VOLUSIA COUNTY LEGAL NOTICES

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA
IN RE: THE MATTER OF THE ADOPTION OF:
MASON ALEXANDER MANAF,
Child,
CASE NO.: 2026-DR-1576
NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION BY MATERNAL GRANDPARENTS
TO RESPONDENT:
MOHAMED SAJID ABDUL MANAF
YOU ARE NOTIFIED that an action for Adoption by Maternal Grandparents has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Wilda P. Pomales, Esq., Attorney for Petitioners, whose address is 1683 N. Hancock Rd., Suite 103-130, Minneola, FL 34715 on or before December 28, 2026, and file the original with the clerk of this Court at Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778, before service on Petitioners or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**
The minor child is identified as follows:
Date of Birth: June 4, 2019
Place of Birth: South Lake Hospital, Clermont, Lake County, FL
Physical Description of Respondent:
Age: 36 years old
Race: Indian
Hair Color: Black
Eye Color: Dark Brown
Approximate Height: 6'0"
Approximate Weight: 200
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
DATED on November 12, 2026.
Gary J. Cooney,
Clerk of the Circuit Court
/s/ A. Bowling
Deputy Clerk
7764-367727
Nov. 26, Dec. 3, 10, 17, 2026

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Jacob Nevcherlian IV,
Petitioner
VS.
Courtney Anne Roberts,
Respondent
CASE NO.: 2022-31551 FMCI
DIVISION: 36
NOTICE OF ACTION
TO: Courtney Roberts n/k/a Courtney Saunders
121 Cedar Ridge Rd
Princeton, WV 24739
YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, on petitioner or petitioner's attorney:
Barry E Hughes, Esq
900 Big Tree Road
South Daytona, FL 32119
on or before November 30, 2026 and file the original with the Clerk of the Circuit Court at P. O. Box 6043, DeLand, FL 32721-6043 before service on Petitioner or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the petition.
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's Office notified of your current address. (You may file Florida Family Law Form 12.915, Notice of Current Address.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, require certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: October 16, 2026.
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ D. Waszak
D. Waszak
Deputy Clerk
7764-366301
Nov. 12, 19, 26, 2026

IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
Lynette Monahan,
Petitioner
VS.
Nicholas Brandon Kaye,
Respondent
CASE NO.: 2026-12818 FMCI
DIVISION: 36
NOTICE OF ACTION
TO: Nicholas Brandon Kaye
Unknown
YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, on petitioner or petitioner's attorney:
Brian Cantrell, Esq
200 Magnolia Avenue
Daytona Beach, FL 32114
on or before December 14, 2026 and file the original with the Clerk of the Circuit Court at P. O. Box 6043, DeLand, FL 32721-6043 before service on Petitioner or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the petition.
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's Office notified of your current address. (You may file Florida Family Law Form 12.915, Notice of Current Address.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's Office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, require certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: October 30, 2026.
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
BY: /s/ D. Waszak
D. Waszak
Deputy Clerk
7764-366257
Nov. 12, 19, 26, Dec. 3, 2026

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 13194 PRDL
Division 10
IN RE: ESTATE OF ROBERT JASON PETERSON, aka ROBERT J. PETERSON
Deceased.
The administration of the estate of ROBERT JASON PETERSON, also known as ROBERT J. PETERSON, deceased, whose date of death was July 5, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: November 26, 2026.
Signed on this 18th day of NOVEMBER, 2026.
/s/ Jaret Gronczewski
JARET GRONCZEWSKI
Personal Representative
1118 E. Moyamensing Avenue
Philadelphia, PA 19147
/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
Nov. 26, Dec. 3, 2026 26-00960I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 11196 PRDL
Division 10
IN RE: ESTATE OF JAMES F KULZER,
Deceased.
The administration of the estate of JAMES F KULZER, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32720-6043. 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: November 26, 2026.
Signed on this 17th day of NOVEMBER, 2026.
/s/ Sally Kulzer
SALLY KULZER
Personal Representative
325 Riverside Drive
Ormond Beach, Florida 32176
/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
Nov. 26, Dec. 3, 2026 26-00959I

This week's Crossword answers

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

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peekers' place
You're only cheating yourself.

This week's Celebrity Cipher answers

Puzzle One Solution:
"Animation is a lot of fun ... You get to see the culmination of so many artists and animators putting it together."
Patrick Warburton

Puzzle Two Solution:
"We have to make the choice ... to exemplify the truth, the respect and the grace that we wish for this world."
Oprah Winfrey

Puzzle Three Solution:
"The only rule of comedy is ... be funny ... Do whatever you want onstage. If you can make it funny, you can be who you are."
Marc Maron

This week's Sudoku answers

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

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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 Daytona Beach REALTORS located at 1716 Ridgewood Avenue in the City of Holly Hill, Volusia, FL 32117 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
Daytona Beach Area Association of REALTORS, Inc.
Leah Selig
November 26, 2026 26-00961I

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 Daytona ENT Center located at 103 Memorial Medical Parkway, Suite 125, 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 17th day of November, 2026
Volusia Surgeons, LLC
Paul J. Chappano, M.D.
November 26, 2026 26-00962I

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 Caona Permanent Jewelry located at 2970 Heather ave in the City of Deltona, Volusia, FL 32738 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of November, 2026
Vanessa Silva
November 26, 2026 26-00963I

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 GhostTerminal located at 409 Temko Ter in the City of Daytona Beach, Volusia, FL 32118 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
GP STORM PRODUCTIONS LLC
Gary Pena
November 26, 2026 26-00964I

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 P.S. Trading Co. located at 1475 3rd Ave in the City of DeLand, Volusia, FL 32724 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of November, 2026
P.S. PUP FL, LLC
November 26, 2026 26-00968I

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 Astraeus Forge located at 1162 Peachtree Rd. in the City of Daytona Beach, Volusia, FL 32114 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of November, 2026
Lionel G Croom
November 26, 2026 26-00969I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2026 10626 CIDL
Truist Bank,
Plaintiff, vs.
Karen L Bottino, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026 10626 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Truist Bank is the Plaintiff and Karen L Bottino; Unknown Spouse of Toni C. Crate; Unknown Spouse of Katherine Zecher are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 14th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:
LOTS 358 AND 359, EXCLUDING THE EASTERLY 25 FEET OF BOTH LOTS, BLOCK 12, FLORIDA SHORES, NO. 1, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 23, PAGE 57 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,FLORIDA.
TAX ID: 840201003580
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILTIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days;if you are hearing or voice impaired, call 711.
THESE ARE NOT COURT INFORMATION NUMBERS
SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES
Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.
ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL
Dated this 18th day of November, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F02337
Nov. 26; Dec. 3, 2026 26-00966I

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 13347 PRDL
Division 10
IN RE: ESTATE OF SHIRLI A LEWIS,
Deceased.

