VOLUSIA COUNTY LEGAL NOTICES

NOTICE OF SALE

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

Sale Date September 18 th , 2026 @ 10:00 AM at each individual repair facility.

42234 2006 Lincoln VIN#: 3LNHM26136R605931 Repair Facility: Gary Yeomans Ford 1420 N Tomoka Farms Rd Daytona Beach 386-253-6771 Lien Amt $1,264.08

7764-356866

Aug. 27, 2026

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 14499 CIDL

NOTICE OF ACTION

To: ANTOINETTE AUGUSTINE

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

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

Parcel Identification Number: 813001110230

Property Address: 671 Hartley Avenue, Deltona, Florida 32725

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

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

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

DATED on July 31, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ Jennifer Vazquez
As Deputy Clerk
7764-355027

Aug. 6, 13, 20, 27, 2026

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 12570 CICI
SELENE FINANCE, LP,
Plaintiff, vs.
MADELINE M. VERNON. et. al.
Defendant(s),

TO: MADELINE M. VERNON, UNKNOWN SPOUSE OF MADELINE M. VERNON,
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 1, SUNSET PARK SUBDIVISION, ACCORDING TO MAP BOOK 8, PAGE 151, PUBLIC RECORD 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 17, 2026/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 18 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
26-400206
Aug. 27; Sept. 3, 2026 26-00624I

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 12013 CICI
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
JOYCE KNAPP BARNES A/K/A JOYCE BARNES AKA JOYCE KNAPP AKA JOYCE SANTINI, et al.,
Defendants.

TO:
JOYCE KNAPP BARNES A/K/A JOYCE BARNES AKA JOYCE KNAPP AKA JOYCE SANTINI
608 DIXIE LN, SOUTH DAYTONA, FL 32119
UNKNOWN SPOUSE OF JOYCE KNAPP BARNES AKA JOYCE BARNES AKA JOYCE KNAPP AKA JOYCE SANTINI
608 DIXIE LANE, SOUTH DAYTONA BEACH, FL 32119
UNKNOWN TRUSTEE OF THE JOYCE KNAPP BARNES REVOCABLE LIVING TRUST DATED 6/7/2016
608 DIXIE LANE, SOUTH DAYTONA BEACH, FL 32119

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

LOT 4, BLOCK 38, GANYMEDE, UNIT NO. 1, AS PER MAP IN MAP BOOK 10, PAGES 168 THROUGH 172, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before September 17, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in 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.

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.

WITNESS my hand and the seal of this Court this 18 day of August, 2026.

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

De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026
FORT LAUDERDALE, FL 33310
26-01702
Aug. 27; Sept. 3, 2026 26-00623I

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2025 12638 CICI
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
GEORGE STERLING. 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 GEORGE STERLING, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: GEORGE STERLING, JR., TONY STERLING,
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:

UNIT 115-D, RIVERHOUSE APARTMENTS CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1718, PAGE 109, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AND ANY AND ALL AMENDMENTS AND EXHIBITS THERETO.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/9/26/(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 18th day of Aug, 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-204009
Aug. 27; Sept. 3, 2026 26-00625I

FIRST INSERTION

NOTICE TO CREDITORS
In The Circuit Court of The Seventh Judicial Circuit
In and For Volusia County, Florida
Case Number: 2026 11650 PRDL
In Re: Estate of
Leonard Anthony Mejia, Jr.
a/k/a Leonard A. Mejia, Jr.
a/k/a Leonard Anthony Mejia
Deceased.

The administration of the estate of Leonard Anthony Mejia, Jr. a/k/a Leonard A. Mejia, Jr. a/k/a Leonard Anthony Mejia deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, Case Number 2026 11650 PRDL, the address of which is Lake County Courthouse, 101 N Alabama Ave, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE 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 27, 2026.

Personal Representative:
Lisa Mejia
6607 NW Twin Springs Road
Parkville, MO 64152
Attorney for Personal Representative:
Meeghan Moldof, Esq.
Florida Bar No. 84504
Moldof Law, P.A.
2600 W. Old US Highway 441, #310
Mount Dora, FL 32757
Phone #: 352-755-7529
meeghan@moldof.law
Aug. 27; Sept. 3, 2026 26-00628I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 12740 CIDL
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
SAXON RIDGE HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANGELINA M. VEGA A/K/A ANGELINA VEGA, DECEASED; SONYA PADILLA VEGA A/K/A SONY VEGA A/K/A SONYA VEGA; VICTOR ORLANDO VEGA A/K/A VICTOR O. VEGA; DAWN MARIE BLOODWORTH F/K/A DAWN MARIE BRAGG A/K/A DAWN MARIE VEGA; RAFAEL ORLANDO VEGA,
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Angelina M. Vega a/k/a Angelina Vega, deceased
694 Shawsbury Way
Deltona, Florida 32725

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

LOT 139, SAXON RIDGE PHASE TWO-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 49, PAGES 21 THROUGH 23 INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Street Address: 694 Shawsbury Way, Deltona, Florida 32725

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before SEP -9 2026, 2026, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on AUG 10, 2026.

