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THURSDAY, SEPTEMBER 3, 2026

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 12217 PRDL
Division 10
IN RE: ESTATE OF BETSY ANN LOWERY
Deceased.

The administration of the estate of BETSY ANN LOWERY, deceased, whose date of death was October 21, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 3, 2026.

Personal Representative:
MELISSA C. WILSON
109 Roble Lane
Ormond Beach, Florida 32174

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
September 3, 10, 2026 26-00650I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 12571 PRDL
Division 10
IN RE: ESTATE OF ARDELL KAY FELKER a/k/a ARDELL FELKER
Deceased.

The administration of the estate of Ardell Kay Felker, deceased, whose date of death was May 26, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 3, 2026.

Personal Representative:
Thomas J. Upchurch
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117

Attorney for Personal Representative:
Thomas J. Upchurch, Esquire
Florida Bar No. 0015821
Upchurch Law
1616 Concierge Blvd. Suite 101
Daytona Beach, Florida 32117
Telephone: (386) 492-3871
Primary Email: service@upchurchlaw.com
Secondary Email:
clutes@upchurchlaw.com
September 3, 10, 2026 26-00663I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA.
CASE No. 2026 10582 CIDL
LONGBRIDGE FINANCIAL, LLC,
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 MIGUEL MENA SANCHEZ, 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 MIGUEL MENA SANCHEZ, DECEASED
1473 PURITAN STREET
DELTONA, FL 32725
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 19, BLOCK 209, DELTONA LAKES UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 127, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before September 22, 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 21 day of August, 2026.

Laura E Roth
As Clerk of said Court
(SEAL) By: /s/ Jennifer Vazquez
As Deputy Clerk

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(25-002866-01)
September 3, 10, 2026 26-00651I

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7th JUDICAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA.
CASE No. 2026 10582 CIDL
LONGBRIDGE FINANCIAL, LLC,
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 MIGUEL MENA SANCHEZ, 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 MIGUEL MENA SANCHEZ, DECEASED
1473 PURITAN STREET
DELTONA, FL 32725
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

LOT 19, BLOCK 209, DELTONA LAKES UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 127, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before September 22, 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 21 day of August, 2026.

Laura E Roth
As Clerk of said Court
(SEAL) By: /s/ Jennifer Vazquez
As Deputy Clerk

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(25-002866-01)
September 3, 10, 2026 26-00657I

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 11680 CIDL
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
GILBERT B. MORLEN, II A/K/A GILBERT B. MORLEN, JR., et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DENISE L. MORLEN A/K/A DENISE MORLEN A/K/A DENISE LYNN MORLEN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ADDRESS: UNKNOWN

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

LOT 18, BLOCK 1047, DELTONA LAKES, UNIT 40, AS RECORDED IN MAP BOOK 27, PAGES 224-240 AS CONTAINED IN 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 McCalla Raymer Leibert Pierce, LLP, Betzy Falgas, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before September 24, 2026, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

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

Submitted by:
MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
26-20821FL
September 3, 10, 2026 26-00652I

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
Case No. 2025-14488-CICI
Honorable Judge: Dennis Craig
PLANET HOME LENDING, LLC
Plaintiff, vs.
ESTATE OF KENNETH J. CHRISTIAN; JEANETTE M. GILL; FAITH M. GILL; AUDREY R. GILL; ANDREW CHRISTIAN AKA ANDREW OSTYNSKI: KATHLEEN OSTYNSKI; ALL UNKNOWN HEIRS, TRUSTEES, PERSONAL REPRESENTATIVES, CREDITORS, DEVISEES, OR OTHER PERSONS KNOWN OR UNKNOWN CLAIMING INTEREST BY, THROUGH, UNDER, OR AGAINST KENNETH J. CHRISTIAN; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 15, 2026, in the above-styled cause, Laura E. Roth, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: online at www.volusia.realforeclose.com beginning at 11:00 A.M., on September 18, 2026, the following described property:

LOT 4, BLOCK 4, GOLF VIEW SUBDIVISION, SECTION #1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 257, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
PARCEL ID: 532901040040
COMMONLY KNOWN AS: 716 Katherine St., 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.

