradley, 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 8th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 68, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 52, PAGE 104 THROUGH 110, 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 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
23-08267FL
August 20, 27, 2026 26-005971



SAVE TIME

Email your Legal Notice
legal@observerlocalnews.com

FIRST 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.: 2025 13403 CIDL
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
DAVID A. DRAKE; KIRSTEN HOPE BENGTON F/K/A KIRSTEN DRAKE; UNKNOWN SPOUSE OF DAVID A. DRAKE; UNKNOWN SPOUSE OF KIRSTEN HOPE BENGTON F/K/A KIRSTEN DRAKE, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 6, 2026, in Case No. 2025 13403 CIDL of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC, is Plaintiff, and DAVID A. DRAKE, KIRSTEN HOPE BENGTON F/K/A KIRSTEN DRAKE, UNKNOWN SPOUSE OF DAVID A. DRAKE, UNKNOWN SPOUSE OF KIRSTEN HOPE BENGTON F/K/A KIRSTEN DRAKE, 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 AM on-line at www.volusia.realforeclose.com on September 24, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 219, SOUTH WATERFRONT PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 195, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Also known as: 165 LEWIS STREET, EDGEWATER, FL 32141

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 13th day of August 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
August 20, 27, 2026 26-005981

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 Just Gemini located at 1550 E. Minnesota Ave in the City of DeLand, Volusia, FL 32724 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of August, 2026
MCGUIRE MEDIA LLC
August 20, 2026 26-006091

FIRST INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 11569 CICI
CARRINGTON MORTGAGE SERVICES, LLC, 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 RICHARD CASSELLA, DECEASED; BRIAN CASSELLA; RICHARD CASSELLA; COUNTRYSIDE PUD UNIT III-B HOMEOWNERS ASSOCIATION, INC.; 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 RICHARD CASSELLA, DECEASED (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 58, COUNTRYSIDE P.U.D. UNIT IIIB, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 38, PAGE 158, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a 928 FOREST GLEN DR., PORT ORANGE, FLORIDA 32127
has been filed against you and you are re-

quired to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before September 17, 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 Service).
WITNESS my hand and the seal of this Court this 3 day of August, 2026.
LAURA E. ROTH
As Clerk of the Court
(SEAL) By /s/ Jennifer Vazquez
As Deputy Clerk

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 Mulberries & Mayhem Bakery located at 503 E Minnesota Ave in the City of Deland, Volusia, FL 32724 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of August, 2026
Stephanie Goodwin
August 20, 2026 26-006121

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 Izama Creations located at 1235 Providence Blvd STE R #1081 in the City of Deltona, Volusia, FL 32725 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of August, 2026
Crissel Torres
August 20, 2026 26-006101

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.: 25-01675 CMS
August 20, 27, 2026 26-005991

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 Cook's Junk Removal & Services located at 118 Fiesta Drive in the City of Ormond Beach, Volusia, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of August, 2026
Zachary Cook
August 20, 2026 26-006181

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 Ormond Beach Fence Company located at 118 Fiesta Drive in the City of Ormond beach, Volusia, FL 32176 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of August, 2026
Atlas Development LLC
Marco Varlesi
August 20, 2026 26-006211

FIRST INSERTION	
ORMOND CROSSINGS CENTRAL COMMUNITY DEVELOPMENT DISTRICT	
NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 AND FISCAL YEAR 2027 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
The Board of Supervisors (“ Board ”) of Ormond Crossings Central Community Development District (“ District ”) will hold public hearings and a regular meeting as follows:	
DATE: TIME: LOCATION:	September 10, 2026 1:00 PM Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174

The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the fiscal year ending September 30, 2026, and the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Proposed Budgets**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 (“**District Manager's Office**”), during normal business hours.

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

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

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

August 20, 27, 2026	District Manager	26-00602I
FIRST INSERTION		
ORMOND CROSSINGS EAST COMMUNITY DEVELOPMENT DISTRICT		

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 AND FISCAL YEAR 2027 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of Ormond Crossings East Community Development District (“**District**”) will hold public hearings and a regular meeting as follows:

DATE: TIME: LOCATION:	September 10, 2026 1:00 PM Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174
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The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the fiscal year ending September 30, 2026, and the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Proposed Budgets**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 (“**District Manager's Office**”), during normal business hours.

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

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

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

August 20, 27, 2026	District Manager	26-00603I
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 11505 CICI
CITIZENS BANK, NATIONAL ASSOCIATION
Plaintiff(s), vs.
JERRY PFLUEGER;
NEGAR AFSHAR PFLUEGER A/K/A
NEGAR AFSHER PFLUEGER
Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Court Order Cancelling and Rescheduling Foreclosure Sale entered on July 8, 2026 in the above-captioned action, the Clerk of Court, Laura E Roth, will sell to the highest and best bidder for cash at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of September, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
LOT 13 OF PALM GROVE SUB. SIXTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGE(S) 174, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property address: 949 Duncan Road, 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. 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. 25-002882-1
August 20, 27, 2026

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 12186 PRDL
Division 10
IN RE: ESTATE OF REBEKAH JOY PATRICK
Deceased.

The administration of the estate of Rebekah Joy Petrick, deceased, whose date of death was April 26, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 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 20, 2026.
Personal Representative:
Michael Robert Petrick
5 Pine Shadows Trail
Ormond Beach, Florida 32174
Attorney for Personal Representative:
/s/ Wendy A. Mara
Wendy A. Mara
Attorney
Florida Bar Number: 069872
555 West Granada Blvd., Ste.D-10
Ormond Beach, Florida 32174
Telephone: (386) 672-8081
Fax: (386) 265-5995
E-Mail: wamara@maralawpa.com
Secondary E-Mail: pmflynt@maralawpa.com
August 20, 27, 2026

FIRST INSERTION	
ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT	
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
The Board of Supervisors (“ Board ”) of the Ormond Crossings West Community Development District (“ District ”) will hold a public hearing and regular meeting as follows:	
DATE: TIME: LOCATION:	September 10, 2026 1:00 PM Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0100 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at https://ormondcrossingswestcdd.net.

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

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

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.

August 20, 27, 2026	District Manager	26-00604I
FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA		

GENERAL JURISDICTION DIVISION
CASE NO. 2016 30931 CICI
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-BR3, Plaintiff, vs.
STEVE SLIWA; SHAMROCK-SHAMROCK, INC., SUCCESSOR BY MERGER TO FLORIDA LIFESTYLE HOMES, INC. F/K/A FLORIDA LIFESTYLE HOMES OF VOLUSIA, INC., et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 16, 2026, and entered in 2016 30931 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-BR3 is the Plaintiff and STEVE SLIWA; RENAR GOLF COMMUNITIES AT LPGA INTERNATIONAL HOMEOWNERS' ASSOCIATION, INC.; FORD MOTOR CREDIT COMPANY LLC F/K/A FORD MOTOR CREDIT COMPANY; SHAMROCK - SHAMROCK, INC., SUCCESSOR BY MERGER TO FLORIDA LIFESTYLE HOMES, INC. F/K/A FLORIDA LIFESTYLE HOMES OF VOLUSIA, INC. are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00