Laura E. Roth
Clerk of said Court
(SEAL) By: /s/ Shawnee S. Smith
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400353
Aug. 27; Sept. 3, 2026 26-00632I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024 13873 CICI
U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff(s), vs.
JARVIS FUNDERBURK; LETS BUILD CAPITAL LLC; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF THOMAS HEZEKIAH SR. A/K/A HEZEKIAH THOMAS SR. AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; HEZEKIAH THOMAS JR.; DARIO THOMAS; JONAH THOMAS
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on Juen 24, 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 23rd 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 6, OF TUCKER SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF LOT 3, BLOCK 17, KINGSTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 84, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property address: 630 Tucker Street, 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 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. 24-006765-2
Aug. 27; Sept. 3, 2026 26-00647I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11751 CICI
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2005-OP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP2,
Plaintiff, vs.
SUSAN K. LININGTON A/K/A SUSAN KAY LININGTON A/K/A SUSAN GARGALLO A/K/A SUSAN LININGTON; UNKNOWN SPOUSE OF SUSAN K. LININGTON A/K/A SUSAN KAY LININGTON A/K/A SUSAN GARGALLO A/K/A SUSAN LININGTON; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF KEITH LININGTON A/K/A KEITH JOSEPH LININGTON A/K/A KEITH J. R. LININGTON, DECEASED; GILLIAN K. LININGTON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FORGMAC MORTGAGE CORPORATION DBA DITECH. COM; TRANSAM HOLDINGS, LLC; DEBORAH I. DUMOND,
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Keith Linington a/k/a Keith Joseph Linington a/k/a Keith J. R. Linington, deceased
931 Bentwood Lane
Port Orange, Florida 32127
Gillian K. Linington
Residence Unknown

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

LOT 19, BLOCK 4, DEEP FOREST VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 33, PAGE(S) 98 THROUGH 100, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Street Address: 931 Bentwood Lane, Port Orange, Florida 32127

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on AUG 10, 2026.

Laura E. Roth
Clerk of said Court
(SEAL) By: /s/ Shawnee S. Smith
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#: 17-402096
Aug. 27; Sept. 3, 2026 26-00631I

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11526 CIDL
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-NC2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC2,
Plaintiff, vs.
KOESLER CYRILLE A/K/A KOESTER CYRILLE A/K/A ROESLER CYRILLE; UNKNOWN SPOUSE OF KOESLER CYRILLE A/K/A KOESTER CYRILLE A/K/A ROESLER CYRILLE; CITY OF DELTONA, FLORIDA,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated February 25, 2026, and entered in Case No. 2025 11526 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for MASTR Asset-Backed Securities Trust 2006-NC2 Mortgage Pass-Through Certificates, Series 2006-NC2, is Plaintiff and Koesler Cyrille a/k/a Koester Cyrille a/k/a Roesler Cyrille; Unknown Spouse of Koesler Cyrille a/k/a Koester Cyrille a/k/a Roesler Cyrille; City of Deltona, Florida, are Defendants, the Office of the Clerk of Laura E. Roth, Esq., Volusia County Clerk of the Court will sell via online auction at www.volusia.realforeclose.com at 11:00 a.m. on the 22nd day of September, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 390, DELTONA LAKES UNIT ELEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 193 THROUGH 206, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 1574E Normandy Boulevard, Deltona, Florida 32725

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 8/20/2026

McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 18-400112
Aug. 27; Sept. 3, 2026 26-00633I

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 ForeverMore Community located at 505 Deltona blvd in the City of Deltona, Volusia, FL 32114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2026

Terramae Florida LLC
August 27, 2026 26-00648I

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: SEPTEMPER 28 2026: SPECIAL FORCES AUTOMOTIVE LLC 2401 S RIDGEWOOD AVE SOUTH DAYTONA FL 32119 PHONE(386)253-7100 MV65282, 2010 FORD 1FTWW3BRXAEA39723 $3045.61
August 27, 2026 26-00630I

TREASURES FOUND HERE!

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

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026-11319-PRDL
Division: Probate
IN RE: ESTATE OF WALTER THOMAS MCCORMICK Deceased.

The administration of the estate of Walter Thomas McCormick, deceased, whose date of death was March 9, 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 or 101 North Alabama Avenue, Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.The date of first publication of this notice is August 27, 2026.

Personal Representative:
Angela Hain
1782 Autumn Street
Deltona, Florida 32738
Attorney for Personal Representative:
SOUTHERN ATLANTIC LAW GROUP, PLLC
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for Personal Representative
Aug. 27; Sept. 3, 2026 26-00649I

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 13880 CIDL
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1,
Plaintiff, vs.
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF FILOMENA ALONSO, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 13, 2026 in Civil Case No. 2024 13880 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1 is Plaintiff and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF FILOMENA ALONSO, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, 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 17th day of September, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3, BLOCK 1697, DELTONA LAKES UNIT SIXTY-FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 28, PAGES 117 THROUGH 121, 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
24-10487FL
Aug. 27; Sept. 3, 2026 26-00635I

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 10457 CIDL
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
KRISTINA S. DEROBERTIS A/K/A KRISTINA DEROBERTIS, et al.,
Defendants.

TO:
MARIA DEROBERTIS AKA MARIA DELFINA DEROBERTIS
491 W MAIN ST, LAKE HELEN, FL 32744

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

LOT 10, WOODS OF LAKE HELEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP 51, PAGES 20 THROUGH 23, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before September 28, 2026, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in 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.

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.

WITNESS my hand and the seal of this Court this 12 day of August, 2026.

