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THURSDAY, MAY 1, 2025

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO.: 2023 11685 CIDL
TD BANK, N.A., a national banking association,
Plaintiff, vs.
TODD MORGAN; TABITHA MORGAN; TENANT #1 (4450 Mills Road, Deland, Florida 32724) and UNKNOWN TENANT(S) IN POSSESSION, IF ANY (4440 Mills Road, Deland, Florida 32724),
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the In Rem Final Judgment of Foreclosure and Reformation of Deed dated February 18, 2025, and entered in Case No. 2023 11685 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida wherein TD Bank, N.A., is Plaintiff, and Todd Morgan, et al, are Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at 11:00 a.m. on May 20, 2025, the following described property as set forth in said In Rem Final Judgment of Foreclosure and Reformation of Deed, to wit:

PARCEL 1:
A PORTION OF LOTS 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 893.68 FEET TO THE POINT OF BEGINNING; THENCE S 84°21'29" W, A DISTANCE OF 295.03 FEET TO A POINT; THENCE N 07°49'28" E, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 79°44'00" E, A DISTANCE OF 306.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53" E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.

PARCEL 2:
A PORTION OF LOTS 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-

EAST CORNER OF LOT 12, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 793.65 FEET TO THE POINT OF BEGINNING; THENCE S 89°20'19" W, A DISTANCE OF 285.12 FEET TO A POINT; THENCE N 07°49'28" W, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 84°21'29" E, A DISTANCE OF 295.03 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53" E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.

PARCEL 3:
A PORTION OF LOTS 12 AND 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION AS A POINT OF REFERENCE; THENCE N 00°58' 53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 641.15 FEET TO THE POINT OF BEGINNING; THENCE S 89°10'07" W, A DISTANCE OF 237.04 FEET TO A POINT; THENCE N 40°12'30" W, A DISTANCE OF 54.90 FEET TO A POINT; THENCE N 07°49'28" W, A DISTANCE OF 111.74 FEET TO A POINT; THENCE N 89°20'19" E, A DISTANCE OF 285.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53" E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.

PARCEL 4:
A PORTION OF LOTS 12, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG

THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 493.15 FEET TO THE POINT OF BEGINNING; THENCE S 89°34'42" W, A DISTANCE OF 116.65 FEET TO A POINT; THENCE N 40°12'30" W, A DISTANCE OF 190.38 FEET TO A POINT; THENCE N 89°10'07" E, A DISTANCE OF 237.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53" E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 148.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET

Now known as:
PARCEL 1 - A PORTION OF LOTS 12 & 13, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 18 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF LOT 12 OF SAID SUBDIVISION; RUN THENCE N00°58'53"W ALONG THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 644.06 FEET TO THE POINT OF BEGINNING; THENCE S89°38'15"W A DISTANCE OF 141.15 FEET; THENCE N00°57'04"W A DISTANCE OF 235.43 FEET; THENCE S89°38'15"W A DISTANCE OF 50.00 FEET; THENCE S00°57'04"E A DISTANCE OF 165.01 FEET; THENCE S89°38'15"W A DISTANCE OF 81.88 FEET; THENCE N08°27'08"W A DISTANCE OF 261.74 FEET; THENCE N79°25'30"E A DISTANCE OF 306.98 FEET TO A POINT ON THE EAST LINE OF LOT 13 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF WAY LINE OF MILLS ROAD; THENCE S00°58'53"E ALONG SAID EAST LINE OF LOT 13 AND ALSO ALONG SAID WEST RIGHT OF WAY LINE OF MILLS ROAD, A DISTANCE OF 350.28 FEET TO THE POINT OF BEGINNING; AND

PARCEL 2 - A PORTION OF LOTS 12 & 13, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 18 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT

THE S.E. CORNER OF LOT 12 OF SAID SUBDIVISION; RUN THENCE N00°58' 53"W ALONG THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 493.65 FEET TO THE POINT OF BEGINNING; THENCE S89°38'15" W A DISTANCE OF 116.53 FEET; THENCE N40°29'47"W, A DISTANCE OF 127.77 FEET; THENCE N39°06' 15"W, A DISTANCE OF 114.65 FEET; THENCE N08°27'08"W, A DISTANCE OF 34.06 FEET; THENCE N89°38'15" E, A DISTANCE OF 81.88 FEET; THENCE N00°57'04"W A DISTANCE OF 165.01 FEET; THENCE N89°38'15"E A DISTANCE OF 50.00 FEET; THENCE S00°57'04"E A DISTANCE OF 235.43 FEET; THENCE N89°38'15"E A DISTANCE OF 141.25 FEET TO A POINT ON THE EAST LINE OF LOT 12 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD; THENCE S00°58'53"E ALONG SAID EAST LINE OF LOT 12 AND ALSO ALONG SAID WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBERS: 603908000111 and 603908000122
Property Addresses: 4450 Mills Road, Deland, Florida 32724, and 4440 Mills Road, Deland, Florida 32724. '

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

DATED this 21st day of February, 2025.