ADA Accommodations

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 Avenue, Suite 300, Daytona Beach, FL 32114; Telephone: (386) 257-6096, within two (2) working days of your receipt of this notice. If you are hearing or voice impaired, call 711.

Dated this July 17, 2026.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service: mattw@wasingerlawoffice.com
September 3, 10, 2026 26-00656I

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 12426 CIDL
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARIE C. DYKES, DECEASED. et. al.
Defendant(s),

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

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

LOT 15, BLOCK 704, DELTONA LAKES, UNIT THIRTY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE(S) 92, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before September 28, 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 27 day of August, 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-382601
September 3, 10, 2026 26-00653I

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2025 11220 CICI
THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4,
Plaintiff, vs.
JACK ABERMAN A/K/A JACK ABERMAN, JR.; GEA SEASIDE INVESTMENTS, INC.; CITY OF DAYTONA BEACH, FLORIDA; CITY OF SOUTH DAYTONA, FLORIDA,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated August 24, 2026, and entered in Case No. 2025 11220 CICI of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein The Bank Of New York Mellon Trust Company, National Association FKA The Bank Of New York Trust Company, N.A. As Successor To JPMorgan Chase Bank, N.A., As Trustee For Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs4, is Plaintiff and Jack Aberman a/k/a Jack Aberman, Jr.; Gea Seaside Investments, Inc.; City of Daytona Beach, Florida; City of South Daytona, Florida, are Defendants, the Office of the Clerk of Laura E. Roth, Volusia County Clerk of the Court will sell via online auction at www.volusia.realforeclose.com at 11:00 a.m. on the 2nd day of October, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK "E", THE HALIFAX ESTATES, AS PER MAP BOOK 6, PAGE 72, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
Property Address: 109 Raymond Avenue, Port Orange, Florida 32127

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: 8/27/2026
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: 23-400210
September 3, 10, 2026 26-00658I

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 Raz-Barry Coatings located at 314 Eagle Harbor Way in the City of Daytona Beach, Volusia, FL 32124 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of August, 2026
Ali Razi
September 3, 2026 26-00655I

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 SS Training & Development located at 625 Hang Loose Way in the City of Daytona Beach, Volusia, FL 32124 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2026
Steve Smith
September 3, 2026 26-00660I

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 TLC Laundry Service located at 1025 North Nova Road in the City of Daytona Beach, Volusia, FL 32117 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of September, 2026
J.L. Sprinkle Enterprises LLC
Jeffrey Sprinkle
September 3, 2026 26-00662I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 10314 PRDL
IN RE: ESTATE OF THOMAS CAREY BROOM, SR.
Deceased.

The administration of the estate of THOMAS CAREY BROOM, SR., deceased, whose date of death was July 12, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the curator and the curator'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.

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

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: September 3, 2026.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 3, 10, 2026 26-00654I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 12487 PRDL
Division 10
IN RE: ESTATE OF PATRICIA BONDJUK,
Deceased.

The administration of the estate of PATRICIA BONDJUK, deceased, whose date of death was June 25, 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. 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: September 3, 2026

Signed on this 31st day of AUGUST, 2025.

/s/ Theodore P. Bondjuk
THEODORE P. BONDJUK
Personal Representative
360 Tymber Run
Ormond Beach, Florida 32174

/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
September 3, 10, 2026 26-00659I

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 12632 CICI
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2025-HB1,
Plaintiff, vs.
UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. 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 SHEILA WHITE, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 176, GEORGETOWNE SUBDIVISION, UNIT II, AS PER MAP IN MAP BOOK 37, PAGES 105 AND 106, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 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 31 day of August, 2026.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-424425
September 3, 10, 2026 26-00661I

SUBSEQUENT INSERTIONS

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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 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

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 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

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. 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

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 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

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. 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 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

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This week's Crossword answers

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

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peekers' place
You're only cheating yourself.