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

De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026
FORT LAUDERDALE, FL 33310
25-05920
Aug. 27; Sept. 3, 2026 26-00622I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2026 11637 CIDL
PHH ASSET SERVICES LLC,
Plaintiff, vs.
YEHUDAH GEFNER; RAIZEL GEFNER, ET AL.
Defendants

To the following Defendant(s):
RAIZEL GEFNER (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 260 VAN HOOK RD., DELAND, FL 32724
Additional Address: 24 CEDAR LN APT 14, MONSEY, NY 10952 2104
Additional Address: 51 SPRING HILL TERR UNIT 111, SPRING VALLEY, NY 10977

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

PARCEL 3: THAT PART OF LOT 7, LYING SOUTH OF THE CENTERLINE OF VAN HOOK ROAD, OF THE O.N. HULL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 145, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF LOT 9, SAID POINT BEING A 4'X4' CONCRETE MONUMENT; THENCE RUN SOUTH 89° 25' 38" WEST ALONG THE NORTHERLY LINE OF SAID LOT 9, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 7. A DISTANCE OF 400.35 FEET TO THE NORTHWEST CORNER OF LOT 9, OF SAID O.N. HULL ESTATE; THENCE RUN SOUTH 09° 41' 48" WEST ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 379.23 FEET; THENCE RUN SOUTH 88° 05' 33" WEST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 05' 33" WEST A DISTANCE OF 196.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 02° 25 03" WEST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 565.67 FEET: THENCE RUN NORTH 02° 23' 29" WEST ALONG SAID WEST LINE A DISTANCE OF 385.81 FEET TO A POINT ON THE CENTERLINE OF THE AFOREMENTIONED VAN HOOK ROAD; THENCE RUN NORTH 79° 28' 38" EAST ALONG SAID CENTERLINE A DISTANCE OF 194.00 FEET; THENCE RUN SOUTH 21° 11' 20" EAST A DISTANCE OF 346.26 FEET; THENCE RUN SOUTH 06° 56' 10" WEST A DISTANCE OF 661.02 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS PARCEL 3, DUPUIS UNRECORDED SUBDIVISION 92-S-EXM-0061.
A/K/A 260 VAN HOOK RD, DELAND FL 32724

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before October 5, 2026 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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.

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una person con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 dias 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

WITNESS my hand and the seal of this Court this 19 day of August, 2026.

Laura E. Roth
VOLUSIA COUNTY CLERK OF COURT
(SEAL) By /s/ Jennifer Vazquez
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC
Attorney for the Plaintiff
1239 E. NEWPORT CENTER DRIVE, SUITE #110
DEERFIELD BEACH, FL 33442
FH21632-26OM/cam
Aug. 27; Sept. 3, 2026 26-00626I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 12568 CIDL
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
ADRIAN AMAYO; VICTORIA AMAYO; UNITED STATES OF AMERICA; GOODLEAP, LLC
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 6, 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 24th 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 31, BLOCK 804, DELTONA LAKES UNIT THIRTY-TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 27, PAGES 101 THROUGH 108, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property address: 2611 Gramercy Drive, Deltona, FL 32738

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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. 25-005361-1
Aug. 27; Sept. 3, 2026 26-00646I

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2025 13307 CIDL
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FARAWAY SG TRUST,
Plaintiff, vs.
MARSHALL PROPERTY HOLDING LLC; NATHAN TURNER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 13, 2026, and entered in Case No. 2025 13307 CIDL of the Circuit Court in and for Volusia County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of Faraway SG Trust is Plaintiff and MARSHALL PROPERTY HOLDING LLC; NATHAN TURNER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on October 1, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 19, BLOCK 1042, DELTONA LAKES UNIT FORTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 27, PAGES 224 THROUGH 240, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED August 21, 2026.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
8010-206335 / GS1
Aug. 27; Sept. 3, 2026 26-00641I

FIRST INSERTION

DEERING PARK STEWARDSHIP DISTRICT
NOTICE OF MEETING

Notice is hereby given that the Board of Supervisors (**"Board"**) of the Deering Park Stewardship District (the **"District"**) located in Brevard County, Volusia County and the City of Edgewater, Florida, will hold a Regular Meeting on September 8, 2026 at 2:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114 to consider any and all business which may properly come before it.

The meeting will also be held by means of communications media technology as follows:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWVkMzI5MWEtNzg3NS00Y2UzLWFhNWMtZDQyYzc1NDIzNDNj%40thread.v2/0?context=%7b%22Tid%22%3a%2294348502-fda0-4a80-8edb-52bd87fa537b%22%2c%22Oid%22%3a%2250b37528-b730-4578-8935-dc90866a9569%22%7d

Meeting ID: 246 746 406 101 7
Passcode: va9KL7qD

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

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

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

District Manager
August 27, 2026 26-00637I

This week's Crossword answers

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

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This week's Celebrity Cipher answers

Puzzle One Solution:
"There is nothing I would not do for those who are really my friends. I have no notion of loving people by halves."
Jane Austen

Puzzle Two Solution:
"I love the illusion of cinema and I like the spectacle of cinema, which I think is what movies are supposed to do."
Robert Zemeckis

Puzzle Three Solution:
"The pressure of show business is on all the time ... Whatever is popular now that's all that counts."
Nina Simone

This week's Sudoku answers

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

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 13905 PRDL
Division 10
IN RE: ESTATE OF
DAVID KEVIN KISSEL,
aka DAVID KISSEL
Deceased.

The administration of the estate of DAVID KEVIN KISSEL, also known as DAVID KISSEL, deceased, whose date of death was June 24, 2025, 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 27, 2026.

Signed on this 5 day of December, 2025.

/s/ Heidi Marie Bradley
HEIDI MARIE BRADLEY
Personal Representative
8581 Hamburg Road
Brighton, Michigan 48116
/s/ Robert Kit Korey
ROBERT KIT KOREY
Attorney for Personal Representative
Florida Bar No. 147787
Korey Law, P.A.
595 W. Granada Blvd., Suite A
Ormond Beach, Florida 32174
Telephone: 386-677-3431
Email: kit@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
Aug. 27; Sept. 3, 2026 26-00636I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 11887 PRDL
Division: 10
IN RE: ESTATE OF
CHERI LEE BALDWIN,
Deceased.