AM, on September 09, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 35, JOYELLE AT LPGA INTERNATIONAL, AS PER MAP RECORDED IN MAP BOOK 48, PAGES 143-144 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
a/k/a: 183 EKANA CIRCLE, DAYTONA BEACH, FL 32124
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, DeLand, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711.
Dated this 14 day of August, 2026.
By: \S\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
15-035361 - EuE
August 20, 27, 2026

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA	
CIVIL DIVISION CASE NO. 2026 11237 CIDL CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. JENNIFER ANN LEE; UNKNOWN SPOUSE OF JENNIFER ANN LEE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY. Defendant(s) To the following Defendant(s): JENNIFER ANN LEE (LAST KNOWN ADDRESS) 601 DIXSON STREET ORANGE CITY FL 32763 UNKNOWN SPOUSE OF JENNIFER ANN LEE (LAST KNOWN ADDRESS) 601 DIXSON STREET ORANGE CITY FL 32763 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 27, SECOND ADDITION TO DIXSON ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE 207, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. a/k/a 601 DIXSON STREET,, 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,	
FIRST INSERTION	
P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before September 25, 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, Court-house 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 11 day of August, 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.: 26-00298 CMS V1.20140101 August 20, 27, 2026	
26-00615I	

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026 11541 CICI
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
SARENA MARIE HUBER. et. al.
Defendant(s),
TO: SARENA MARIE HUBER A/K/A SARENA M. HUBER, UNKNOWN SPOUSE OF SARENA MARIE HUBER A/K/A SARENA M. HUBER, 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 63, MADISON HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 211, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA	
GENERAL JURISDICTION DIVISION Case No. 2025 13995 CIDL Freedom Mortgage Corporation, Plaintiff, vs. Nathalie Ifrah f/k/a Nathalie Waldrep, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 13995 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Nathalie Ifrah f/k/a Nathalie Waldrep; Unknown Spouse of Nathalie Ifrah f/k/a Nathalie Waldrep are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 8th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOTS 13, 14, AND 15, BLOCK 29, DAYTONA PARK ESTATES, SECTION NO A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP BOOK 23, PAGES 39 AND 40, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TAX ID: 700101290130 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate	
in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL Dated this 17th day of August, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F03315 August 20, 27, 2026	
26-00613I	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA	
GENERAL JURISDICTION DIVISION Case No. 2024 11773 CIDL NBKC Bank, Plaintiff, vs. Clement Ivelaw Scantlebury, Jr., et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 11773 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein NBKC Bank is the Plaintiff and Clement Ivelaw Scantlebury, Jr.; Aisha Ain Scantlebury; Victoria Park Community Council, Inc.; Victoria Park Homeowners Association, Inc. a/k/a V.P. Homeowners Association, Inc.; Victoria Gardens Homeowners Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 15th day of October, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 13, VICTORIA PARK INCREMENT FOUR NORTHWEST ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 53, PAGES 108 THROUGH 112, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. TAX ID: 702603000130 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If	
you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL Dated this 17th day of August, 2026. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00596 August 20, 27, 2026	
26-00614I	

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 12343 PRDL
Division: 10
IN RE: ESTATE OF DIANE TEASLEY MATHIS,
Deceased.
The administration of the estate of DIANE TEASLEY MATHIS, 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, 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 20, 2026.
Signed on this 11th day of AUGUST, 2026.

/s/ Daniel Mathis
DANIEL C. MATHIS
Personal Representative
131 Cherokee Road
Ormond Beach, Florida 32174

/s/ R. Kevin Korey
R. Kevin Korey
Attorney for Personal Representative
Florida Bar No. 89108
Korey Law, P.A.
595 W. Granada Blvd., Suite A
Ormond Beach, Florida 32174
Telephone: 386-677-3431
Email: kevin@koreylawpa.com
Secondary Email: dwargo@koreylawpa.com
August 20, 27, 2026

FIRST INSERTION	
NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA	
Case No. 2026 11674 CIDL Honorable Judge: ROWE, RANDELL H III PLANET HOME LENDING, LLC Plaintiff, vs. LAKESIA SHAWAN DIXON; UNKNOWN SPOUSE OF LAKESIA SHAWAN DIXON; FERNANDA PLACE HOMEOWNERS ASSOCIATION, INC.; VOLUSIA COUNTY CLERK OF COURT; STATE OF FLORIDA; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants. TO: LAKESIA SHAWAN DIXON, UNKNOWN SPOUSE OF LAKESIA SHAWAN DIXON, UNKNOWN TENANT OCCUPANT #1 and UNKNOWN TENANT OCCUPANT #2 Last Known Address: 3531 FERNANDA DRIVE, DELTONA, FL 32738 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 3531 FERNANDA DRIVE, DELTONA, FL 32738, and more particularly described as follows: LOT 31, FERNANDA PLACE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 60, PAGE(S) 69 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PARCEL ID: 823002000310 has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before, 9/14/2026, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED ON: August 14, 2026. Laura E. Roth, Esq. Volusia County Clerk of Court and Comptroller (SEAL) /s/ Jennifer Vazquez As Deputy Clerk Matthew T. Wasinger, Esquire the Plaintiff's attorney 605 E. Robinson Street, Suite 730 Orlando, FL 32801 August 20, 27, 2026	
26-00601I	

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Beloved Collective located at 46 Azalea Rd in the City of Debarry, Volusia, FL 32713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of August, 2026 Kayla Esslinger August 20, 2026	
26-006061	

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 Luxorin located at 915 Doyle rd #306 126 in the City of Deltona, Volusia, FL 32725 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 14th day of August, 2026 Timothy Dunne August 20, 2026	
26-006051	

SUBSEQUENT INSERTIONS

SECOND 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 12423 CICI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF9, Plaintiff, vs. SUSAN M DAVIS A/K/A SUSAN MARIE DAVIS, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 15, 2026 in Civil Case No. 2025 12423 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF9 is Plaintiff and Susan M Davis a/k/a Susan Marie Davis, 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 2nd day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 44, CHEROKEE TRAILS SUBDIVISION PHASE II, ACCORDING TO THE PLAT THERE-OF RECORDED IN MAP BOOK 37, PAGE 19 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 25-12392FL August 13, 20, 2026	
26-005801	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE 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 MENDER 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. 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 24th day of July, 2026 Law Firm: LEGAL ADVOCATES, PLLC (Attorneys for Plaintiff) William Slabaugh, Esq. FBN 86974 1275 S. Patrick Dr. Suite H1 Satellite Beach, FL 32937 561-666-3443 service@inyourinterest.net August 13, 20, 2026	
26-005861	

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 Pisces Press located at 1550 E. Minnesota Ave in the City of DeLand, Volusia, FL 32724 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of August, 2026 MCGUIRE MEDIA LLC August 20, 2026	
26-006081	

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 McGuire Media located at 1550 E. Minnesota Ave in the City of DeLand, Volusia, FL 32724 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of August, 2026 MCGUIRE MEDIA LLC August 20, 2026	
26-006071	