This week's Celebrity Cipher answers

Puzzle One Solution:
"I have my hands on the instrument every day. I'll be doing it tonight while I'm watching the hockey game."
Gordon Lightfoot

Puzzle Two Solution:
"I think that the way that you act ... always changes because your point of view as a person changes as you age."
Keira Knightley

Puzzle Three Solution:
"I don't watch playbacks ... I generally do the same thing take after take ... because I know what I want to do."
Samuel L. Jackson

This week's Sudoku answers

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

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SECOND 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2026 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH 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, BE-SCRIBED 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

SECOND 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

SECOND 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

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 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

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 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 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

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2025 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



SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2026-11319-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

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 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

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Find your notices online at: ObserverLocalNews.com, FloridaPublicNotices.com and BusinessObserverFL.com

PUBLIC NOTICES

THURSDAY, SEPTEMBER 3, 2026

Additional Public Notices may be accessed on ObserverLocalNews.com and the statewide legal notice website, FloridaPublicNotices.com

FLAGLER COUNTY LEGAL NOTICES

CITY OF FLAGLER BEACH ADVERTISEMENT FOR BID NO. FB 26-0109 LIFT STATION 4 AND PUMP STATION 8 REHABILITATION

NOTICE IS HEREBY GIVEN THAT THE CITY OF FLAGLER BEACH IS ISSUING THIS INVITATION TO BID (ITB) TO SOLICIT COMPETITIVE SEALED BIDS FROM

LICENSED AND INSURED CONTRACTORS FOR LIFT STATION 4 AND PUMP STATION 8 REHABILITATION ACCORDING TO THE SCOPE OF WORK AND SPECIFICATIONS. BIDS WILL BE RECEIVED FOR A SINGLE PRIME CONTRACT. BIDS SHALL BE SUBMITTED AS A LUMP SUM WITH UNIT PRICES AS INDICATED IN THE BID FORM. IT IS THE INTENT AND PURPOSE OF THE CITY OF FLAGLER BEACH THAT THIS INVITATION TO BID (ITB) PROMOTES COMPETITIVE SELECTION. IT IS THE BIDDER'S RESPONSIBILITY TO ADVISE THE FINANCE DIRECTOR IF ANY LANGUAGE, REQUIREMENTS, ETC., OR ANY COMBINATION THEREOF, INADVERTENTLY RESTRICTS OR LIMITS THE REQUIREMENTS STATED IN THIS ITB. ALL APPLICANTS MUST BE PROPERLY LICENSED AND SHOW PROOF OF INSURANCE, LICENSES, AND CERTIFICATES AS REQUIRED BY ALL LOCAL, STATE OF FLORIDA, AND FEDERAL AGENCIES. SUCCESSFUL APPLICANTS WILL OBTAIN ALL REQUIRED PERMITTING AS PREVIOUSLY STATED. INTERESTED CONTRACTORS MAY SECURE THE BID FORMS AND OTHER PERTINENT INFORMATION BY VISITING THE CITY WEBSITE BID PAGE: HTTP://WWW.CITYOFFLAGLERBEACH.COM/BIDS.ASPX OR THE WEBSITE WWW.DEMANDSTAR.COM BID PACKAGES ALSO MAY BE OBTAINED BY CONTACTING THE CITY CLERK, PENNY OVERSTREET AT 386-517-2000 EXT. 233 OR AT POVERSTREET@CITYOFFLAGLERBEACH.COM A PRE-BID MEETING WILL BE HELD AT THE WICKLINE BUILDING ON THE DATE AND TIME INDICATED BELOW. ATTENDANCE IS STRONGLY ENCOURAGED. QUESTIONS WILL BE ANSWERED BY ADDENDUM. SEALED BIDS MUST BE ADDRESSED TO THE ATTENTION OF PENNY OVERSTREET, CITY CLERK. SEALED BIDS MUST BE RECEIVED ON OR BEFORE WEDNESDAY SEPTEMBER 30, 2026, 2:00 PM, EST NO BIDS WILL BE ACCEPTED AFTER THIS DEADLINE.