The administration of the estate of CHERI LEE BALDWIN, deceased, whose date of death was April 8, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721-6043. 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 27, 2026.

Signed on this 18th day of AUGUST, 2026.

/s/ Glenda Lundgren
GLENDA LUNDGREN
Personal Representative
718 Riverside Drive
Holly Hill, FL 32117
/s/ Robert Kit Korey
ROBERT KIT KOREY, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 147787
ROBERT KIT KOREY, P. A.
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174
Telephone: (386) 677-3431
Email: Kit@koreylawpa.com
Secondary Email:
dwargo@koreylawpa.com
Aug. 27; Sept. 3, 2026 26-00627I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 12435 PRDL
Division 10
IN RE: ESTATE OF
ROBERT C. COOPER
Deceased.

The administration of the estate of Robert C. Cooper, deceased, whose date of death was May 31, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 27, 2026.

Personal Representative:
Christopher C. Cooper
68 Pine Trail
Ormond Beach, Florida 32174
Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email:
service@upchurchlaw.com
Secondary Email:
clutes@upchurchlaw.com
Aug. 27; Sept. 3, 2026 26-00639I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR VOLUSIA
COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026 10315 CIDL
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC,
Plaintiff, vs.
JOHN JUSTIN HOLT A/K/A JOHN
HOLT, et al.,
Defendant.

To: JOHN JOSHUA HOLT
683 GAINSBORO STREET, DELTONA, FL 32725
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 22, BLOCK 119, DELTONA LAKES UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 105 THROUGH 120, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Betzy Falgas, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before September 22, 2026 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the 20 day of August, 2026.

LAURA E. ROTH, ESQ.
CLERK OF COURT OF
VOLUSIA COUNTY
As Clerk of the Court
(SEAL) BY: /s/ Jennifer Vazquez
Deputy Clerk

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-19466FL
Aug. 27; Sept. 3, 2026 26-00640I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 2026 011703 PRDL
IN RE: ESTATE OF
RICHARD D. ISAAC, JR.,
Deceased.

The administration of the estate of RICHARD D. ISAAC, JR., deceased, whose date of death was March 9, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is: Probate Department, 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate 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 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 27, 2026.

LISA A. MERLONGHI
Personal Representative
225 North Ave
Rockland, MA 02370
/s/ Lexy M. Bubley-Creighton
Lexy M. Bubley-Creighton, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bubleylaw.com
Aug. 27; Sept. 3, 2026 26-00642I

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 Keystone Home Services located at 10 Bay Gull Ct in the City of Daytona Beach, Volusia, FL 32119 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of August, 2026
Nexus Keystone Holdings LLC
August 27, 2026 26-00629I

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 14387 CICI
ROUNDPOINT MORTGAGE
SERVICING LLC,
Plaintiff, vs.
JAMES MENARD; WILMINGTON
TRUST, NATIONAL ASSOCIATION
NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE FOR
ACHM TRUST 2023-HE2; UNKNOWN
SPOUSE OF JAMES MENARD,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 21, 2026, in Case No. 2025 14387 CICI of the Circuit Court of the Seventh Judicial Circuit, in and for Volusia County, Florida, wherein ROUNDPOINT MORTGAGE SERVICING LLC, is Plaintiff, and JAMES MENARD, and WILMINGTON TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR ACHM TRUST 2023-HE2 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 October 23, 2026, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 13, DONALD HEIGHTS SUBDIVISION, SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 68, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Also known as: 1925 NELSON AVE, ORMOND BEACH, FL 32174

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 24th 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
Aug. 27; Sept. 3, 2026 26-00643I

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 CALETA located at 857 Westchester Drive 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 20th day of August, 2026
Caleta Commons, LLc
August 27, 2026 26-00634I

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 12995 CIDL
MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY,
Plaintiff, vs.
VALERY BOUCK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 23, 2026, and entered in 2025 12995 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is the Plaintiff and VALERY BOUCK 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 24, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 1309, DELTONA LAKES UNIT FORTY-FIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 300 THROUGH 313 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 2280 ALTON ROAD, DELTONA, FL 32738

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

IMPORTANT

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

Dated this 24 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
25-290986 - NaP
Aug. 27; Sept. 3, 2026 26-00644I

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 Deal2Save located at 901 lincoln rd in the City of DeLand, Volusia, FL 32724-8338 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of August, 2026
ACCESSORY HAPPY LLC
August 27, 2026 26-00638I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023 32313 CICI
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
CSMC 2022-JR1 TRUST,
Plaintiff, vs.
ANTHONY BONADIES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 23, 2025, and entered in 2023 32313 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST is the Plaintiff and ANTHONY BONADIES; COUNTY OF VOLUSIA; LUZ BONADIES 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 25, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 23, IMPERIAL HEIGHTS, ACCORDING TO THE MAP AS RECORDED IN MAP BOOK 25, PAGE 211, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 2929 ANCHOR DR, ORMOND BEACH, FL 32176

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 24 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
24-213486 - MaS
Aug. 27; Sept. 3, 2026 26-00645I

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH
JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 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 required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before September 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 Services).

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

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 26-00599I

FOURTH INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT

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

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

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

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. 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 26-00597I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND FOR
VOLUSIA COUNTY, CIVIL DIVISION
CASE NO.: 2025 13403 CIDL
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DAVID A. DRAKE; KIRSTEN HOPE
BENGTSON F/K/A KIRSTEN DRAKE;
UNKNOWN SPOUSE OF DAVID A.
DRAKE; UNKNOWN SPOUSE OF
KIRSTEN HOPE BENGTSON 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 BENGTSON F/K/A KIRSTEN DRAKE, UNKNOWN SPOUSE OF DAVID A. DRAKE, UNKNOWN SPOUSE OF KIRSTEN HOPE BENGTSON 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 26-00598I

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SECOND 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: September 10, 2026
TIME: 1:00 PM
LOCATION: 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.