The administration of the estate of SHIRLI A LEWIS, deceased, whose date of death was August 4, 2026, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, , FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 26, 2026.

HEIDI S. WEBB
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Ste. 202
Daytona Beach, FL 32114
Telephone: (386) 257-3332
Email: heidi@heidiwebb.com
Nov. 26, Dec. 3, 2026 26-00967I

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-013439
IN RE: ESTATE OF ANTHONY F. LUIZZO, JR.,
Deceased.

The administration of the estate of ANTHONY F. LUIZZO, JR., deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, Deland, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: November 26, 2026.

ANTHONY J. LUIZZO, SR.
Personal Representative
705 N. Atlantic Avenue, Apt. 704
New Smyrna Beach, FL 32169
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: ntservice@hnh-law.com
Nov. 26, Dec. 3, 2026 26-00970I

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Farm located at 1625 Airport Rd in the City of ORMOND BEACH, Volusia, FL 32174-8723 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of November, 2026
Thomas Ganz
November 26, 2026 26-00971I

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 Handyman Near Me located at 206 Caddie Ct in the City of DEBARY, Volusia, FL 32713 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of November, 2026
Bernard T Martin Jr
November 26, 2026 26-00975I

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.: 2024 10661 CIDL
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, v.
JAKE DANIEL WEAVER, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 12, 2026 and entered in Case No. 2024 10661 CIDL in the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein JAKE DANIEL WEAVER, et al., are the Defendants. The Clerk of the Court, LAURA E. ROTH, will sell to the highest bidder for cash at www.volusia.realforeclose.com on January 21, 2027 at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

A PORTION OF LOT 11 OF DOMINGO REYES GRANT, SECTION 38, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, ACCORDING TO MAP IN MAP BOOK 15, PAGE 115, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, MORE PARTICUARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 11, RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 11 A DISATNCE OF 295 FEET; RUN THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF LOT 11 A DISTANCE OF 160.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY AND PARALLEL TO THE WEST LINE OF LOT 11 A DISTANCE OF 100.50 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF LOT 11 A DISTANCE OF 145.0 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF LOT 11 A DISTANCE OF 100.5 FEET TI A POINT; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF LOT 11 A DISTANCE OF 145 FEET TO THE POINT OF BEGINNING

and commonly known as: 3880 BRITTING DR, DELAND, FL 32724 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Rebecca E. Smith
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Jimmy Edwards, Esq.
FL Bar No.: 81855
Rebecca E. Smith, Esq.
FL Bar No.: 1069865
Spencer Gollahon, Esq.
FL Bar No.: 647799
Paris Roach, Esq.
FL Bar No.: 1028751
fcpleadings@ghidottiberger.com
Nov. 26, Dec. 3, 2026 26-00958I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025 13104 CICI
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.
EILEEN FICHTNER, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated September 2, 2026, and an Order Granting Motion for Extension of Time / Order Rescheduling Sale dated November 18, 2026, issued in and for Volusia County, Florida, in Case No. 2025 13104 CICI, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and EILEEN FICHTNER, ALBON R FICHTNER, PHILIP DRAXL, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEE OF THE EILEEN M. FICHTNER LIVING TRUST DATED FEBRUARY 4, 2004, PHILIP DRAXL, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEE OF THE ALBON R. FICHTNER LIVING TRUST DATED FEBRUARY 4, 2004, UNKNOWN SPOUSE OF PHILIP DRAXL N/K/A MICHELLE DRAXL, HEATHER DRAXL, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEE OF THE EILEEN M. FICHTNER LIVING TRUST DATED FEBRUARY 4, 2004, HEATHER DRAXL, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEE OF THE ALBON R. FICHTNER LIVING TRUST DATED FEBRUARY 4, 2004, UNKNOWN SPOUSE OF HEATHER DRAXL A/K/A HEATHER THERESA DRAXL N/K/A MARK DRAXL, UNKNOWN TRUSTEE AND BENEFICIARY OF THE ALBON R. FICHTNER LIVING TRUST DATED FEBRUARY 4, 2004, UNKNOWN TRUSTEE AND BENEFICIARY OF THE EILEEN M. FICHTNER LIVING TRUST DATED FEBRUARY 4, 2004, UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE and UNKNOWN TENANT #1 N/K/A JOHN DAVIS are the Defendants.

The Clerk of the Court, LAURA ROTH, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 06, 2027, at electronic sale beginning at 11:00 AM, at www.volusia.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 11, GARDINER COURT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 128, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
Property Address: 114 Gardiner Ct., 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.

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 the ADA Coordinator in advance of the date the service is needed: ADA Coordinator, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096. Hearing or voice impaired, please call 711.

Dated This 20th day of November, 2026.
Respectfully submitted,
HOWARD LAW
902 Clint Moore Road, Suite 220
Boca Raton, FL 33487
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
25-000090-2
Nov. 26; Dec. 3, 2026 26-00972I

FIRST INSERTION

DAYTONA WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Daytona West Community Development District ("District") will hold a special meeting on December 8, 2026 at 10:30 a.m., at Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720 for the purpose of initiating bond issuance proceedings, canvassing and certifying results of recent landowners' meeting, as well as considering any other business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, https://daytonawestcdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

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

District Manager
November 26, 2026 26-00976I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2023 11101 CIDL
Freedom Mortgage Corporation, Plaintiff, vs.
CHARLES BAXTER, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 11101 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHARLES BAXTER; GLENWOOD SPRINGS HOMEOWNERS ASSOCIATION, INC; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 21st day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 79, GLENWOOD SPRINGS - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 104, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
TAX ID: 700605000790