7763-358442

Sep. 3, 2026

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

NOTICE IS HEREBY GIVEN that the Public Hearing and In Person Board Meeting of the Board of Directors (the "Board") of the Florida Resiliency and Energy District ("FRED") will be held at 156 Tuskawilla Road, Suite 2340, Winter Springs, Florida 32708 on September 10, 2026, beginning at 10:00 A.M. (EST), or as soon thereafter as practicable. INTERESTED PERSONS MAY ALSO ATTEND BY TELEPHONE CONFERENCE USING THE FOLLOWING INSTRUCTIONS: Dial the phone number 888-475-4499, then use Meeting ID: 875 8310 3053 and Passcode: 803090.

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

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

2. Resolution No. F26-25 – Assessment Resolution, Related to the following Special Assessment Revenue Note (377 Saint Elizabeth Way Commercial PACE Project) Series 2026 (Vote Required)

The title of Resolutions F26-22 and 25 is as follows:

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

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

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

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact FRED at (407) 712-6352 at least two (2) days prior to the meeting. Persons who are hearing or speech impaired can contact the Florida Dual Party Relay System at 1-800-955-8770 (Voice) and 1-800-955-8771 (TDD).

Florida Resiliency and Energy District

7763-357840

Sep. 3, 2026

PUBLIC NOTICE FLORIDA RESILIENCY AND ENERGY DISTRICT FISCAL YEAR 2026-2027 ANNUAL REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Directors for the Florida Resiliency and Energy District will hold regular meetings at 10:00 a.m. EST on the following dates at the Florida Development and Finance Corporation, Conference Room, 156 Tuskawilla Road, Suite 2340 Winter Springs, FL 32708. Members of the public may participate in each meeting by using the conference phone number 305-224-1968. Then use the meeting identification and passcode numbers provided below for each regular meeting date:

October 8, 2026, Meeting ID: 847 4305 0411, Passcode: 150158

November 12, 2026, Meeting ID: 812 8826 2161, Passcode: 314908

December 10, 2026, Meeting ID: 886 6425 6382, Passcode: 540573

January 21, 2027, Meeting ID: 871 8752 1537, Passcode: 019866

February 18, 2027, Meeting ID: 885 3918 8800, Passcode: 864390

March 18, 2027, Meeting ID: 868 9776 4440, Passcode: 862698

April 15, 2027, Meeting ID: 851 3904 8049, Passcode: 888937

May 13, 2027, Meeting ID: 820 7350 0083, Passcode: 645390

June 10, 2027, Meeting ID: 868 9456 8487, Passcode: 391403

July 8, 2027, Meeting ID: 810 6958 2085, Passcode: 234471

August 12, 2027, Meeting ID: 853 7476 2486, Passcode: 233608

September 9, 2027, Meeting ID: 899 9904 1429, Passcode: 974034

The purpose of the meetings is to conduct any business coming before the Board. Copies of the Agenda may be obtained online at www.fdfcbonds.com/notices-fred or at the offices of the FRED Administrator, Florida Development Finance Corporation, 156 Tuskawilla Road, Suite 2340, Winter Springs, FL 32708, during normal business hours. The meetings are open to the public and conducted in accordance with the provisions of Florida law.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact FRED at (407) 712-6352 at least seven (7) days prior to the meeting. Persons who are hearing or speech impaired can contact the Florida Dual Party Relay System at 1-800-955-8770 (Voice) and 1-800-955-8771 (TDD). Meetings may be cancelled from time to time without advertised notice.

Florida Resiliency and Energy District

7763-357854

Sep. 3, 2026

NOTICE OF SEPTEMBER, OCTOBER MEETINGS AND NOVEMBER 2026 ELECTION

Dear Members:

Please note the following General Membership meetings of the Flagler County NAACP for the purpose of election of officers and at-large members of the executive committee.

1. On September 22, 2026 at the African American Cultural Society at 4422 US-1, Palm Coast, Florida, 32164 at 6:00pm, there will be an election of the Nominating Committee (between 5-15 members). All members whose memberships are current as of 30 days prior to the meeting date may be elected to the Nominating Committee (not more than 2 being officers of the unit).