DUANE MORRIS LLP
Counsel for Plaintiff TD Bank, N.A.
By: /s/ Danielle Rundlett Burns
Danielle Rundlett Burns
Florida Bar No.: 0722561
Duane Morris LLP
5100 Town Center Circle, Suite 400
Boca Raton, FL 33486
Telephone: (561) 962-2119
Facsimile: (561) 962-2101
E-mail: DRBurns@duanemorris.com
JFGarcia@duanemorris.com
MLChapski@duanemorris.com

1 The last vesting deed split the subject property into two separate parcels (603908000111 and 603908000122), both of which are encumbered by TD Bank's mortgage.

May 1, 8, 2025 25-001891

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 10527 CICI

PLANET HOME LENDING, LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JACQUES G. LAUZON A/K/A JACQUES LAUZON, DECEASED ; MICHELLE ROSA; TODD ROSA; NICOLE OSINSKI; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JACQUES G. LAUZON A/K/A JACQUES LAUZON, DECEASED (LAST KNOWN ADDRESS)
784 LITTLE PINE DRIVE
SOUTH DAYTONA, FLORIDA 32119
NICOLE OSINSKI
(LAST KNOWN ADDRESS)
1625 NE 4TH COURT
FORT LAUDERDALE, FLORIDA 33301

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

LOT 47, BIG TREE VILLAGE - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 35, PAGE 156 AND 157, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

a/k/a 784 LITTLE PINE DRIVE, SOUTH DAYTONA, FLORIDA 32119 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before May 23 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 23rd day of April, 2025.

LAURA E. ROTH
As Clerk of the Court
(SEAL) By /s/ Shawnee S. Smith
As Deputy Clerk

Submitted by:
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
23-01441 PHL
May 1, 8, 2025 25-001921

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
CASE NO: 2024 13956 CICI
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, -vs-

FELDMAN & MOSS DEVELOPMENTS LLC; THE KEY TEAM PROPERTIES, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY; MARIAN BLOCK; ELEVATED IMPACT, A CORPORATION; CAMPBELL OHANA HOLDINGS LLC., A WY CORPORATION; PELICAN BAY HOMEOWNERS ASSOCIATION OF DAYTONA BEACH INC.; PELICAN BAY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2,
Defendant(s)
TO: MARIAN BLOCK
Last Known Address: 129 Gull Drive South, Daytona Beach, FL 32119

You are notified of an action to foreclose a mortgage on the following property in Volusia County:

LOT 95, PELICAN BAY, PHASE I, UNIT IV, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 36, PAGES 71 AND 72, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA
129 Gull Drive South, Daytona Beach, FL 32119

The action was instituted in the Circuit Court, Seventh Judicial Circuit in and for Volusia, County, Florida; Case No. 2024 13956 CICI; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Marian Block. You are required to serve a copy of your written defenses, if any, to the action on Brandi Wilson, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 and email is brandi.wilson@qpwblaw.com, on or before 5-19-2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: April 17, 2025

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Shawnee S. Smith
As Deputy Clerk

Brandi Wilson, Esq.
255 South Orange Ave, Suite 900
Orlando, FL 32801
brandi.wilson@qpwblaw.com
May 1, 8, 2025 25-001951

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. 2023 11758 CIDL

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

SHAD C. DONOVAN A/K/A SHAD CHRISTOPHER DONOVAN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 18, 2025 in Civil Case No. 2023 11758 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Shad C. Donovan a/k/a Shad Christopher Donovan, 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 20th day of May, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lots 8 and 9, Block C, together with the North 1/2 of vacated Snyder Street abutting and adjacent to said Lots 8 and 9, Block C, Cole's Subdivision, according to the map or plat thereof as recorded in Map Book 23, Page 63, of the Public Records of Volusia County, Florida.

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

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

By: /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: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-05998FL
May 1, 8, 2025 25-001931

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025 11010 PRDL
IN RE: ESTATE OF PAULINE PROFETA
Deceased.

The administration of the estate of PAULINE PROFETA, deceased, whose date of death was November 30, 2024, 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.

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

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

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

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

The date of first publication of this notice is May 1, 2025.

JAMES A DEL BUONO
Co-Personal Representative
2564 McLin Lane
The Villages, Florida 32163

Craig S. Pearlman, Esquire
Florida Bar No. 2445501
Co-Personal Representative
Kilgore, Pearlman, P.A.
800 N. Magnolia Ave, Suite 1500
Orlando, Florida 32803
Telephone: 407-425-1020
Email: cpearlman@kpsds.com
Secondary Email: esagar@kpsds.com
May 1, 8, 2025 25-002001

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-13375-PRDL
IN RE: ESTATE OF MARY MASTERSON KATES,
Deceased.