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

REQUESTS FOR ACCOMODATIONS BY PERSONS WITH DISABILTIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days;if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sinincurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 19th day of November, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 23-F01795
Nov. 26; Dec. 3, 2026 26-00965I

FIRST INSERTION

DEERING PARK STEWARDSHIP DISTRICT
NOTICE OF MEETING

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

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

https://teams.microsoft.com/meet/2343704850559891?p=AlEbsBGgy1aGnKtLe1
Meeting ID: 234 370 485 055 989 1
Passcode: Zi2Wd75z

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

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

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

District Manager
November 26, 2026 26-00977I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2025 14648 CICI
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
MICHAEL J JURAS A/K/A MICHAEL JURAS A/K/A MICHAEL JOHN JURAS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 14, 2026 in Civil Case No. 2025 14648 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Michael J Juras a/k/a Michael Juras a/k/a Michael John Juras, 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 16th day of December, 2026 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 3 and 4, Block A, Pine Forest Subdivision, 2nd Addition, according to the plat thereof recorded in Map Book 23, Page 127, Public Records of Volusia County, Florida.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-15530FL
Nov. 26; Dec. 3, 2026 26-00973I

FIRST INSERTION

THE OAK HILL TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2027 MEETINGS

The Board of Supervisors ("Board") of The Oak Hill Town Center Community Development District ("District"), located in Volusia County, will hold a Regular Meetings for Fiscal Year 2027 at 1:00 p.m., at Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114 on the following dates:

December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors or staff will participate by telephone. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://caymascdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
November 26, 2026 26-00974I

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2026 12237 CIDL
NEWREZ LLC,
Plaintiff, vs.
ALICIA TEAGUE; UNKNOWN SPOUSE OF ALICIA TEAGUE; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated November 12, 2026, entered in Civil Case No.: 2026 12237 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC, Plaintiff, and ALICIA TEAGUE; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A KEVIN GORDON, are Defendants.

LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 14th day of January, 2027, the following described real property as set forth in said Judgment, to wit:

LOT 19, BLOCK 971, DELTONA LAKES UNIT THIRTY-EIGHT, ACCORDING TO THE MAP OR PLAT THREOF, AS RECORDED IN MAP BOOK 27, PAGESA 202 THROUGH 208, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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 ADA Coordinator, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administración), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato alrecibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated: November 17, 2026
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
26-53041
November 19, 26, 2026 26-00955I

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 12202 PRDL
IN RE: ESTATE OF OAKLEY SWATKOWSKI,
Deceased.

The administration of the estate of OAKLEY SWATKOWSKI, deceased, whose date of death was October 1, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 November 19, 2026.

Personal Representative:
Donna Mooser
c/o Kelley Kronenberg, P.A.
220 Alhambra Circle, Suite 410
Coral Gables, Florida 33134
Attorney for Personal Representative:
Robert C. Segear, Esq.
E-mail Addresses: rsegear@kklaw.com, probateservice@kklaw.com
Florida Bar No. 93818
Kelley Kronenberg, P.A.
220 Alhambra Circle
Coral Gables, FL 33134
Telephone: (305) 503-0850
November 19, 26, 2026 26-00944I

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2026 12442 PRDL
IN RE: The Estate of:
PENNY SUE WALLER
Deceased

TO: DIXIE WALLER, a/k/a DIXIE RICE, a/k/a DIXIE WALLER RICE
Last Known Address: Harrison House of Hope
600 E. Stephenson, Harrison, Arkansas 72601
Current Residence: Unknown

YOU ARE HEREBY NOTIFIED that a Petition for Summary Administration has been filed in the Circuit Court in DeLand, Volusia County, Florida, Probate Division, in the proceeding styled as Case No. 2026 12442 PRDL, In re: Estate of Penny Sue Waller, Deceased, by Dena Powell, as Petitioner and nominated Personal Representative. You are an interested person in this proceeding as a daughter of the decedent and a beneficiary under her Last Will and Testament dated July 5, 2023, as amended.

You are required to serve a copy of your written defenses or objections, if any, to Petitioner c/o Justin G. Cerrato, Esq., Florida Bar No. 104938, Cerrato & Buchanan LLLP d/b/a Blue Ocean Law, 4309 Pablo Oaks Ct, 2nd Floor, Jacksonville, FL 32224 on or before 12/30/2026 (30 days after first publication), and file the original with the Clerk of this Court, 101 North Alabama Avenue, DeLand, Florida 32724, either before service on said Petitioner or immediately thereafter; otherwise a default may be entered against you for the relief demanded in the Petition.

This Notice shall be published once each week for four (4) consecutive weeks in a newspaper qualified to publish legal notices in Volusia County, Florida.

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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the 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 on this 17 day of November, 2026.

LAURA E. ROTH
Clerk of the Circuit Court
By: /s/ P. Comly
Deputy Clerk
(Court Seal)

Nov. 19, 26; Dec. 3, 10, 2026 26-00954I

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 13054 CIDL
ROCKET MORTGAGE, LLC,
Plaintiff, vs.
RAMON ARREDONDO JR, et al.,
Defendants.

TO:
GLORIA VIDALES-ARREDONDO A/K/A GLORIA VIDALES ARREDONDO A/K/A GLORIA VIDALES
3149 NICKER BEAN ST , DELTONA, FL 32725

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

Lot 39, Deltona Woods - Phase 1, according to the plat thereof, recorded in Plat Book 38, Page(s) 130 and 131, 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 DEC 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 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 12 day of November, 2026.

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

De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026
FORT LAUDERDALE, FL 33310
26-02605
November 19, 26, 2026 26-00946I

THIRD INSERTION

NOTICE OF ACTION
(**Constructive Service - Property**)
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2026-10587-CICI
DIVISION: 32
MICHAEL ALLEN CALWELL,
Plaintiff, vs.
LUYANG ZHANG,
Defendant.