2. On October 27, 2026 at the African American Cultural Society at 4422 US-1, Palm Coast, Florida, 32164 at 6:00pm, there will be a report of the Nominating Committee, receipt of

Nominations by Petition, and election of the Election Supervisory Committee. All members whose memberships are current as of April 1st of the election year, who's memberships have remained continuous throughout the election process, and who live and/or work within the unit's jurisdiction, may be nominated for office or as an at-large member of the Executive Committee. In order to sign a nominating petition, or be elected to the Election Supervisory Committee, a member must be current as of 30 days prior to the October meeting.

3. On November 14, 2026, the election of officers and at-large members of the Executive Committee will be administered using our electronic voting platform. Voting will be open from 9AM To 2PM. In order to vote in a Branch election, one must be a member in good standing of the Branch 30 days prior to the election.

Should a run-off election be necessary, that election shall occur within (10) days of the original election, via electronic voting platform for (at least 1 hour). We look forward to your participating in these activities.

Gail Danhoff, (Secretary) Flagler County NAACP Branch 5147

(386) 446-7822

7763-357888

Sep. 3, 2026

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 PM on the 14th day of September 2026, for the purpose of Second and Final of Ordinance 2026-18 before the City Commission in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-18

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMENDING THE BUNNELL CODE OF ORDINANCES, CHAPTER 66 - UTILITIES, BY CREATING ARTICLE VI - STORMWATER UTILITY; CREATING A STORMWATER UTILITY AND PROVIDING FOR STORMWATER UTILITY FEES; AMENDING CHAPTER 30 - FEES, ARTICLE XVII - UTILITIES, BY CREATING SECTION 30-503 - STORMWATER UTILITY FEE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ADMINISTRATION, BILLING, COLLECTION, CREDITS, APPEALS, AND USE OF FUNDS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

7763-355802

Sep. 3, 2026

LEGAL NOTICE

Dr. Lidya Lataban Lopez is no longer with Conviva Palm Coast as of Sept. 29, 2026. Current patients will automatically be transferred to another provider at the center. If you are a patient and you choose not to continue care at Conviva Palm Coast, you can obtain your medical records by calling 386-586-7005.

7763-357066

Sep. 3, 10, 17, 24, 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

PUBLIC NOTICE AERIAL SPRAYING

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

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

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

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

7763-336967

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

peekers' place

You're only cheating yourself.

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 OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 000471
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
CHARLES D. HUFFMAN AND THOMAS L. HUFFMAN. et. al.
Defendant(s),

TO: THOMAS L. HUFFMAN, UNKNOWN SPOUSE OF THOMAS L. HUFFMAN,
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 8, BLOCK 26, PALM COAST, MAP OF WYNNFIELD, SECTION 27, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 36 THROUGH 50, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 30 DAYS FROM THE 1ST PUBLICATION /(30 days from the Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at Flagler County, Florida, this day of 8/27/2026.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
26-401238
September 3, 10, 2026 26-00291G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2026 CA 000368
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SHEA M MCEWEN AKA SHEA MARIE MCEWEN A/K/A SHEA MCEWEN, et al.,
Defendant.

To:
SHEA M MCEWEN AKA SHEA MARIE MCEWEN A/K/A SHEA MCEWEN
16 FARRAGUT DR, PALM COAST, FL 32137
UNKNOWN SPOUSE OF SHEA M MCEWEN A/K/A SHEA MARIE MCEWEN A/K/A SHEA MCEWEN
16 FARRAGUT DR, PALM COAST FL 32137
UNKNOWN TENANT IN POSSESSION 1
16 FARRAGUT DR, PALM COAST FL 32137
UNKNOWN TENANT IN POSSESSION 2
16 FARRAGUT DR, PALM COAST FL 32137
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 8, BLOCK 17, FLORIDA PARK- SECTION-1, PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE(S) 79 THROUGH 92, 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 file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 30 DAYS FROM THE 1ST PUBLICATION or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of said Court on the day of 8/24/2026.