District Manager

August 20, 27, 2026 26-00602I

SECOND 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: September 10, 2026
TIME: 1:00 PM
LOCATION: 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.

District Manager

August 20, 27, 2026 26-00603I

SECOND 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 26-00616I

SECOND 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 PETRICK
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 26-00620I

SECOND 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: September 10, 2026
TIME: 1:00 PM
LOCATION: 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.

District Manager

August 20, 27, 2026 26-00604I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 26-00611I

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 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, 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, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 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

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 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.

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 October 1, 2026/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Volusia County, Florida, this 17 day of 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
26-408530
August 20, 27, 2026 26-00617I

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025 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 ACCOMODATIONS BY PERSONS WITH DISABILTIES 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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 ACCOMODATIONS BY PERSONS WITH DISABILTIES 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

SECOND 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 26-00600I

SECOND 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

FLAGLER COUNTY LEGAL NOTICES

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Created Media Co., located at 12 Rivera Ln, 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 8/19/2026.
Jake Schroeder
7763-357004
Aug. 27, 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 The Dove Doughery, located at 6350 Mahogany Blvd, in the City of Bunnell, Flagler County, FL 32110, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 8/21/2026.
Chelsea Dove
7763-357251
Aug. 27, 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 Pink Ribbon Mahjong, located at 31 Reverie Dr. N., in the City of Palm Coast, Flagler County, FL 32137, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 8/24/2026.
Jill Joslyn-Foss
7763-357419
Aug. 27, 2026

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

CITY OF FLAGLER BEACH, FLORIDA, A FLORIDA MUNICIPAL CORPORATION,
PLAINTIFF,
VS.
ARTEDI CORTEZ, AN INDIVIDUAL; WELHELMINA CORTEZ, AN INDIVIDUAL.
DEFENDANT(S).
CASE NO. 2025-CA-000600
NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiffs Motion for Default Final Judgment of Foreclosure dated August 5, 2026 (the "Final Judgment") entered in

Civil Case No. 2025-CA-0006000 of the Circuit Court of the 7th Judicial Circuit in and for Flagler County, Florida, wherein, City of Flagler Beach, Florida is Plaintiff, and Artedi Cortez and Welhelmina Cortez are Defendants, Clerk of Court, Tom Bexley, shall sell the Property at a public sale by electronic sale at https://flagler.realforeclose.com, to the highest bidder or bidders for cash beginning at **11:00 a.m. on October 2, 2026,** the following described property as set forth in said Final Judgment, to wit:

LOT 10, AND THE SOUTH 10 FEET OF LOT 9, BLOCK 18F, FUQUAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Pursuant to Florida Statutes, section § 45.031, if you are a person claiming a right to funds remaining after the sale, if any, 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 timely claim, you will not be entitled to any remaining funds.

DATED: this 7th day of August, 2026
/s/ Abigayl M. Osborne-Liborio, Esq.
Abigayl M. Osborne-Liborio
Florida Bar No.: 1063226
Shepard, Smith, Hand & Brackins, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, FL 32751
(407) 622-1772
Attorney for Plaintiff

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 ADA Coordinator, County Legal Aid Office of Community Legal Services Of Mid-Florida, Inc., 128-A Orange Avenue, Daytona Beach, Florida 32114-4310, Phone (386) 255-6573, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

7763-356675
Aug. 27, Sep. 3, 2026

NOTICE OF FORFEITURE

$217,467.22 in U.S. Currency was seized for forfeiture by th Flagler County Sheriff's Office on or about July 16, 2026, following an investigation into a sophisticated real estate wire fraud scheme. The Flagler County Sheriff's Office is holding the above-described property pursuant to a pending forfeiture action, **Case No. 2026 CA 000554**, in the Circuit Court of the Seventh Judicial Circuit, in and for Flagler County, Florida.

7763-357027
Aug. 27, 2026

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

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the "**District**") will be held on Thursday, September 3, 2026, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss matters brought to the board.

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

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

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

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that

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

Grand Haven Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193
7763-357339
Aug. 27, 2026

NOTICE OF FUTURE LAND USE MAP AMENDMENT

Pursuant to Section 163.3184, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt the following Ordinance titles similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP BY AMENDING THE DESIGNATION OF A TOTAL OF 119.08 ACRES, MORE OR LESS, IN SECTIONS 28 AND 29, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FROM AGRICULTURE AND TIMBERLANDS AND COMMERCIAL LOW INTENSITY TO MIXED USE HIGH INTENSITY; AMENDING THE FUTURE LAND USE ELEMENT OF THE FLAGLER COUNTY COMPREHENSIVE PLAN BY ADDING A PARCEL SPECIFIC LIMITATION RELATIVE TO THE PERMITTED DENSITY AND INTENSITY ON THE 119.08 ACRES, MORE OR LESS; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance includes adoption of a parcel-specific limiting policy to the Future Land Use Element similar to:

FLUM Application Project #2025080073 limits residential development to an average of no more than seven (7) residential dwelling units per acre and limits nonresidential development to a Floor Area Ratio (FAR) of 0.2. Being both parcels as described in Official Records Book 2988, Page(s) 746-748 (Inclusive), approximating a total of 119.08 acres.