TO: LUYANG ZHANG
Last known address: 416 Parrot Lane, Daytona Beach, Florida 32124
Current residence: Unknown

YOU ARE NOTIFIED that an action to quiet title to, and to rescind and cancel a quitclaim deed on, the following property in Volusia County, Florida:

Lot 2075, Latitude at Daytona Beach Phase 5, according to the Plat thereof as recorded in the Public Records of Volusia County, Florida, Parcel No. 5206-01-00-2075, also known as 416 Parrot Lane, Daytona Beach, Florida 32124; the quitclaim deed being recorded April 8, 2022 as Instrument No. 2022083027, Book 8234, Page 1748, Official Records of Volusia County, Florida, has been filed against you in the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, Michael Allen Calwell v. Luyang Zhang, Case No. 2026-10587-CICI, and you are required to serve a copy of your written defenses, if any, to the Amended Complaint on the Plaintiff, Michael Allen Calwell, pro se, whose address is 416 Parrot Lane, Daytona Beach, Florida 32124, on or before Dec. 16, 2026, and file the original with the Clerk of this Court either before service on the Plaintiff or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Amended Complaint.

DATED on 10/23, 2026.

LAURA E. ROTH
As Clerk of the Court
By: /s/ T. Lowe
As Deputy Clerk

November 12, 19, 26; Dec. 3, 2026 26-00919I

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 13011 PRDL
Division 10
IN RE: ESTATE OF MOLLY ELLEN MOORE
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Molly Ellen Moore, deceased, File Number 2026 13011 PRDL, by the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, Florida 32721; that the decedent's date of death was July 20, 2026; that the total value of the estate is $0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Judith M. Richardson, as Trustee of the Molly Ellen Moore Revocable Trust dated September 1, 2006.
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, Florida 32114

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.288 Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this Notice is November 19, 2026.

Person Giving Notice:
Judith M. Richardson
c/o Legacy Law Associates, P.L.
313 South Palmetto Avenue
Daytona Beach, FL 32114
Attorney for Person Giving Notice
W. Denis Shelley
Attorney for Person Giving Notice
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 258-0392
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
troy@legacylaw313.com
November 19, 26, 2026 26-00947I

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 12015 CICI
ACRISURE MORTGAGE, LLC,
Plaintiff, vs.
CHRISTIAN SCOTT WALDRON, et al.,
Defendant.

To: CHRISTIAN SCOTT WALDRON
232 BAYVIEW DR.
CORTLAND, OH, 44410
UNKNOWN SPOUSE OF CHRISTIAN SCOTT WALDRON
9097 CAPE COD RD
DELAND, FL 32724
GOONASEELAN COOPAMAH
112 TUPELO HONEY CIR.
DELAND, FL 32724
UNKNOWN SPOUSE OF GOONASEELAN COOPAMAH
112 TUPELO HONEY CIR.
DELAND, FL 32724
UMA COOPAMAH
9097 CAPE COD RD
DELAND, FL 32724
UNKNOWN SPOUSE OF UMA COOPAMAH
9097 CAPE COD RD
DELAND, FL 32724
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 243, LAKEWOOD PARK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE(S) 22 THROUGH 27, 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 Madison Reeber, 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 DEC 28 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 12 day of November, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: Kimberlee.Masters@mccalla.com
26-21684FL
November 19, 26, 2026 26-00951I

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 12015 CICI
ACRISURE MORTGAGE, LLC,
Plaintiff, vs.
CHRISTIAN SCOTT WALDRON, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, TROUGH, UNDER, AND AGAINST ESTATE OF SCOTT EUGENE WALDRON A/K/A SCOTT WALDRON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, TROUGH, UNDER, AND AGAINST ESTATE PADMINI DEVI COOPAMAH WALDRON A/K/A PADMINI DEVI COOPAMAH A/K/A P. WALDRON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

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

LOT 243, LAKEWOOD PARK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE(S) 22 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Madison Reeber, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before DEC 10 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 10 day of NOV, 2026.

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

MCCALLA RAYMER
LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: Kimberlee.Masters@mccalla.com
26-21684FL
November 19, 26, 2026 26-00950I

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
Case number: 2026 13446 PRDL
IN RE: ESTATE OF MARGUERITE A. JAHNS
Deceased.

The administration of the estate of MARGUERITE A. JAHNS, deceased, whose date of death was 9/21/26 , is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

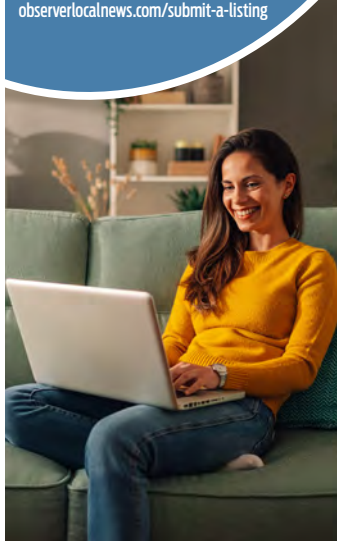
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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 November 19, 2026.

Personal Representative
ERIKA JAHNS HENRICH
408 Interlachen Court
Debary, FL 32713
Attorney for Personal Representative:
s/ Ta'lor Murray
TA'LOR MURRAY, ESQUIRE
Florida Bar No.: 124785
WEBSTER LAW GROUP, P.A.
126 E. Lucerne Circle
Orlando, Florida 32801
Telephone: (407) 425-2583
Fax: (407) 422-3008
Email: Talor@websterlawgroup.com
Cara@websterlawgroup.com
November 19, 26, 2026 26-00949I

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FLAGLER COUNTY LEGAL NOTICES

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Makeup by Marcea, located at 3737 CANAL AVE, 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 11/18/2026.

KB-LEO ENTERPRISES, LLC
7763-367790

Nov. 26, 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 603 faraway road, located at 52 Woodworth Drive, in the City of Palm Coast, Flagler County, FL Jayne Day-Cordes, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated 11/23/2026.

Jayne Day-Cordes
7763-368330

Nov. 26, 2026

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

**AUGUST REI, LLC, Plaintiff,
vs.
BRUNO GOMES and ADRIANA FATIMA DA SILVA,
Defendants.
CASE NO. 2026 CC 000690
NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to the In Rem Final Judgment of Foreclosure entered on November 16, 2026 in Case No. 2026 CC 000690 of the County Court of the Seventh Judicial Circuit, in and for Flagler County, Florida, wherein AUGUST REI, LLC is the Plaintiff and BRUNO GOMES and ADRIANA FATIMA DASILVA are the Defendants, that Tom Bexley, Clerk of the Circuit Court & Comptroller, will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, beginning at 11 :00 a.m. on January 8, 2027, the following described property as set forth in said Final Judgment, to wit:

That portion of Section 24, Township 10 South, Range 28 East, Flagler County, Florida, described as follows: Commence at the Northeast corner of said Section 24; thence run S00 degrees 10'00"E, along the East line of said Section 24, 813.65 feet; thence run due West, 4987.64 feet to the point of beginning of the hereinafter described parcel of land; thence continue due West, 165.00 feet; thence run due South, 330.00 feet; thence run due North, 330.00 feet to the Point of Beginning. Less the South 30 feet for road, Utility and Drainage purposes. Also described as Tract 493 of Unit IV of the unrecorded Plat of Flagler Estates.