SECOND INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE SEVENTH CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA Case No.: 2026 20578 COCI THE SANCTUARY ON SPRUCE CREEK HOMEOWNER'S ASSOCIATION. INC. Plaintiff. Vs. JASON PENNEY, MELANIE PENNEY, & UNITED STATES DEPARTMENT OF JUSTICE Defendant. TO: JASON PENNEY 6100 SANCTUARY GARDEN BLVD. PORT ORANGE, FL 32128 YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Volusia County, Florida: Lot 307, Sanctuary on Spruce Creek, Phase III, according to the map or plat thereof, as recorded in Map Book 47, pages 143-145, inclusive, of the Public Records of Volusia County, Florida Parcel ID No. 633013003070 Street address of: 6100 Sanctuary Garden Blvd.. Port Orange, FL 32128 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on The Sanctuary on Spruce Creek Homeowner's Association, Inc., c/o Attorney Robert Robins, whose address is 1206 S. Ridgewood Avenue, Daytona Beach, FL 32114 on or before September 14, 2026, and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. Dated: July 31, 2026. LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Jennifer Vazquez Deputy Clerk The Sanctuary on Spruce Creek Homeowner's Association, Inc., c/o Attorney Robert Robins, 1206 S. Ridgewood Avenue, Daytona Beach, FL 32114 August 13, 20, 2026	
26-005831	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA Case No.: 2026-11670-PRDL Division: 10 IN RE: ESTATE OF ROBERT E. LIBBY Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of ROBERT E. LIBBY, deceased, whose date of death was January 20, 2026, 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 that personal representative's attorney are set forth below. ALL INTERESTED PERSON 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 the Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF A COPY OF THIS NOTICE ON THEM. All claimants and DEMANDS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED. The date of first publication of this Notice is August 13, 2026. Personal Representative: Debra R. Libby-Savino 4212 Wharton Way Land of Lakes, FL 34639 Attorney for person giving notice: KP Law, PLLC By: /s/ Kyle Peters Kyle Peters Florida Bar No.: 91941 221 N. Hogan Street, # 375 Jacksonville, Florida 32202 Telephone: 904.515.5735 kpeters@kpeterslaw.com August 13, 20, 2026	
26-005841	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 11460 PRDL Division 10 IN RE: ESTATE OF MARY F. CASSELL, aka MARY FRANCES CASSELL Deceased. The administration of the estate of Mary F. Cassell, also known as Mary Frances Cassell, deceased, whose date of death was February 27, 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 cura-	
26-005851	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 12151 PRDL Division: 10 IN RE: ESTATE OF LOUISE MARY JANOW, Deceased. The administration of the estate of Louise Mary Janow, deceased, whose date of death was 3/26/2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, File No. 2026 12151 PRDL, the address of which is 101 North Alabama Ave., DeLand, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 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	
26-005771	

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA. CASE NO. 2026 11369 CIDL LONGBRIDGE FINANCIAL, LLC, Plaintiff vs. UNKNOWN SUCCESSOR TRUSTEE OF THE B.L. DINGELDINE FAMILY TRUST DATED JANUARY 22, 2010, et al., Defendants TO: UNKNOWN SUCCESSOR TRUSTEE OF THE B.L. DINGELDINE FAMILY TRUST DATED JANUARY 22, 2010 1913 UMBRELLA TREE DRIVE, EDGEWATER, FL 32141 UNKNOWN BENEFICIARIES OF THE B.L. DINGELDINE FAMILY TRUST DATED JANUARY 22, 2010 1913 UMBRELLA TREE DRIVE, EDGEWATER, FL 32141 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volusia County, Florida: LOTS 4019 AND 4020, BLOCK 119, EXCEPT THE EASTERLY 25 FEET THEREOF, FLORIDA SHORES UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP 23, PAGE 107, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before September 12, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. WITNESS MY HAND AND SEAL OF SAID COURT on this 28 day of July, 2026. Laura E Roth As Clerk of said Court (SEAL) By: /s/ Jennifer Vazquez As Deputy Clerk Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com August 13, 20, 2026	
26-005791	

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SUBSEQUENT INSERTIONS

tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 13, 2026.

Personal Representative:
Joshua Cassell
c/o Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114

Attorney for Personal Representative: Robert M. Holland, Attorney Florida Bar Number: 938998
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: holland@legacylaw313.com
Secondary E-Mail: linda@legacylaw313.com
August 13, 20, 2026

THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS August 13, 2026.

Personal Representative
Michael J. Janow
1637 Macedonia Church Road
Stephens City, VA 22655
Attorney for Personal Representative
Kathlyn M. White (FBN: 13763)
Attorney for Personal Representative
DeMaria & White, PLLC
905 E. Hatton St., Ste. B
Pensacola, FL 32503
(850) 202-8535
kmwhite@statelawprobate.com
dmdclin@statelawprobate.com
prmorgan@statelawprobate.com
August 13, 20, 2026

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2026 10461 CIDL VILLAGE CAPITAL & INVESTMENT LLC Plaintiff, vs. TINA HILL AKA TINA ROSANNA HILL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KRISTINA B. YOUNG AKA KRISTINA BARR YOUNG, DECEASED, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2026 10461 CIDL of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein, VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, and TINA HILL AKA TINA ROSANNA HILL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KRISTINA B. YOUNG AKA KRISTINA BARR YOUNG, DECEASED, et. al., are Defendants, Clerk of Circuit Court, Laura E. Roth will sell to the highest bidder for cash at www.volusia.realforeclose.com, on September 24, 2026 at 11:00 AM, the following described property: LOT 34, BLUE LAKE HEIGHTS, A SUBDIVISION ACCORDING TO THE MAP IN MAP BOOK 25, PAGE 42, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302. IMPORTANT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711. DATED this 7th day of August, 2026. GREENSPOON MARDER, LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmforeclosure@gmlaw.com Email: Karissa.Chin-Duncan@gmlaw.com By: /s/Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 25-002997-01 / 75422.0047 / Jean Schwartz August 13, 20, 2026	
26-005781	

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 11638 CICI TOWD POINT MORTGAGE TRUST 2015-5, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLARENCE ANDERSON, DECEASED, et. al. Defendant(s), TO: PAM MANNING, ERIC ANDERSON, ANGELIQUE JONES, 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. TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLARENCE ANDERSON, DECEASED, THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLARENCE ANDERSON, JR. DECEASED, THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL ANDERSON, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the	
26-005811	

SECOND INSERTION							
DEAN RIVER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Dean River Community Development District ("District") will hold a public hearings and regular meeting as follows: <table><tr><td>DATE:</td><td>September 1, 2026</td></tr><tr><td>TIME:</td><td>2:00 p.m.</td></tr><tr><td>LOCATION:</td><td>Holiday Inn Express & Suites 1330 Saxon Blvd. Orange City, Florida 32763</td></tr></table> The purpose of the public hearing is to receive comments on the adoption of the District's proposed budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office"), during normal business hours.		DATE:	September 1, 2026	TIME:	2:00 p.m.	LOCATION:	Holiday Inn Express & Suites 1330 Saxon Blvd. Orange City, Florida 32763
DATE:	September 1, 2026						
TIME:	2:00 p.m.						
LOCATION:	Holiday Inn Express & Suites 1330 Saxon Blvd. Orange City, Florida 32763						
26-005921							