TOM W. BEXLEY
CLERK OF COURT OF FLAGLER COUNTY
As Clerk of the Court
(SEAL) BY: Amy Perez
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
26-21621FL
September 3, 10, 2026 26-00295G

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO.: 2026-CA-000091
VILLAGE CAPITAL & INVESTMENT, LLC,
Plaintiff, v.
ELLIOTT M. VAN DYKE, et al.,
Defendants.

NOTICE is hereby given that Tom Bexley, Clerk of the Circuit Court of Flagler County, Florida, will on October 9, 2026, at 11:00 a.m. ET, via the online auction site at www.flagler.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Flagler County, Florida, to wit:

Lot 1, Block 119, BELLE TERRE-SECTION•35 PALM COAST PARK AT PALM COAST, according to the map or plat thereof as recorded in Plat Book 11, Page 2, of the Public Records of Flagler County, Florida.
Property Address: 20 Birthstone Way, Palm Coast, FL 32137

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

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

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

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

SUBMITTED on this 27th day of August, 2026.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
September 3, 10, 2026 26-00290G

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION: 53
CASE NO.: 2026 CA 000326
TOWD POINT MORTGAGE TRUST 2019-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
MICHAEL RACHLIN A/K/A MICHAEL H. RACHLIN, et al.,
Defendants.

TO:
UNKNOWN SPOUSE OF MICHAEL RACHLIN A/K/A MICHAEL H. RACHLIN
12 BERKSHIRE LANE, PALM COAST, FL 32137

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

LOT 47, BLOCK 2, PALM COAST, MAP OF BELLE TERRE, SECTION 11, ACCORDING TO PLAT THEREOF, RECORDED IN MAP BOOK 6, PAGES 59 THROUGH 67, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 30 DAYS FROM THE 1ST PUBLICATION, 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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration -ADA Coordinator, 1769 E. Moody Blvd., Bldg. 1, 2nd floor, Bunnell FL 32110, (386) 257-6096, ADARequest@circuit7.org, at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this day of 8/27/2026.

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

De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026
CORAL SPRINGS, FL 33310
26-00553
September 3, 10, 2026 26-00289G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000442
Division 48
IN RE: ESTATE OF CLAUDIA FULLER, aka CLAUDIA IRENE FULLER
Deceased.

The administration of the estate of Claudia Fuller, also known as Claudia Irene Fuller, deceased, whose date of death was June 8, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 3, 2026.

Personal Representative:
Joseph M. Harbuck
c/o Legacy Law Associates, P.L.
313 S Palmetto Ave
Daytona Beach, Florida 32114-4919
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
paralegal@legacylaw313.com
September 3, 10, 2026 26-00293G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-478
Division 48
IN RE: ESTATE OF LEANNE BUCHANAN
Deceased.

The administration of the estate of Leanne Buchanan, deceased, whose date of death was July 8, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Flagler County Courthouse, Kim C. Hammond Justice Center, 1769 E Moody Blvd. #5, 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 September 3, 2026.

Personal Representative:
Regina Marilyn Buchanan
280 Concord Drive
Casselberry, Florida 32707
Attorney for Personal Representative:
Amanda Meyer, Esquire
Attorney
Florida Bar Number: 76997
Owenby Law, PA
6136 Atlantic Blvd.
Jacksonville, FL 32211
Telephone: (904) 359-5115
Fax: (904) 359-5116
E-Mail: Legal@OwenbyLawFirm.com
Secondary E-Mail:
Service@OwenbyLawFirm.com
September 3, 10, 2026 26-00292G

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) for the Ormond Station Community Development District (**"District"**) will hold the following public hearings and a regular meeting:

DATE: **September 30, 2026**
HOUR: **11:30 a.m.**
LOCATION: **Flagler County Government Services Building**
1769 E. Moody Blvd., Bldg. 2
First Floor Conference Room
Bunnell, Florida 32110

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2027"**). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment*
Single Family Lot	Appx. 278	1 per lot	$1,366.90
TOTAL REVENUE			$379,999

*Includes collection costs and early payment discounts. Off-roll O&M Assessments will NOT include County collection costs and early payment discounts.