Parcel ID No.: 21-10-28-2775-00040-0493

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 pen dens must me a claim before the clerk reports the surplus as unclaimed.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386)257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257- 6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir es a notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discap cidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACIONJUDICIAL

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by U.S. Mail to Defendants, Bruno Gomes and Adriana Fatima Da Silva, at their last known mailing address of 550 Richfield Way, Summerville, SC 29486, on this 17th day of November 2026.

CHIUMENTO LAW, PLLC
/s/ Vincent L. Sullivan
VINCENT L. SULLIVAN, ESQ.
Florida Bar No.: 118445
CHRISTY E. EARLS, ESQ.
Florida Bar No.: 1045095
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone (386) 445-8900
Facsimile (386) 445-6702
Email(s):
vsullivan@legalteamforlife.com, cearls@legalteamforlife.com, and litservice@palmcoastlaw.com
Attorneys for Plaintiff
7763-368004

Nov. 26, Dec. 3, 2026

**IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY,
FLORIDA**

**IN RE: THE MATTER OF THE ADOPTION OF:
MASON ALEXANDER MANAF,
Child,
CASE NO.: 2026-DR-1576
NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION BY MATERNAL GRANDPARENTS
TO RESPONDENT:**

MOHAMED SAJID ABDUL MANAF

YOU ARE NOTIFIED that an action for Adoption by Maternal Grandparents has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Wilda P. Pomales, Esq., Attorney for Petitioners, whose address is 1683 N. Hancock Rd., Suite 103-130, Minneola, FL 34715 on or before December 28, 2026, and file the original with the clerk of this Court at Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778, before service on Petitioners or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The minor child is identified as follows:

Date of Birth: June 4, 2019
Place of Birth: South Lake Hospital, Clermont, Lake County, FL
Physical Description of Respondent:
Age: 36 years old
Race: Indian
Hair Color: Black
Eye Color: Dark Brown
Approximate Height: 6'0"
Approximate Weight: 200

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

DATED on November 12, 2026.

Gary J. Cooney,
Clerk of the Circuit Court
/s/ A. Bowling
Deputy Clerk
7763-367725

Nov. 26, Dec. 3, 10, 17, 2026

THE CITY OF FLAGLER BEACH PROPOSES TO ADOPT THE FOLLOWING ORDINANCES ENTITLED:

Ordinance 2026-26

An Ordinance of the City of Flagler Beach, Florida, amending Chapter 2, Administration, Article V, Employee Benefits, Division 1, Section 2-102, Police Officers' Retirement System, of the Code of Ordinances of the City of Flagler Beach; amending Section 3, Board of Trustees; amending Section 6, Benefit Amounts and Eligibility; amending Section 7, Pre-retirement Death; amending Section 10, Optional Forms of Benefits; amending Section 16, Minimum Distribution of Benefits; providing for compliance with the Secure 2.0 Act; providing for codification; providing for severability of provisions; repealing all ordinances in conflict herewith and providing an effective date.

Ordinance 2026-27

An Ordinance of the City of Flagler Beach, Florida, amending Chapter 2, Administration, Article V, Employee Benefits, Division 1, Section 2-101, Firefighters' Retirement System, of the Code of Ordinances of the City of Flagler Beach; amending Section 3, Board of Trustees; amending Section 6, Benefit Amounts and Eligibility; amending Section 7, Pre-retirement Death; amending Section 10, Optional Forms of Benefits; amending Section 16, Minimum Distribution of Benefits; providing for compliance with the Secure 2.0 Act; providing for codification; providing for severability of provisions; repealing all ordinances in conflict herewith and providing an effective date.

Ordinance 2026-28

An ordinance of the City of Flagler Beach, Florida, amending Section 2.06.08.4.1 of the Land Development Regulations regarding placement of temporary structures and parking of utility trailers and recreational vehicles; providing for codification, severability, and repeal of conflict ordinances, and establishing an effective date.

Ordinance 2026-29

An ordinance of the City Commission of the City of Flagler Beach, Florida, amending Appendix A, "Land Development Regulations", of the Code of Ordinances of the City of Flagler Beach, Florida related to Site Development Standards; amending Article II "Zoning," Section 2.02.00, "Definitions," to add a definition for Retaining Walls; amending Section 2.05.04.02, "Commercial Uses and Industrial Uses" to amend screening requirements for nonresidential uses located adjacent to residential uses and residential zones; amending Section 2.06.02, "Parking," to clarify the required size of parking spaces for properties located within the Downtown Mixed Use District and to clarify provisions related to screening; amending Article V, "Resource Protection Standards," to mandate building permits for retaining walls and clarify gradient elevation limits for filled parcels; providing for conflicts, severability, codification, and scrivener's errors; and providing an effective date.

Ordinance 2026-30

An Ordinance of the City of Flagler Beach, Florida amending Chapter 2, Article III, Division 1 of the Code of Ordinances to create Section 2-34; providing for criminal history record checks of certain individuals; providing for Legislative Findings; providing for conflicts; providing for severability; providing for codification; and providing for an effective date.

Public Hearings will be conducted to consider the amendments as follows:

City Commission: Thursday, December 10, 2026 @ 5:30 p.m. or soon thereafter

The public hearings may be continued to a future date or dates. The times and dates of any continuance of a public hearing shall be announced during the public hearing without any further published notice. The request will be heard at 5:30 PM, or as soon thereafter as possible, in the City Commission Chambers located at 105 South Second Street, Flagler Beach, Florida. If a person decides to appeal against any decision made with respect to any matter considered at the above-mentioned hearings, he/she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-517-2000 Ext. 233. at least 48 hours prior to the meeting.