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

District Manager August 13, 20, 2026	26-005921
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 12324 CICI FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUZANNE M. DAKIN F/K/A SUZANNE H. MUNROE A/K/A SUZANNE H. MUNROE A/K/A SUZANNE DAKIN MUNROE, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUZANNE M. DAKIN F/K/A SUZANNE H. MUNROE A/K/A SUZANNE H. MUNROE A/K/A SUZANNE DAKIN MUNROE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest	
26-005821	

FOURTH 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	
26-005421	

unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 19, BLOCK 5, MASON HEIGHTS, AS PER MAP IN MAP BOOK 19, PAGE 60, 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 September 22, 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 5 day of August, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Jennifer Vazquez DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-289374
August 13, 20, 2026

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 12324 CICI FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUZANNE M. DAKIN F/K/A SUZANNE H. MUNROE A/K/A SUZANNE H. MUNROE A/K/A SUZANNE DAKIN MUNROE, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUZANNE M. DAKIN F/K/A SUZANNE H. MUNROE A/K/A SUZANNE H. MUNROE A/K/A SUZANNE DAKIN MUNROE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest	
26-005821	

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 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 24th day of July, 2026
Law Firm: LEGAL ADVOCATES, PLLC (Attorneys for Plaintiff)
William Slabaugh, Esq.
FBN 86974
1275 S. Patrick Dr. Suite H1
Satellite Beach, FL 32937
561-666-3443
service@inyourinterest.net
August 13, 20, 2026

THIRD 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	
26-005701	



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This week's Crossword answers

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

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This week's Celebrity Cipher answers

Puzzle One Solution:
"I only write an album because I'm working through something big and private that I can't do without the help of my art."
Lorde

Puzzle Two Solution:
"Sometimes the only way you can get an audience is at an audition. I'd never expect to get the role, of course."
Al Pacino

Puzzle Three Solution:
"When I hear music, my body just starts to move. It has nothing to do with training or anything. That's just me."
Yoko Ono

This week's Sudoku answers

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

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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2026 10209 CIDL PLANET HOME LENDING, LLC, Plaintiff, vs. UCHECHUKWU ONYEJAKA AND EZINNE ONYEJAKA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 02, 2026, and entered in the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and UCHECHUKWU ONYEJAKA; EZINNE ONYEJAKA are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on September 03, 2026, the following described property as set forth in said Final Judgment, to wit:

PARCEL 1: A PORTION OF U.S. LOT 1, SECTION 18, TOWNSHIP 17 SOUTH, RANGE 34 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE SOUTH LINE OF LOT 3, BLOCK 4, REPLAT OF E. K. LOWDS SUBDIVISION IN NEW SMYRNA BEACH, AS RECORDED IN MAP BOOK 6, PAGE 45, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING 5.95 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 66°44' 20" EAST ALONG THE SAID SOUTH LINE A DISTANCE OF 25.00 FEET; THENCE NORTH 23°48'35" WEST A DISTANCE OF 284.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 23°48'35" WEST A DISTANCE OF 87.31 FEET TO A POINT ON THE SOUTH LINE OF THE JOINT VENTURE SUBDIVISION; THENCE NORTH 01°30'00" WEST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 318.73 FEET TO A POINT ON THE SOUTHERLY LINE OF THE HENRY B. MARTIN GRANT, SECTION 39, TOWNSHIP 17 SOUTH,

RANGE 34 EAST; THENCE SOUTH 74°00'00" WEST, ALONG SAID SOUTHERLY GRANT LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°30'00" EAST AND PARALLEL TO THE AFORESAID WEST LINE OF THE JOINT VENTURE SUBDIVISION A DISTANCE OF 440.57 FEET A POINT; THENCE NORTH 66°11'25" EAST A DISTANCE OF 231.53 FEET TO THE POINT OF BEGINNING. INCLUDING THE FOLLOWING EASEMENTS: ACCESS & UTILITY EASEMENT, PART OF LOT 3, BLOCK 4, REPLAT OF E. K. LOWDS SUBDIVISION IN NEW SMYRNA BEACH, AS RECORDED IN MAP BOOK 6, PAGE 45, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND PART OF U.S. LOT 1, SECTION 18, TOWNSHIP 17 SOUTH, RANGE 34 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 3, BLOCK 4, SAID POINT BEING 5.95 FEET EASTERLY OF THE SOUTHWEST CORNER OF LOT 3, THENCE NORTH 66°44'20" EAST ALONG THE SAID SOUTH LINE A DISTANCE OF 25.00 FEET; THENCE NORTH 23°48'35" WEST A DISTANCE OF 338.64 FEET TO A POINT; THENCE SOUTH 66°11'25" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 23°48'35" EAST 338.40 FEET TO THE POINT OF BEGINNING. PARCEL 2: PART OF LOT 3, BLOCK 4, REPLAT OF E. K. LOWDS SUBDIVISION IN NEW SMYRNA BEACH, AS RECORDED IN MAP BOOK 6, PAGE 45, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND PART OF U.S. LOT 1, SECTION 18, TOWNSHIP 17 SOUTH, RANGE 34 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 3, BLOCK 4, SAID POINT BEING 5.95 FEET EASTERLY OF THE SOUTHWEST CORNER OF LOT 3, THENCE NORTH 66°44'20" EAST ALONG THE SAID SOUTH LINE A DISTANCE OF 25.00 FEET; THENCE NORTH 23°48'35" WEST A DISTANCE OF 201.44 FEET TO A POINT; THENCE SOUTH 66°11'25" WEST A DISTANCE OF 265.80 FEET; THENCE SOUTH 01°30'00" EAST 92.18 FEET TO THE NORTHERLY LINE OF THE AFORESAID E. K. LOWDS SUBDIVISION; THENCE NORTH 66°38'46" EAST

SECOND INSERTION

ALONG THE SAID NORTHERLY LINE A DISTANCE OF 275.80 FEET; THENCE SOUTH 23°48'35" EAST A DISTANCE OF 113.72 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL, 48,135 SQUARE FEET OR 1.105 ACRES, MORE OR LESS. INCLUDING THE FOLLOWING EASEMENTS: ACCESS & UTILITY EASEMENT, PART OF LOT 3, BLOCK 4, REPLAT OF E. K. LOWDS SUBDIVISION IN NEW SMYRNA BEACH, AS RECORDED IN MAP BOOK 6, PAGE 45, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND PART OF U.S. LOT 1, SECTION 18, TOWNSHIP 17 SOUTH, RANGE 34 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 3, BLOCK 4, SAID POINT BEING 5.95 FEET EASTERLY OF THE SOUTHWEST CORNER OF LOT 3, THENCE NORTH 66°44'20" EAST ALONG THE SAID SOUTH LINE A DISTANCE OF 25.00 FEET; THENCE NORTH 23°48'35" WEST A DISTANCE OF 338.64 FEET TO A POINT; THENCE SOUTH 66°11'25" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 23°48'35" EAST 338.40 FEET TO THE POINT OF BEGINNING. COLLECTIVELY DESCRIBED AS: PART OF LOT 3, BLOCK 4, REPLAT OF E. K. LOWDS SUBDIVISION IN NEW SMYRNA BEACH, AS RECORDED IN MAP BOOK 6, PAGE 45, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND PART OF U.S. LOT 1, SECTION 18, TOWNSHIP 17 SOUTH, RANGE 34 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 3, BLOCK 4, SAID POINT BEING 5.95 FEET EASTERLY OF THE SOUTHWEST CORNER OF LOT 3, THENCE NORTH 66 DEGREES 44 MINUTES 20 SECONDS EAST ALONG THE SAID SOUTH LINE A DISTANCE OF 25.00 FEET; THENCE NORTH 23 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 372.28 FEET TO A POINT ON THE SOUTH LINE OF THE JOINT VENTURE SUBDIVISION, AS RECORDED IN MAP BOOK 11, PAGE 168, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 74 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SAID SOUTH LINE A DISTANCE OF 137.01 FEET TO THE