Project No. 2025080073 / Applicant: Richard Smith / Owner: MPC Lots LLC

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

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS – Adoption Hearing – September 14, 2026 at 5:30 p.m. in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Blvd., Building 2, Bunnell, Florida, 32110.

Information relating to this matter is available for inspection at the Planning and Zoning Department located at 1769 E. Moody Boulevard, Building 2, Bunnell, Florida during the hours of 8:00 a.m. – 4:30 p.m. Monday through Friday.

All interested parties may attend any and all of the public hearings or may express their opinion in writing to:

Simone Kenny, Senior Planner
1769 E. Moody Boulevard, Bldg 2
Bunnell, FL 32110
(386) 313-4009
Email: planningdept@flaglercounty.gov

PURSUANT TO SECTION 286.0105 OF FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE MEETINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT (386) 313-4009 AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-357366
Aug. 27, 2026

NOTICE OF REZONING

Pursuant to Section 2.07.00, Flagler County Land Development Code, and Chapter 125, Florida Statutes, the Flagler County Board of County Commissioners hereby provides notice of consideration of the Second Reading of Project No. 2025080074 submitted by Applicant Richard Smith, on behalf of property owner, MPC Lots LLC, and possible adoption of an Ordinance titled similar to:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE ZONING CLASSIFICATION OF A TOTAL OF 119 ACRES, MORE OR LESS, LYING IN SECTIONS 28 AND 29, TOWNSHIP 12, RANGE 31 EAST; BEING ALL OF PARCEL NUMBER 28-12-31-0000-01010-0000 AND 29-12-31-0000-01010-0000, FROM AC (AGRICULTURE) DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; ADOPTING A PUD DEVELOPMENT AGREEMENT AND PUD SITE DEVELOPMENT PLAN; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

BOARD OF COUNTY COMMISSIONERS – Second Reading – September 14, 2026 at 5:30 p.m. in the Flagler County Government Services Building, Board Chambers, 1769

E. Moody Blvd., Building 2, Bunnell, Florida, 32110.

All interested persons are urged to attend these public hearings and be heard. Anyone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler

County Planning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Copies of the proposal, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning & Zoning Dept., 1769 East Moody Boulevard, Bldg, 2, Bunnell, Florida 32110.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT

THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON MAY NEED TO ENSURE THAT A VERBATIM

RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PLANNING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE MEETING.

7763-357369
Aug. 27, 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, 27, 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 ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICAL CIRCUIT, IN AND FOR FLAGLER, FLORIDA.
CASE No. 2026 CA 000453
LONGBRIDGE FINANCIAL, LLC,
Plaintiff vs.
MICHAEL L. SMITH AKA MICHAEL LEROY SMITH, et al.,
Defendants

TO:
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF TARA SMITH AKA TARA LOUISE SMITH, DECEASED
9 BURNE PL
PALM COAST, FL 32137

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 Flagler County, Florida:

LOT 10, BLOCK 20, MAP OF PALM COAST, BELLE TERRE - SECTION 35, PALM COAST PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2 THROUGH 26, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to 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 30 DAYS AFTER THE 1ST PUBLICATION, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

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

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

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

Hearing or voice impaired, please call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 7/31/2026.

Tom Bexley
As Clerk of said Court
By: (SEAL) Amy Perez
As Deputy Clerk

Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(26-001466-01)
Aug. 27; Sept. 3, 2026 26-00281G

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of High Tyde Media, located at 36 Columbus Ct, in the County of Flagler, in the City of Palm Coast, Florida 32137, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Flagler, Florida, this 21 day of August, 2026.
Driftwood Media, LLC
August 27, 2026 26-00282G

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name:

AdventHealth Medical Group Pediatrics at Palm Coast Parkway,

Located at: 120 Cypress Edge Dr., 102, Palm Coast, FL 32164

intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to the provisions of the Fictitious Name Act, Chapter 865.09, Florida Statutes.

The party interested in said business is:

Florida Hospital Healthcare Partners, Inc.

Palm Coast, Flagler County, Florida
Dated: 08/14/2026
August 27, 2026 26-00275G

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2025 CC 000252
WINDSONG AT FLAGLER BEACH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
CARIN C. MITCHELL, et al.,
Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated August 10, 2026, in Case No.: 2025 CC 000252 of the Court in and for Flagler County, Florida, wherein WINDSONG AT FLAGLER BEACH HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and CARIN C. MITCHELL, et al., is the Defendant. The Clerk of Court for Flagler County, Florida will sell to the highest and best bidder for cash on September 25, 2026, the following described property set forth in the Final Judgment of Foreclosure:

Parcel 5C: A portion of Lot 5C and Lot 5D, Windsong Subdivision, as recorded in Map Book 26, Pages 39 and 40, of the Public Records of Flagler County, Florida, being more particularly described as follows: Commence at the Northeast corner of Lot 5A; thence South 23 degrees 19' 26" East 69.00 feet to the Point of Beginning; thence continue South 23 degrees 19' 16" East 25.00 feet: thence South 66 degrees 40' 34" West and parallel to the East line of Lot 5C 103.33 feet; thence North 23 degrees 19' 26"' West 25.00 feet to the West Line of Lot 5C; thence North 66 degrees 40' 34" East along said West line of Lot 5C 103.33 feet to the Point of Beginning.