7763-367168

Nov. 26, 2026

NOTICE OF AGENCY ACTION TAKEN BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on November 17, 2026: Meritage Homes of Florida, Inc. 18655 N. Claret Dr. Ste 400, Scottsdale, AZ. 85255-6813 permit#112434-4. The project is located in Flagler County, Section 38, Township 12 South, Range 31 East. The permit authorizes a surface water management system on 61.6 acres for construction and operation of a project known as Old Kings Village. The receiving water body is Bulow Creek.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular

business hours. The District's regular business hours are 8 a.m.– 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

7763-367802

Nov. 26, 2026

NOTICE OF SELF STORAGE SALE

Please take notice Prime Storage - Flagler Beach located at 2100 Avenue A, Flagler Beach, FL, 32136 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 12/8/2026 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jean Paul Archambault; Patrick M Russell. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

7763-366452

Nov. 19, 26, 2026

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

Flagler County, Florida (the "County") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to fund fire rescue services, facilities, and programs in the unincorporated area of the County and the incorporated areas of the municipalities of Beverly Beach, Bunnell, and Marineland.

These assessments will commence in the Fiscal Year beginning on October 1, 2027 and continue year to year until discontinued by the County. The County will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by section 197 .3632, Florida Statutes, at a public hearing to be held at 9:30 a.m., or as soon thereafter as possible, on December 7, 2026, in the Board Chambers, 1769 East Moody Blvd., Bldg. 2, Bunnell, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of the resolution are on file and available for inspection at the Office of the County Administrator located at 1769 E. Moody Boulevard, Building 2, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend the public hearing and be heard regarding the use of the uniform ad valorem method of collecting such non-ad valorem assessment.

In the event any person decides to appeal any decision by the County with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Flagler County Administration Office at (386) 313-4001, at least 48 hours prior to the date of the hearing.

7763-363686

Nov. 12, 19, 26, Dec. 3, 2026

IN THE CIRCUIT COURT OF SHANNON COUNTY, MISSOURI PROBATE DIVISION

In Re the Matter of:
A.M.P.,
**a FEMALE minor.
Case No. 26AN-PR00025
NOTICE UPON ORDER FOR SERVICE BY PUBLICATION**

THE STATE OF MISSOURI to: **Jared Payne**

YOU ARE HEREBY NOTIFIED that an action has been commenced in the Circuit Court for the County of Shannon, Missouri, Probate Division, the object, and general nature of

which is to obtain Guardianship of A.M.P. by Terri N. Tune and Toby L. Tune.

The name and address of the attorney for Petitioner is Lynsie Gabel Upton, CSC LAW, LLC, P.O. Box 729, West Plains, Missouri, 65775, 417 255-2725.

You are further notified that, unless you file an answer or other pleading or shall otherwise appear and defend against the aforesaid petition within forty-five (45) days after the 5th day of November, 2026, judgment by default will be rendered against you.

Witness my hand and seal of the Court this 29th day of October ,2026.

SHANNON COUNTY CIRCUIT CLERK
By: /s/ Sherry McBride
7763-365160

Nov. 5, 12, 19, 26, 2026



FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025 CA 000722

**PennyMac Loan Services, LLC,
Plaintiff, vs.
Carin C Mitchell, et al.,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025 CA 000722 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Carin C Mitchell; Unknown Spouse of Carin C. Mitchell; United States of America on behalf of the Secretary of Housing and Urban Development; Windsong at Flagler Beach Homeowners Association, Inc. are the Defendants, that Tom Bexley, Flagler County Clerk of Court will sell to the highest and best bidder for cash at, www.flagler.realforeclose.com, beginning at 11:00 AM on the 15th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

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 MINUTES 26 SECONDS EAST 69.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 23 DEGREES 19 MINUTES 16 SECONDS EAST 25.00 FEET: THENCE SOUTH 66 DEGREES 40 MINUTES 34 SECONDS WEST AND PARALLEL TO THE EAST LINE OF LOT 5C 103.33 FEET; THENCE NORTH 23 DEGREES 19 MINUTES 26 SECONDS WEST 25.00 FEET TO THE WEST LINE OF LOT 5C; THENCE NORTH 66 DEGREES 40 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE OF LOT 5C 103.33 FEET TO THE POINT OF BEGINNING.

TAX ID: 361131611500050000C0

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. 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 this 20th day of November, 2026.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
Florida Bar No. 32106
Orlando Amador, Esq.,
Florida Bar No. 39265
Felicia Barry, Esq.,
Florida Bar No. 0110571
Amanda Driscole, Esq.,
Florida Bar No. 85926
Karan A Khemlani, Esq.,
Florida Bar No. 1062463
Gavin MacMillan, Esq.,
Florida Bar No. 0037641
Matthew Marks, Esq.,
Florida Bar No. 524336
Jonathan Mesker, Esq.,
Florida Bar No. 805971
Robert Rodely, Esq.,
Florida Bar No. 1059253
Julie York, Esq.,
Florida Bar No. 55337
Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 25-F02776

Nov. 26; Dec. 3, 2026 26-00441G

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CIVIL DIVISION
**Case #: 2026 CA 000301
DIVISION: 49**

**Rocket Mortgage, LLC
Plaintiff, -vs.-
Felix Jose Bermudez a/k/a Felix Bermudez; Sandra Velez; United States of America Acting through Secretary of Housing and Urban Development; RenovateOpco Trust; Grand Reserve Subdivision Homeowners' Association, Inc.; Grand Reserve Homeowner's Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2026 CA 000301 of the Circuit Court of the 7th Judicial Circuit in and for Flagler County, Florida, wherein Rocket Mortgage, LLC, Plaintiff and Felix Jose Bermudez a/k/a Felix Bermudez are defendant(s), I, Clerk of Court, Tom Bexley, will sell to the highest and best bidder for cash AT https://flagler.realforeclose.com/, AT 11:00 A.M. on December 4, 2026, the following described property as set forth in said Final Judgment, to-wit:

LOT 98, GRAND RESERVE PHASE 1A AND 1B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 39, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

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; 101 North Alabama Avenue, Ste.-D-305, Deland, Florida 32724 (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55045
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries: keadams@logs.com
By:/s/ Kerry Adams
Kerry Adams, Esq.
FL Bar # 71367
26-335226 FC01 CXE

Nov. 26; Dec. 3, 2026 26-00439G

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 Conteluma located at 27 Ludlow Lane East in the City of Palm Coast, Flagler, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of November, 2026

Alton Richardson

November 26, 2026 26-00440G

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 JBE Consult located at 1403 Tradewinds Way in the City of Sebastian, Flagler, FL 32958 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of November, 2026

John Evans

November 26, 2026 26-00442G

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000577
IN RE: ESTATE OF
TAYLOR KALE,
Deceased.