SOUTHWEST CORNER OF SAID JOINT VENTURE SUBDIVISION; THENCE NORTH 01 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 318.73 FEET TO A POINT ON THE SOUTHERLY LINE OF THE HENRY B. MARTIN GRANT, SECTION 39, TOWNSHIP 17 SOUTH, RANGE 34 EAST; THENCE SOUTH 74 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTHERLY GRANT LINE A DISTANCE OF 50.00 FEET; THENCE SOUTH 01 DEGREES 30 MINUTES 00 SECONDS EAST AND PARALLEL TO THE AFORESAID WEST LINE OF THE JOINT VENTURE SUBDIVISION A DISTANCE OF 623.04 FEET TO THE NORTHERLY LINE OF THE AFORESAID E. K. LOWDS SUBDIVISION; THENCE NORTH 66 DEGREES 38 MINUTES 46 SECONDS EAST ALONG THE SAID NORTHERLY LINE A DISTANCE OF 275.80 FEET; THENCE SOUTH 23 DEGREES 48 MINUTES 35 SECONDS EAST A DISTANCE OF 113.72 FEET TO THE POINT OF BEGINNING. Property Address: 618 -620 WARN REE CIR, NEW SMYRNA BEACH, FL 32168

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

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

Dated this 10 day of August, 2026. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 25-374204 - NaP August 13, 20, 2026 26-005941

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025 12547 CIDL SAILFISH SERVICING, LLC, Plaintiff, vs. LYDIA GEARHART; MORGAN EXTERIORS WINDOWS, SIDING, DOORS & MORE LLC; MELISSA CARNS; 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 01 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOTS 423 AND 424, BLOCK 15, FLORIDA SHORES NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 57, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 1858 FERN PALM DRIVE, EDGEWATER, FL 32141

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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration -ADA Coordinator, 1769 E. Moody Blvd., Bldg. 1, 2nd floor, Bunnell FL 32110, (386) 257-6096, ADARequest@circuit7.org, at least 7 days before your scheduled court appearance, or immediately on 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 11 day of August 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 25-00705 August 13, 20, 2026 26-005961

SECOND INSERTION

NOTICE OF CLERK'S SALE IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2026 12459 COCI NEW COLONY HOUSE, INC. D/B/A MARINA BREEZE CONDO, Plaintiff, vs. SEASIDE FLORIDA DB, LLC, ET AL Defendants.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 6th day of August, 2026, Case Number 2026 12459 COCI in the County Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which NEW COLONY HOUSE, INC. D/B/A MARINA BREEZE CONDO, is the Plaintiff, and SEASIDE FLORIDA DB, LLC is the Defendant; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 14th day of September, 2026 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Apartment Unit F-3, New Colony House, a Condominium, according to the Declaration of Condominium, recorded in OR Book 1326, Page 526, and all valid amendments thereto, Public Records of Volusia County, Florida; together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium, as recorded, exemplified, referred to and set forth in said Declaration of Condominium and exhibits thereto.

The physical street address of said property is: 500 S. Beach St., Unit F3, Daytona Beach, FL 32114

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

ATTENTION: PERSONS WITH DISABILITIES

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

THIS IS NOT A COURT INFORMATION LINE. DATED this 6th day of August, 2026. /s/ Robert Robins ROBERT ROBINS, ESQUIRE P.O. BOX 1649 DAYTONA BEACH, FL 32115 (386) 252-5212 (386) 252-5713 (FAX) FLORIDA BAR NO.: 356026 RobertRobinsLaw@hotmail.com ATTORNEY FOR: PLAINTIFF August 13, 20, 2026 26-005911

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PUBLIC NOTICES

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THURSDAY, AUGUST 20, 2026

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Fire & Ice Wellness, located at 24 Old Kings Rd N, Suite A, 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 8/11/2026.
Kristopher Wiltfong
7763-355918
Aug. 20, 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 zoomin groomin, located at 20 Kankakee Trail, 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 8/17/2026.
Lake Life Pet Spa LLC
7763-356446
Aug. 20, 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 Community Thrift Store, located at 785 S. Nova Rd, in the City of Ormond Beach, Flagler County, FL 32174, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated 8/17/2026.
Natalia Parkinson
7763-356553
Aug. 20, 2026

NOTICE OF PUBLIC SALE

Jessica Neves INC DBA Major Auto Repair gives Notice of Foreclosure of Lien and intent to sell these vehicles on 09/07/2026 08:00 AM at 15 Hargrove Ln BLDG 6 unit i, Palm Coast, FL 32137 pursuant to subsection 713.585 of the Florida Statutes. Jessica Neves INC DBA Major Auto Repair reserves the right to accept or reject any and/or all bids.
1J4RS4GG4BC644575 2011 JEEP GRAND CHEROKEE LAREDO
7763-356111
Aug. 20, 2026

LEGAL NOTICE

\$17,285.23 USD was seized via search warrant by the Flagler County Sheriff's Office pursuant to a search warrant issued on July 16, 2026.
The funds originated from victim located in Flagler County, and were taken fraudulently and under false pretenses on or around April 30, 2026.
7763-356114
Aug. 20, 27, 2026

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR FLAGLER COUNTY, CIVIL DIVISION
CASE NO.: 2025 CA 000462
CALCON MUTUAL MORTGAGE LLC DBA ONETRUST HOME LOANS, Plaintiff, vs.
THOMAS RICHARD MARLETTE; KIMBERLY ANN MARLETTE; DONALD J. FREER, JR.; SALINAS SHELL CONTRACTING, LLC; WATERSIDE HOMES RENOVATIONS AND DESIGNS INC., Defendants.
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 7, 2026, in Case No. 2025 CA 000462 of the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida, wherein CALCON MUTUAL MORTGAGE LLC DBA ONETRUST HOME LOANS, is Plaintiff, and THOMAS RICHARD MARLETTE, KIMBERLY ANN MARLETTE, DONALD J. FREER, JR., SALINAS SHELL CONTRACTING, LLC, WATERSIDE HOMES RENOVATIONS AND DESIGNS INC, are Defendants, the Office of Tom W. Bexley, Flagler County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 AM on-line at www.flagler.realforeclose.com on September 18, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:
LOT 15, ARMAND BEACH EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
Also known as: 9 SWEETBAY DR, PALM COAST, FL 32137
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 Section 45.031, Florida Statutes.
Dated this 12th day of August 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
August 20, 27, 2026 26-00265G