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

DATED: August 20, 2026
By: /s/Frank J. Lacquaniti
Frank J. Lacquaniti, Esquire
Florida Bar No.: 26347
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
Aug. 27; Sept. 3, 2026 26-00276G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICAL CIRCUIT, IN AND FOR FLAGLER, FLORIDA.
CASE No. 2026 CA 000333
FEDERAL NATIONAL MORTGAGE ASSOCIATION,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HARRIET R. CALLAHAN AKA HARRIET PAULEY AKA HARRIET PAULEY CALLAHAN AKA HARRIET CALLAHAN, DECEASED, et al.,
Defendants

TO:
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HARRIET R. CALLAHAN AKA HARRIET PAULEY AKA HARRIET PAULEY CALLAHAN AKA HARRIET CALLAHAN, DECEASED
50 FERNWOOD DRIVE, PALM COAST, FL 32137
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM J. CALLAHAN, JR. AKA WILLIAM CALLAHAN, JR., DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF HARRIET R. CALLAHAN AKA HARRIET PAULEY AKA HARRIET PAULEY CALLAHAN AKA HARRIET CALLAHAN, DECEASED
50 FERNWOOD DRIVE, PALM COAST, FL 32137
SAND LAND AND WATER CO., A DISSOLVED CORPORATION
1093 A1A BEACH BLVD # 153, ST. AUGUSTINE, FL 32080

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 Flagler County, Florida:

LOT 16, BLOCK 8, SUBDIVISION MAP FLORIDA PARK - SECTION - 1 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 5, PAGES 79 THROUGH 85, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to 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 30 DAYS AFTER THE 1ST PUBLICATION, 2026; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

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

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

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

Hearing or voice impaired, please call 711.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 8/11/2026.

Tom Bexley
As Clerk of said Court
By: (SEAL) Amy Perez
As Deputy Clerk

Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(25-000635-01)
Aug. 27; Sept. 3, 2026 26-00280G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 CA 000305
SERVBANK, SB
Plaintiff(s), vs.
THE CITY OF PALM COAST; MICHAEL A. THOMAS; SHA TAN
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 10, 2026 in the above-captioned action, the Clerk of Court, Tom Bexley, will sell to the highest and best bidder for cash www.flagler.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 15, BLOCK 13, OF PALM COAST, MAP OF FLORIDA PARK, SECTION 10, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 43 THROUGH 53, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property address: 30 Fitzgerald Lane, Palm Coast, FL 32137

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.

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.

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/ Steven 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
TDP File No. 25-004347-1
Aug. 27; Sept. 3, 2026 26-00278G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 2026 CP 000392
DIVISION: 48
IN RE: ESTATE OF DEBORAH M. GIBSON LOPRESTI a/k/a DEBORAH GIBSON LOPRESTI a/k/a DEBORAH G. LOPRESTI, Deceased.

The administration of the estate of DEBORAH M. GIBSON LOPRESTI a/k/a DEBORAH GIBSON LOPRESTI a/k/a DEBORAH G. LOPRESTI, deceased, whose date of death was May 15, 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, 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 27, 2026.

Signed by: /s/ Brandon C. Lopresti
Brandon C. Lopresti,
Personal Representative
6 1st Avenue
Palm Coast, FL 32137

/s/ Fred B. Share
FRED B. SHARE, ESQUIRE
Florida Bar No. 256765
1092 Ridgewood Avenue
Holly Hill, FL 32117
Telephone: (386) 253-1030
Fax: (386) 248-2425
E-Mail: Fred@FredBShare.com
2nd E-Mail: Beth@FredBShare.com
Attorney for Personal Representative
Aug. 27; Sept. 3, 2026 26-00279G

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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 000373
IN RE: ESTATE OF MARYANN MAZZELLA, Deceased.

The administration of the estate of MARYANN MAZZELLA, Deceased, whose date of death was April 22, 2026, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 27, 2026.

GINA MAZZELLA FUREY, 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
Aug. 27; Sept. 3, 2026 26-00283G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2026-CA-000448
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v.
DANIEL E. SPROUSE, et al., Defendants.

TO: Daniel E. Sprouse
29 Blackport Lane
Palm Coast, FL 32137
Unknown Spouse of Daniel E. Sprouse
29 Blackport Lane
Palm Coast, FL 32137

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

LOT 11, BLOCK 18, BERNARD MEADOWS SECTION 81 PALM HARBOR AT PALM COAST, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 23 THROUGH 40, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first 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; or a default will be entered against you for the relief demanded in the complaint.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Flagler County, Florida, this day of 8/13/2026.

Tom Bexley
as Clerk of the Circuit Court of Flagler County, Florida
(SEAL) By: Amy Perez
DEPUTY CLERK

Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Aug. 27; Sept. 3, 2026 26-00284G

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 405
IN RE: THE ESTATE OF SANDRA K. VINCIGUERRA, Deceased.

The administration of the Estate of Sandra K. Vinciguerra, Deceased, whose date of death was May 4, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, 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 SECION 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.

Thomas Blackwell, 10423 Kirkhall Dr., Houston, TX 77089

The first publication of this notice is August 27, 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
Attorney for Personal Representative
andrea@386lawfirm.com
Aug. 27; Sept. 3, 2026 26-00285G

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 450
IN RE: THE ESTATE OF PETER JOHN TRUBEK, Deceased.

The administration of the Estate of Peter John Trubek, Deceased, whose date of death was July 2, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, 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 SECION 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.