The administration of the estate of TAYLOR KALE, deceased, whose date of death was June 15, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, Case number 2026 CP 000577 the address of which is 1769 E. Moody Blvd., Bldg. #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 November 19, 2026.

Personal Representative:
/s/ Tami Kale
TAMI KALE
29 Coleridge Court
Palm Coast, Florida 32137
Attorney for Personal Representative:
/s/ Terrance N. Freeman, II
TERRENCE N. FREEMAN, II, ESQ.
Florida Bar No. 0190489
Nason Yeager Gerson Harris & Fumero, P.A.
3001 PGA Blvd., Ste. 305
Palm Beach Gardens, Florida 33410
Telephone: (561) 686-3307
E-mail: tfreeman@nasonyeager.com
November 19, 26, 2026 26-00426G

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026 CP 000658
Division 48
IN RE: ESTATE OF
EDWIN O. LINDSTROM III
Deceased.

The administration of the estate of Edwin O. Lindstrom III, deceased, whose date of death was August 16, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 19, 2026.

Personal Representative:
Celeste Adrienne Lindstrom
105 John Lemley Lane
Christiansburg, Virginia 24073
Attorney for Personal Representative:
Diane A. Vidal
Attorney
Florida Bar Number: 1008324
CHIUMENTO LAW
145 City Place, Suite 301
Palm Coast, FL 32164
Telephone: (386) 445-8900
Fax: (386) 445-6702
E-Mail: DVidal@legalteamforlife.com
Secondary E-Mail:
Proserv@legalteamforlife.com
November 19, 26, 2026 26-00431G

A NEW & AFFORDABLE OPTION
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SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-561
Division 48
IN RE: ESTATE OF
ERIKA BOEHM
Deceased.

The administration of the estate of Erika Boehm, deceased, whose date of death was June 9, 2026, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd #5 Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 November 19, 2026.

Personal Representative:
/s/ Herbert Pribel
Herbert Pribel
16 Rocking Lane
Palm Coast, Florida 32164
Attorney for Personal Representative:
/s/ R. Kevin Sharbaugh
R. Kevin Sharbaugh
Attorney
Florida Bar Number: 86240
DOUGLAS LAW FIRM
117 N 2nd Street
Palatka, FL 32177
Telephone: (386) 530-2955
Fax: (386) 385-5914
E-Mail: kevin@dhclawyers.com
Secondary E-Mail:
amandah@dhclawyers.com
November 19, 26, 2026 26-00425G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CASE NO.: 2025-CA-000772
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
MALLORIE HATLEY F/K/A
MALLORIE GAUGHRAN, et al.,
Defendants.

NOTICE is hereby given that Tom Bexley, Clerk of the Circuit Court of Flagler County, Florida, will on December 18, 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 10, Block 5, ROYAL PALMS, SECTION 30, PALM COAST, according to the map or plat thereof, as recorded in Map Book 10, Page 30 through 42, inclusive, of the Public Records of Flagler County, Florida.
Property Address: 66 Raemoor Drive, Palm Coast, FL 32164

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

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

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

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

SUBMITTED on this 13th day of November, 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
November 19, 26, 2026 26-00430G

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THIRD INSERTION

This Instrument Prepared By/Returned to:
Michael J Posner, Esq., HUD Foreclosure Commissioner
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
HECM# 091-4006454
PCN:07113170080015004900

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 14, 2005, a certain Mortgage was executed by Joseph G. Recher and Barbara Recher, husband and wife, as Mortgagor in favor of American Reverse Mortgage which Mortgage was recorded November 22, 2005, in Official Records Book 1356, Page 868 in the Office of the Clerk of the Circuit Court for Flagler County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to Seattle Mortgage Company by Assignment recorded April 17, 2006 in Official Records Book 1421, Page 14, in the Office of the Clerk of the Circuit Court for Flagler County, Florida; and

WHEREAS, the Mortgage was assigned to Bank of America N.A. by Assignment recorded July 10, 2007 in Official Records Book 1595, Page 1580, and corrective assignment recorded March 15, 2012 in Official Records Book 1858, Page 1996 in the Office of the Clerk of the Circuit Court for Flagler County, Florida; and

WHEREAS, the Mortgage was assigned to Champion Mortgage Company by Assignment recorded April 28, 2012 in Official Records Book 1906, Page 1488, in the Office of the Clerk of the Circuit Court for Flagler County, Florida; and

WHEREAS, the Mortgage was assigned to and is now owned by the United States Secretary of Housing and Urban Development (Scott Turner) (the "Secretary"), by Assignment recorded August 4, 2015 in Official Records Book 2078, Page 640, in the Office of the Clerk of the Circuit Court for Flagler County, Florida; and

WHEREAS, the Mortgage was insured by the Secretary pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that Mortgagor has either died, defaulted under the terms of the Mortgage or has abandoned the Property, hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinquent as of October 22, 2026 is $239,550.37 plus accrued unpaid interest, if any, late charges, if any, fees and costs; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Barbara Recher, with a last known address of 49 Lake Forest Place, Palm Coast, Florida 32137 may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Unknown Tenant(s), with an address of 49 Lake Forest Place, Palm Coast, Florida 32137 may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the unknown heirs and devisees of the Estate of Barbara Recher, deceased, with a last known address of 49 Lake Forest Place, Palm Coast, Florida 32137, may claim some interest in the property hereinafter described, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Estate of Barbara Recher, with a last known address of 49 Lake Forest Place, Palm Coast, Florida 32137 deceased may claim some interest in the property hereinafter described, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Lake Forest Homeowner's Association Of Palm Coast, Inc. with a last known address of 7400 Baymeadows Way, Suite 317, Jacksonville, Florida 32256 may claim some interest in the property hereinafter described pursuant to that certain Declaration recorded in Official Records Book 247, Page 377, as amended of the Public Records of Flagler County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary;