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 357
Division 48
IN RE: ESTATE OF LEONARD J. MOSCO
Deceased.
The administration of the estate of Leonard J. Mosco, deceased, whose date of death was March 19, 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 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 20, 2026.
Personal Representative:
Leonard R. Mosco
100 Bella Harbor Court, Unit 108
Palm Coast, Florida 32137
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 20, 27, 2026 26-00266G



SAVE TIME

Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000425
IN RE: ESTATE OF NANCY ALANA RICKS, Deceased.
The administration of the estate of NANCY ALANA RICKS, Deceased, whose date of death was June 1, 2026, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
The date of first publication of this notice is August 20, 2026.
RICHARD RICKS,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email: genesis@srblawyers.com
August 20, 27, 2026 26-00268G

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of September 2026, for the purpose of hearing Ordinance 2026-XX (Application No. FLUMA-2026-07), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED; PROVIDING FOR THE SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP IN THE FUTURE LAND USE ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN RELATIVE TO CERTAIN REAL PROPERTY TOTALING 14.92± ACRES IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY "AGRICULTURE AND TIMBERLANDS" AND "COMMERCIAL: HIGH INTENSITY" TO CITY OF BUNNELL "COMMERCIAL-MEDIUM (COM-M)"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ASSIGNMENT OF THE LAND USE DESIGNATIONS FOR THE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR RATIFICATION OF PRIOR ACTS OF THE CITY; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION AND DIRECTIONS TO THE CODE CODIFIER AND PROVIDING FOR AN EFFECTIVE DATE.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE

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

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



7763-356614
Aug. 20, 2026

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NOTICE OF RULE MAKING BY THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT FOR ENACTING A RULE PERTAINING RECALL PETITION PROCEEDINGS

A public hearing will be conducted by the Board of Supervisors of the Grand Haven Community Development District ("District") on **September 17, 2026, at 9:00 a.m.** at The

Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137.

The public hearing will provide an opportunity for the public to address a proposed rule pertaining to Recall Petition Proceedings (the "Rule"). Specific legal authority for the rule includes sections 190.0071, 190.011(5), 190.012(3), 120.54 and 120.81, Florida Statutes (2025).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. The public hearing may be continued to a date, time and place to be specified on the record at the hearing. A Notice of Rule Development was published in this newspaper on or before August 13, 2026.

If anyone chooses to appeal any decision of the District's Board with respect to any matter considered at the hearing, such person is required to have a verbatim record of the

proceedings including the testimony and evidence upon which such appeal is to be based and should ensure that such a record is made accordingly. Any person requiring special

accommodations at this meeting because of a disability or physical impairment should contact the District Manager at the address and number below.

A copy of the proposed rule may be obtained by contacting the District Manager at 250 International Parkway, Suite 208, Lake Mary, FL 32746, (321) 263-0132,

howard@cddmanagers.com. Howard McGaffney, District Manager Grand Haven Community Development District 7763-356501 Aug. 20, 2026

NOTICE OF PUBLIC SALE

Please take notice Go Store It - Flagler Beach located at 4601 E. Moody Blvd. Suite A7, Bunnell, FL 32110 intends to hold a public sale to the highest bidder of household goods and other personal property stored in the following units:

- 8 Elias Armstrong
 - 21 Elias Armstrong
 - 77 Monique Scott
 - 145 Lewis Wertman
 - 152 Xiondra Williams
 - 415 elias Armstrong
- Sale will be held September 8, 2026 at 11:30am via storagetreasures.com. Pursuant to Florida Statute § 83.806. 7763-355050 Aug. 20, 2026

NOTICE OF FORFEITURE

A White 2007 Nissan Maxima, Florida License Plate 29BBHK, VIN 1N4BA41E37C830770, was seized for forfeiture by the Flagler County Sheriff's Office on or about July 14, 2026. The vehicle was seized at or near 210 E. Short Street, Bunnell, Florida 32110.

The Flagler County Sheriff's Office is holding the above-described property pursuant to a pending forfeiture action, Case No. 2026 CA 000536, in the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida. 7763-356110 Aug. 20, 2026

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

FRED REBARBER, PLAINTIFF, VS. ZANDER BURGER, INDIVIDUALLY AND AS TRUSTEE OF 28 SEA VISTA LAND TRUST; RODERICK JAMES PALMER, INDIVIDUALLY, AND AS TRUSTEE OF THE 28 SEA VISTA LAND TRUST; BUSINESS SUITES CORPORATION, A FLORIDA CORPORATION, RFLF 7, LLC, A DELAWARE LIMITED LIABILITY COMPANY; SEA COLONY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; UNKNOWN TENANTS/OCCUPANTS, AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST DEFENDANTS, DEFENDANTS.

CASE NO. 2026 CA 000263 NOTICE OF ACTION FOR FORECLOSURE

TO: RODERICK JAMES PALMER, individually and as Trustee of the 28 Sea Vista Land Trust, Defendant, and to all parties claiming interests by, through, under, or against said Defendant, and all parties having or claiming to have any right, title, or interest in the real property described below.

YOU ARE NOTIFIED that you have been designated as a Defendant in a legal proceeding filed against you to foreclose a mortgage encumbering the following described real property located in Flagler County, Florida:

LOT 350, SUBDIVISION PLAT OF SEA COLONY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 30 THROUGH 39, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

The action was instituted in the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida, and is styled:

Fred Rebarber, Plaintiff, v. Zander Burger, individually and as Trustee of the 28 Sea Vista Land Trust; Roderick James Palmer, individually and as Trustee of the 28 Sea Vista Land Trust; Business Suites Corporation, a Florida corporation; RFLF 7, LLC, a Delaware limited liability company; Sea Colony Homeowners Association, Inc., a Florida not-for-profit corporation; Unknown Tenants/ Occupants; and All Unknown Parties Claiming Interests By, Through, Under, or Against Defendants, Defendants.

Case No. 2026 CA 000263 You are required to serve a copy of your written defenses, if any, to the action on **Maria Soto, Esq., DENISE L. ADKINS, P.A., 866 East S.R. 434, Winter Springs, Florida 32708.** Plaintiff's attorney, on or before the thirtieth (30th) day following 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.

The Court has authority in this action to enter a judgment or decree in Plaintiff's interest that will be binding upon you. Dated: 8/5/2026

TOM BEXLEY CLERK OF THE CIRCUIT COURT & COMPTROLLER By: /s/ Amy Perez Deputy Clerk Civil Division Kim C. Hammond Justice Center 1769 E. Moody Blvd., Building 1 Bunnell, Florida 32110 7763-355494 Aug. 13, 20, 2026

NOTICE OF FORFEITURE

Notice is hereby given that the following property:

Black Chevrolet El Camino (FL LP: ECA46) (VIN: 1GCCW80H4ER170588); \$13,476.00 in U.S. Currency; and Multiple designer bags, shoes and clothing as specified in Exhibit A were seized for forfeiture by the Flagler County Sheriff's Office on or about June 6, 2026 as a result of an investigation into the Harris Drug Trafficking Organization and the execution of a search warrant.