NOTE: This notice and the amounts shown above are accurate. Please disregard the prior notice published in the Business Observer, and on August 13, 2026.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which may be imposed on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2027.

The District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later using a different collection method.

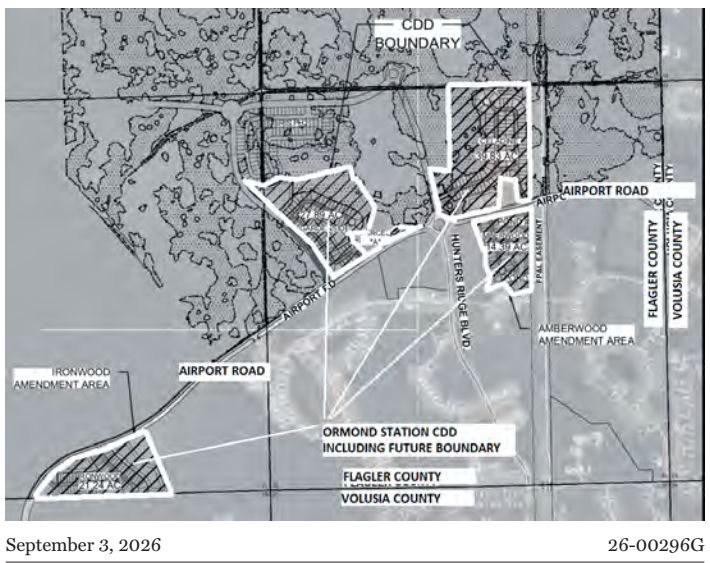
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at **Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office")**, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

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

District Manager



September 3, 2026 26-00296G

NOTICE OF PUBLIC MEETING
CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 14th day of September 2026, for the purpose of Second and Final Reading of Ordinance 2026-17, before the City Commission, in the Chambers Meeting Room of the Bunnell Administration Complex located at 2400 Commerce Pkwy, Bunnell, Florida 32110.

ORDINANCE 2026-17

AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA, ANNEXING BY VOLUNTARY PETITION CERTAIN REAL PROPERTY TOTALING 14.92± ACRES LOCATED AT 882 & 998 STATE HIGHWAY 100 WEST AND BEARING PARCEL IDS 09-12-30-55501-00160-0012 AND 09-12-30-5550-00160-0010, WHICH ARE CONTIGUOUS TO THE CITY OF BUNNELL IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, *FLORIDA STATUTES*, AND OTHER CONTROLLING LAW; REDEFINING THE BOUNDARIES OF THE CITY OF BUNNELL TO INCLUDE SAID PROPERTY; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT, WITH THE CHIEF ADMINISTRATIVE OFFICE OF FLAGLER COUNTY AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LEGAL DESCRIPTION AND A MAP; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND THE TAKING OF ADMINISTRATIVE ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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

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



7763-354509
Sep. 3, 10, 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 LITTLE GOOSE MARKET, located at 9976 County Road 304, 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 8/26/2026.
Jason Morello / KEYBAND LLC
7763-357782
Sep. 3, 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 Mermaid Moon Bakery, located at 22 Union Run Court, 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 8/28/2026.
Jordan Cordero
7763-358071
Sep. 3, 2026

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Palm Coast RV Park, located at 2551 N State St Bunnell, FL, in the County of Flagler, in the City of Bunnell, Florida 32110, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bunnell, Florida, this 26th day of August, 2026.

2535 State LLC

September 3, 2026 26-00294G

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 Things On A String, located at 36 Fariston Pl, 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 8/28/2026.

Lisa DeYoung

7763-358120

Sep. 3, 2026

SUBSEQUENT INSERTIONS

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 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

SECOND 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

SECOND 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

SECOND 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

SUBSEQUENT INSERTIONS

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 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

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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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