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded November 22, 2005, in Official Records Book 1356, Page 879 of the Public Records of Flagler County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on September 18, 2016 in Official Records Book 2160, Page 136 of the Public Records of Flagler County, Florida, notice is hereby given that on **December 14, 2026 at 9:00 a.m.** local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

Lot 49, LAKE FOREST AMENDED SUBDIVISION MAP OF COUNTRY CLUB COVE SECTION-8 AT PALM COAST, according to the Plat thereof, as recorded in Plat Book 27, Pages 18 and 19, of the Public Records of Flagler County, Florida
Commonly known as: 49 Lake Forest Place, Palm Coast, Florida 32137

The sale will be held at 49 Lake Forest Place, Palm Coast, Florida 32137. The Secretary of Housing and Urban Development will bid $239,550.37 together with accrued interest from October 22, 2026 (subject to increases applicable under the Note), plus all costs of this foreclosure and plus costs of an owner's policy of title insurance or other sums which may be due.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars ($500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out of pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: October 23, 2026

HUD Foreclosure Commissioner
By: /s/ Michael J Posner
Michael J Posner, Esquire
Lippes Mathias LLP
4420 Beacon Circle
West Palm Beach, Florida 33407
T:561.842.3000•F:561.842.3626
Direct: 561.594.1452

STATE OF FLORIDA)
) **ss:**
COUNTY OF PALM BEACH)

Sworn to, subscribed and acknowledged before me this 23 day of October 2026, by mean of ☑ physical presence or ☐ online notarization, Michael J Posner, HUD Foreclosure Commissioner who ☑ is personally known to me or ☐ produced _____ as identification.

/s/ Rocio Michelle Leiva
Notary Public, State of Florida
Commission # HH 721083
My Commission Expires: Sep 22 2029
Bonded through National Notary Assn.

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Development. See details of your rights on the attached Notice.

FAIR DEBT PRACTICES ACT NOTICE

Lippes Mathias LLP is a debt collector. We are trying to collect a debt that you owe to the United States Secretary of Housing and Urban Development. We will use any information you give us to help collect the debt.

How can you dispute the debt?

Call or write to us within thirty (30) days of your receipt of this Notice of Default to dispute all or part of the debt. If you do not, we will assume that our information is correct.

If you write to us within thirty (30) days of your receipt of this Notice of Default, we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents. We accept disputes electronically via email at mjposner@lippes.com.

What else can you do?

Write to ask for the name and address of the original creditor, if different from the current creditor. If you write within thirty (30) days of your receipt of this Notice of Default, we must stop collection until we send you that information.

You may use the form below or write to us without the form. We accept such requests electronically via email at mjposner@lippes.com.

Go to *www.cfpb.gov/debt-collection* to learn more about your rights under federal law. For instance, you have the right to stop or limit how we contact you.

Contact us about your payment options.

Póngase en contacto con nosotros para solicitor una copia de este formulario en español.

How do you want to respond?

Check all that apply: Mail this form to: Michael Posner, Esq., Lippes Mathias LLP, 4420 Beacon Circle, West Palm Beach, Florida 33407

☐ I want to dispute the debt because I think:
☐ This is not my debt.
☐ The amount is wrong.
☐ Other (please describe on reverse or attach additional information).
☐ I want you to send me the name and address of the original creditor.
☐ Other (please describe on reverse or attach additional information).
☐ I enclosed this amount: $_____ Make your check payable to Lippes Mathias Trust Account.

Include the name of the United States Secretary of Housing and Urban Development.

☐ *Quiero este formulario en español.*

November 12, 19, 26, 2026 26-00416G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
CIVIL DIVISION: 53
CASE NO.: 2026 CA 000481
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
VINCENT MONTANO, JR; THE VILLAS AT HAMMOCK BEACH CONDOMINIUM ASSOCIATION, INC
Defendants.

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

UNIT NO. 1314, PHASE 5, OF THE VILLAS AT HAMMOCK BEACH, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 858, PAGE 325, AS AMENDED IN OFFICIAL RECORDS BOOK 1214, PAGE 898, TO ADD PHASE 5, AND ALL EXHIBITS AND AMENDMENTS THEREOF, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
PROPERTY ADDRESS: 15 OCEAN CREST WAY, PALM COAST, FL 32137

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration -ADA Coordinator, 1769 E. Moody Blvd., Bldg. 1, 2nd floor, Bunnell FL 32110, (386) 257-6096, ADARequest@circuit7.org, at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 16 day of November 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
26-00177
November 19, 26, 2026 26-00435G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT, IN AND FOR
FLAGLER COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2025 CA 000184
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
ROBERTO ROTGER, JR.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SPRINGBOARD CDFI; UNKNOWN SPOUSE OF ROBERTO ROTGER, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

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

LOT 1, BLOCK 18, PALM COAST, MAP OF PINE GROVE SECTION 26, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 20 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
PROPERTY ADDRESS: 30 PINE CREST LANE, PALM COAST, FL 32164

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration -ADA Coordinator, 1769 E. Moody Blvd., Bldg. 1, 2nd floor, Bunnell FL 32110, (386) 257-6096, ADARequest@circuit7.org, at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 16 day of November 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
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November 19, 26, 2026 26-00438G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 2026 CA 000411
Freedom Mortgage Corporation,
Plaintiff, vs.
Jacob Ryan Harbin, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2026 CA 000411 of the Circuit Court of the SEVENTH Judicial Circuit, in and for Flagler County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jacob Ryan Harbin; Katherine E Harbin are the Defendants, that Tom Bexley, Flagler County Clerk of Court will sell to the highest and best bidder for cash at, www.flagler.realforeclose.com, beginning at 11:00 AM on the 8th day of January, 2027, the following described property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK 26, PALM COAST, MAP OF ROYAL PALMS, SECTION 33, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 67 THROUGH 77, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
TAX ID: 07-11-31-7033-00260-025

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. 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 this 11th day of November, 2026.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/ Justin J. Kelley, Esq.
Justin Kelley, Esq.,
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Premlata Sanchez, Esq.,
Florida Bar No. 51509
File # 26-F00433
November 19, 26, 2026 26-00424G