The Flagler County Sheriff's Office is holding the above-described property pursuant to a pending forfeiture action, Case No. 2026 CA 000490, in the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida. 7763-355451 Aug. 13, 20, 2026

NOTICE OF FORFEITURE

Notice is hereby given that the following property:

Black Ford Truck (FL LP: 19UGW) (VIN: 1FT7W2BT7FEC11465) was seized for forfeiture by the Flagler County Sheriff's Office on or about June 6, 2026, during the arrest of Claude Christopher Harris, following an extensive investigation into the Harris Drug Trafficking Organization and the execution of a search warrant.

The Flagler County Sheriff's Office is holding the above-described property pursuant to a pending forfeiture action, Case No. 2026 CA 000491, in the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida. 7763-355458 Aug. 13, 20, 2026

NOTICE OF FORFEITURE

Notice is hereby given that the following property:

Black Tesla, Florida License Plate E82FA, VIN 5YJ3E1EB8NF236497; \$30,689.00 in U.S. Currency; and Multiple pieces of jewelry were seized for forfeiture by the Flagler County Sheriff's Office on or about June 10, 2026. The property was seized during the execution of a search warrant at 85 Farragut Drive, Palm Coast, Florida 32164.

The Flagler County Sheriff's Office is holding the above-described property pursuant to a pending forfeiture action, Case No. 2026 CA 000499, in the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida. 7763-355446 Aug. 13, 20, 2026

NOTICE OF FORFEITURE

Notice is hereby given that the following property:

\$41,820.00 in U.S. Currency; and Multiple pieces of jewelry as specified in Exhibit A were seized for forfeiture by the Flagler County Sheriff's Office on or about June 11, 2026. The property was seized during the execution of a search warrant at 40 Pinebrook Drive, Palm Coast, Florida.

The Flagler County Sheriff's Office is holding the above-described property pursuant to a pending forfeiture action, Case No. 2026 CA 501 in the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida. 7763-355449 Aug. 13, 20, 2026

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

CIVIL DIVISION VYSTAR CREDIT UNION, PLAINTIFF, VS.

ANDREA MARIE FIGLIOLINI A/K/A ANDREA FIGLIOLINI; ET AL, DEFENDANT(S)

CASE NO.: 2026 CA 000378 NOTICE OF ACTION

TO: ANDREA MARIE FIGLIOLINI A/K/A ANDREA FIGLIONINI

Last known address: 13 Whitehall Ct., Flagler Beach, FL 32136

Current address: 13 Whitehall Ct., Flagler Beach, FL 32136

UNKNOWN SPOUSE OF ANDREA MARIE FIGLIOLINI A/K/A ANDREA FIGLIONINI

Last known address: 13 Whitehall Ct., Flagler Beach, FL 32136

Current address: Unknown

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

LOT 22, FAIRCHILD OAKS, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 2 AND 3, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Property Address: 13 Whitehall Ct., Flagler Beach, FL 32136

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Michelle L. Glass, Attorney for Plaintiff, whose address is 7545 Centurion Parkway, Ste. 103, Jacksonville, FL 32256 within 30 days after the first publication of this notice, or 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 Amended Complaint.

WITNESS my hand and the seal of this Court this 5 day of August, 2026. **TOM BEXLEY CLERK OF THE CIRCUIT COURT** By: /s/ Amy Perez As Deputy Clerk

A copy of this Notice of Action, Complaint, Lis Pendens, Civil Cover Sheet, Email Designation, and Case Management Conference Orders, if any, were sent to the Defendant(s) and address named above, if address is available.

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.

This is an attempt to collect a debt. Any information obtained will be used for that purpose. 7763-355731 Aug. 13, 20, 2026

DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY Proposed Flood Hazard

Determinations for Flagler County, Florida and Incorporated Areas

The Department of Homeland Security's Federal Emergency Management Agency has issued a preliminary Flood Insurance Rate Map (FIRM), and where applicable, Flood Insurance Study (FIS) report, reflecting proposed flood hazard determinations within Flagler County, Florida and Incorporated Areas. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. Technical information or comments are solicited on the proposed flood hazard determinations shown on the preliminary FIRM and/or FIS report for Flagler County, Florida and Incorporated Areas. These flood hazard determinations are the basis for the floodplain management measures that your community is required to either adopt or show evidence of being already in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program. However, before these determinations are effective for floodplain management purposes, you will be provided an opportunity to appeal the proposed information. For information on the statutory 90-day period provided for appeals, as well as a complete listing of the communities affected and the locations where copies of the FIRM are available for review, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627). 7763-354888 Aug. 13, 20, 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT,

IN AND FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION 48 File # 2026 CP 148

IN RE: THE ESTATE OF PATRICK JOSEPH FLEBOTTE, Deceased.

The administration of the Estate of Patrick Joseph Flebotte, Deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, Florida 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF 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 Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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.

Leah Flebotte, 62 Piedmont Drive, Palm Coast, FL 32164

The first publication of this notice is August 20, 2026.

/s/ Andrea Burns ANDREA BURNS, ESQ. Florida Bar Number: 1031966 Geiger Law, PLLC Post Office Box 352951 Palm Coast, FL 32135 (386) 264-6937 telephone andrea@386lawfirm.com August 20, 27, 2026 26-00273G

FIRST INSERTION

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

PROBATE DIVISION File No. 2026 CP 000087

Division 48

IN RE: ESTATE OF ARMANDO HERMAN GARCIA

Deceased.

The administration of the estate of ARMANDO HERMAN GARCIA, deceased, whose date of death was January 14, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Boulevard, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

The date of first publication of this notice is August 20, 2026.

Personal Representative: CHARLES E. GARCIA 600 Palisade Avenue Teaneck, New Jersey 07666 Attorney for Personal Representative: PAUL A. MARTIN, Esq. Attorney Florida Bar Number: 1000375 4015 Calusa Lane Ormond Beach, Florida 32174 Telephone: (386) 361-3567 Fax: (386) 487-2140 E-Mail: PaulA.Martin.Esq@gmail.com Secondary E-Mail: Paul@MartinEstateProbateLaw.com August 20, 27, 2026 26-00271G

FIRST INSERTION

PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the Palm Coast 145 Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 10, 2026
TIME: 11:30 AM
LOCATION: Flagler County Government Services Building 1769 E. Moody Blvd., Bldg. 2 1st Floor Conference Room, Bunnell, Florida 32110

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0100 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://palmcoast145cdd.net.

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

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

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 August 20, 2026 26-00270G

FIRST INSERTION

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

PROBATE DIVISION File No. 2026 CP 000363

Division 48

IN RE: ESTATE OF LAWRENCE MICHAEL ROKHVARG

Deceased.

The administration of the estate of Lawrence Michael Rokhvarg, deceased, whose date of death was December 24, 2025, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

The date of first publication of this notice is August 20, 2026.

Personal Representative: Marina Rokhvarg 695 Peach Tree Lane Franklin Lakes, New Jersey 07417 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Conchegre Blvd, Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Primary Email: service@upchurchlaw.com Secondary Email: clutes@upchurchlaw.com August 20, 27, 2026 26-00274G

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of September 2026, for the purpose of hearing a special exception (Application No. SE-2026-13), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

SE-2026-13

REQUESTING APPROVAL OF A SPECIAL EXCEPTION USE FOR PROJECT BUTTERFLY WITHIN THE AG&S ZONING DISTRICT.