Virginia Trubek, 569 Princeton Ave., Brick, NJ 08724

The first publication of this notice is August 27, 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
Attorney for Personal Representative
andrea@386lawfirm.com
Aug. 27; Sept. 3, 2026 26-00286G

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2024-CA-000605
MICHAEL ZIMMERMAN and GAYLE ZIMMERMAN, Plaintiffs, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST VICTOR CLAVIZZAO, DECEASED; JACQUELINE A. CLAVIZZAO; FLORIDA PACE FUNDING AGENCY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 18, 2026, and entered in Case No. 2024-CA-000605 in the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida wherein Michael Zimmerman and Gayle Zimmerman, are Plaintiffs, and the Unknown Heirs, Beneficiaries, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and All Other Parties Claiming by, through, under, or against Victor Clavizzao, deceased; Jacqueline A. Clavizzao; Unknown Tenant No. 1, and Unknown Tenant No. 2, are Defendants, the Clerk of Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 18th day of September, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to wit:

Lots 6 and 7, Block 23, Pine Grove – Section 25 Palm Coast, according to the plat thereof, as recorded in Plat Book 9, Pages 1 through 19, Public Records of Flagler County, Florida.
Street address: 1 Pennsy Place, Palm Coast, Florida 32164.

Respectfully submitted,
BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiffs
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301
Telephone: (954) 987-7550
Facsimile: (954) 325-4966
jpolenberg@beckerlawyers.com
ydaneshfar@beckerlawyers.com
tfritz@beckerlawyers.com
cgellman@beckerlawyers.com
tprice@beckerlawyers.com
CourtMail@beckerlawyers.com
By: /s/ Rayaan A. Hossain
Jon Polenberg, Esq.
Florida Bar No. 653306
Yasin Daneshfar, Esq.
Florida Bar No. 105092
Rayaan A. Hossain, Esq.
Florida Bar No. 1049400
32053285.v1
Aug. 27; Sept. 3, 2026 26-00287G

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
Case No. 2026-CA-000317
Honorable Judge: UPCHURCH, SANDRA C
PLANET HOME LENDING, LLC Plaintiff, vs.
STANLEY MOLTON; UNKNOWN SPOUSE OF STANLEY MOLTON; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; Defendants,

TO: STANLEY MOLTON and UNKNOWN SPOUSE OF STANLEY MOLTON.
Last Known Address: 32 ROYAL OAK DRIVE, PALM COAST, FL 32164.

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property, commonly known as 32 ROYAL OAK DRIVE, PALM COAST, FL 32164, and more particularly described as follows:

LOT 23, BLOCK 23, PALM COAST, MAP OF ROYAL PALMS - SECTION-32 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE(S) 57, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
TAX ID #07-11-31-7032-00230-0230

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, 30 DAYS AFTER THE 1ST PUBLICATION, 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: 8/18/2026.

Tom W. Bexley
Flagler County Clerk of Court and Comptroller
(SEAL) Margarita Ruiz
As Deputy Clerk

Matthew T. Wasinger, Esquire
the Plaintiff's attorney
605 E. Robinson Street, Suite 730
Orlando, FL 32801
Aug. 27; Sept. 3, 2026 26-00288G

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
File No. 2026-CP-000398
IN RE: ESTATE OF
ROLAND BRUCE MCCORKLE
A/K/A ROLAND B. MCCORKLE
A/K/A BRUCE MCCORKLE,
Deceased.

The administration of the estate of Roland Bruce McCorkle, a/k/a Roland B. McCorkle, a/k/a Bruce McCorkle, deceased, whose date of death was April 9, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Bldg 1 Bunnell, FL 32110-0787. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 27, 2026.

Personal Representative:
Robert Ryan McCorkle
6326 Harrison Ootelwah Road
Harrison, TN 37341
Attorney for Personal Representative:
FAMILY FIRST FIRM
Counsel for Petitioner
/s/ Christopher F. Torchia
Ryan J. Saboff, Esquire
Florida Bar Number: 1010852
Christopher F. Torchia, Esquire
Florida Bar Number: 270120
1030 W. Canton Ave., Suite 102
Winter Park, FL 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: ryan.saboff@familyfirstfirm.com
E-Mail: chris.torchia@familyfirstfirm.com
Secondary E-Mail:
probate@familyfirstfirm.com
Aug. 27; Sept. 3, 2026 26-00277G

TAKE NOTICE

CALL
386-447-9723
TO PLACE YOUR
NOTICE TODAY

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

SUBSEQUENT INSERTIONS

SECOND 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. 732.2211, 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:
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: Paul.A.Martin.Esq@gmail.com
Secondary E-Mail:
Paul@MartinEstateProbateLaw.com
August 20, 27, 2026 26-00271G

SECOND 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

SECOND 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 SECION 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
Attorney for Personal Representative
andrea@386lawfirm.com
August 20, 27, 2026 26-00273G

OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY
flaglerclerk.com

VOLUSIA COUNTY
clerk.org

SECOND 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

SECOND 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. 732.2211, 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:
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 Concierge 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

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

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

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000443
Division 48
IN RE: ESTATE OF
WILLIAM JOSEPH LONG
aka WILLIAM J. LONG
Deceased.

The administration of the estate of WILLIAM JOSEPH LONG also known as WILLIAM J. LONG, deceased, whose date of death was April 7, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, Florida 32110-0787. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 17th day of AUGUST, 2026.

/s/ Steven J. Long
STEVEN J. LONG
Personal Representative
36 East Diamond Drive
Palm Coast, Florida 32164
/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
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August 20, 27, 2026 26-00272G

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This week's Crossword answers

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

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peekers' place
You're only cheating yourself.

This week's Celebrity Cipher answers

Puzzle One Solution:
"There is nothing I would not do for those who are really my friends. I have no notion of loving people by halves."
Jane Austen

Puzzle Two Solution:
"I love the illusion of cinema and I like the spectacle of cinema, which I think is what movies are supposed to do."
Robert Zemeckis

Puzzle Three Solution:
"The pressure of show business is on all the time ... Whatever is popular now that's all that counts."
Nina Simone

This week's Sudoku answers

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

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