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of September 2026, for the purpose of hearing a special exception to allow tractor trailer and semi-truck storage (Application No. SE-2026-11), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

SE-2026-11

REQUESTING APPROVAL FOR A SPECIAL EXCEPTION USE AT 3220 STEEL RAIL DRIVE TO ALLOW TRACTOR TRAILER AND SEMI-TRUCK STORAGE WITHIN THE L-1 ZONING DISTRICT.

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

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



7763-356604
Aug. 20, 2026

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of September 2026, for the purpose of hearing a variance to increase the maximum allowed impervious coverage and permit gravel as an allowable parking surface material (Application No. VAR-2026-08), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

VAR-2026-08

REQUESTING APPROVAL FOR A VARIANCE AT 703 EAST MOODY BOULEVARD TO INCREASE THE MAXIMUM ALLOWED IMPERVIOUS COVERAGE FROM 50% TO 70.05% AND TO PERMIT GRAVEL AS AN ALLOWABLE PARKING SURFACE MATERIAL WITHIN THE B-2 ZONING DISTRICT.

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

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



7763-356608
Aug. 20, 2026

PUBLIC NOTICE
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will implement an increase to transportation, law enforcement, and parks and recreation impact fees beginning **October 1, 2026**. The increase in impact fee rates is pursuant to and derived from Ordinance No. 2020-06, which established the applicable impact fee schedule and scheduled adjustments. The adjusted fee amounts will become effective October 1, 2026, in accordance with Ordinance No. 2020-06 and applicable City requirements.

NOTICE OF IMPACT FEE INCREASE

TRANSPORTATION, LAW ENFORCEMENT, AND PARKS AND RECREATION IMPACT FEE RATES WILL INCREASE EFFECTIVE OCTOBER 1, 2026

Information regarding the revised impact fee schedule and Ordinance No. 2020-06 may be obtained at the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, FL 32110, or through the City of Bunnell's website at www.bunnellcity.us/1208/Community-Development. Persons with questions regarding the impact fee increase may contact the Community Development Department for additional information at (386) 437-7516

PLEASE NOTE: This notice is being provided to inform the public of the impact fee increase taking effect October 1, 2026, pursuant to Ordinance No. 2020-06. The increase is not associated with a newly proposed ordinance or revised fee structure.

7763-356613
Aug. 20, 2026

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of September 2026, for the purpose of hearing a variance to increase the maximum height and reduce the total required landscaping (Application No. VAR-2026-07), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

VAR-2026-06

REQUESTING APPROVAL FOR A VARIANCE ON PARCEL IDS: 10-12-30-0850-01830- 0010, 10-12-30-0650-000C0-0010, AND 10-12-30-0650-000B0-0190 TO INCREASE THE MAXIMUM HEIGHT FROM 35 FEET TO 100 FEET AND TO REDUCE VARIOUS LANDSCAPING REQUIREMENTS WITHIN THE L-1 ZONING DISTRICT.

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

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



7763-356606
Aug. 20, 2026

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 1st day of September 2026, for the purpose of hearing Ordinance 2026-XX (Application No. ZMA-2026-05), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-XX

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY TOTALING 14.92+ ACRES LOCATED AT 882 AND 998 STATE HIGHWAY 100 WEST, IN THE CITY OF BUNNELL LIMITS FROM FLAGLER COUNTY "AC, AGRICULTURAL" AND "C-2, GENERAL COMMERCIAL & SHOPPING CENTER" TO CITY OF BUNNELL "B-1, BUSINESS DISTRICT"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



7763-356612
Aug. 20, 2026

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of AMU Handyman located at 99 Raemoor Dr in the City of Palm Coast, Flagler, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of August, 2026 I AM YOU, VO, LLC August 20, 2026 26-00269G

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that KEYBAND LLC, desiring to engage in business under the fictitious name Little Goose Market located at 9976 County Road 304, Bunnell, FL 32110, intends to register said name in Flagler County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 20, 2026 26-00267G



SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

This week's Crossword answers



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peekers' place
You're only cheating yourself.

This week's Celebrity Cipher answers

Puzzle One Solution:
"I only write an album because I'm working through something big and private that I can't do without the help of my art."
Lorde

Puzzle Two Solution:
"Sometimes the only way you can get an audience is at an audition. I'd never expect to get the role, of course."
Al Pacino

Puzzle Three Solution:
"When I hear music, my body just starts to move. It has nothing to do with training or anything. That's just me."
Yoko Ono

This week's Sudoku answers

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

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE SEVENTH JUDICIAL CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-0399
Division 48
IN RE: ESTATE OF ZACHARY JOSEPH JOHNSON, Deceased.

The administration of the estate of ZACHARY JOSEPH JOHNSON, deceased, whose date of death was February 27, 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, 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 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 13, 2026.

Personal Representative:
Signed by: Deanna Johnson
DEANNA JOHNSON
Attorney for Personal Representative:
Signed by: Heather S. Maltby, Esq.
Heather S. Maltby
HEATHER@EPGLAW.COM
Florida Bar No. 116571
E.P.P.G. Law of St. Johns, PLLC
2802 North 5th Street
St. Augustine, FL 32084
Telephone: 904-875-3774
August 13, 2026 26-00258G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 CA 000505
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1
Plaintiff, vs.
LINDA E. WOHLSCHEGEL AKA LINDA ELAINE WOHLSCHEGEL AKA LINDA ELAINE BRUYN, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2025 CA 000505 of the Circuit Court of the 7th Judicial Circuit in and for Flagler County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, Plaintiff, and, LINDA E. WOHLSCHEGEL AKA LINDA ELAINE WOHLSCHEGEL AKA LINDA ELAINE BRUYN, et. al., are Defendants, Clerk of Circuit Court, Tom Bexley will sell to the highest bidder for cash by electronic sale beginning at 11:00 a.m. on the prescribed date at <http://flagler.realforeclose.com> on September 18, 2026, the following described property:

UNIT 72, OF ARBOR TRACE AT PALM COAST II, A CONDOMINIUM, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, AND

AN EASEMENT OF USE FOR INGRESS / EGRESS, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AND AMENDMENTS THERETO, RECORDED IN OFFICIAL RECORDS BOOK 1118 PAGE 63, AND ANY AMENDMENTS THERETO, ALL ACCORDING TO THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.302.

IMPORTANT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, (386) 257-6096, ADARquest@circuit7.org. Hearing or voice impaired, please call 711.

DATED this 4th day of August, 2026.
GREENSPOON MARDER, LLP
100 W. Cypress Creek Road, Suite 700
Fort Lauderdale, FL 33309
Telephone: (954) 491-1120
Hearing Line: (888) 491-1120
Facsimile: (954) 343-6982
Email: gmlforeclosure@gmlaw.com
By: /s/Karissa Chin-Duncan
Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
23-002749-02 / 34407.2170 / Jean Schwartz
August 13, 2026 26-00257G