The administration of the estate of MARY MASTERSON KATES, deceased, whose date of death was March 6, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, Deland, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: May 1, 2025.

JESSICA R. CLABAUGH
Personal Representative
774 Elwood St.
Deltona, FL 32725

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: jrvera@hnh-law.com
May 1, 8, 2025 25-001971

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FIRST INSERTION
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CASE NO.: 2022 11237 CIDL AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. REX V. MAYNARD; ZORAIDA E. MAYNARD; UNKNOWN TENANT I; UNKNOWN TENANT II, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 15, 2022 and an Order Returning Case to Active Status and Rescheduling Foreclosure Sale dated April 23, 2025, entered in Civil Case No.: 2022 11237 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, and REX V. MAYNARD; ZORAIDA E. MAYNARD; UNKNOWN TENANT I; UNKNOWN TENANT II, are Defendants.</p> <p>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 10th day of June, 2025, the following described real property as set forth in said Judgment, to wit:</p> <p>LOT 8, BLOCK 866, DELTONA LAKES, UNIT 34, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 134 THROUGH 142, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>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</p>
May 1, 8, 202525-001941

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025-10666 PRDL</p> <p>Division 10</p> <p>IN RE: ESTATE OF ALIREZA KHORASSANI, Deceased.</p> <p>The administration of the estate of ALIREZA KHORASSANI, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, FL 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: MAY 1, 2025.</p> <p>Signed on this 26 day of FEBRUARY, 2025.</p> <p>/s/ Shayan Khorassani SHAYAN KHORASSANI Personal Representative 5321 Coldwater Canyon Ave., Apt. E Sherman Oaks, CA 91401</p> <p>/s/ Robert Kit Korey Robert Kit Korey Attorney for Personal Representative Florida Bar No. 147787 Robert Kit Korey, P.A. 595 W. Granada Blvd. Ste. A Ormond Beach, FL 32174 Telephone: 386-677-3431 Email: kit@koreylawpa.com Secondary Email: dwargo@koreylawpa.com May 1, 8, 202525-001991</p>
May 1, 8, 202525-001991

FIRST INSERTION
<p>NOTICE OF ACTION IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CASE NO.: 2024 29250 COCI MDSS, INC., a Florida corporation, Plaintiff, vs. DAVID P. MONGEAU, Defendant.</p> <p>TO: David P. Mongeau 39 Sylvania Place Ormond Beach, FL 32174 David P. Mongeau 433 Vermont Avenue Daytona Beach, FL 32118</p> <p>YOU ARE NOTIFIED that an action to foreclose on contractual lien on personal property and for judicial declaration and enforcement of a statutory lien under Florida Statutes, §83.08(2) in Volusia County, Florida has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on J. Steven Garthe, Esq., Plaintiff's attorney, at 523 N. Halifax Avenue, Daytona Beach, FL, Phone Number: (386) 255-1428, not less than 30 days from the first date of publication of this Notice, and file the original with the Clerk of this Court, at Post Office Box 6043, DeLand, Florida 32721-6043, service on Plaintiff or immediately thereafter. If you fail to do so a default may be entered against you for the relief demanded in the Complaint.</p> <p>DATED this 25th day of April, 2025.</p> <p>LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: L. Lowe DEPUTY CLERK</p> <p>May 1, 8, 202525-001901</p>
May 1, 8, 202525-001901

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CASE NO.: 2024 13531 CIDL DIVISION: 02 CRYSTAL LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. DENNIS L. CARPENTER, UNKNOWN TENANT IN POSSESSION #1, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 22, 2025, and entered in Case No. 2024 13531 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein CRYSTAL LAKE ESTATES HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and DENNIS L. CARPENTER and UNKNOWN TENANT IN POSSESSION #1 are the Defendants, that I will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, Volusia County, Florida, at 11:00 A.M. on the 24th day of June, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>Lot 8, Block "B", CRYSTAL LAKE ESTATES, according to the map or plat thereof, as recorded in Map Book 42, Pages 69 through 71, of the Public Records of Volusia County, Florida.</p> <p>Street Address: 2120 Lakebreeze Way, Deltona, Florida 32738.</p> <p>Name of Clerk Making the Sale: Laura E. Roth, Clerk of the Court</p> <p>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.</p> <p>Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following to you: THIS DOCUMENT IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. WASSERSTEIN, P.A.</p> <p>301 Yamato Road Suite 2199 Boca Raton, Florida 33431 Tel.: (561) 288-3999 Primary E-Mail: daww@wassersteinpa.com By: /s Daniel Wasserstein DANIEL WASSERSTEIN, ESQ. Florida Bar No. 42840 May 1, 8, 202525-001961</p>
May 1, 8, 202525-001961



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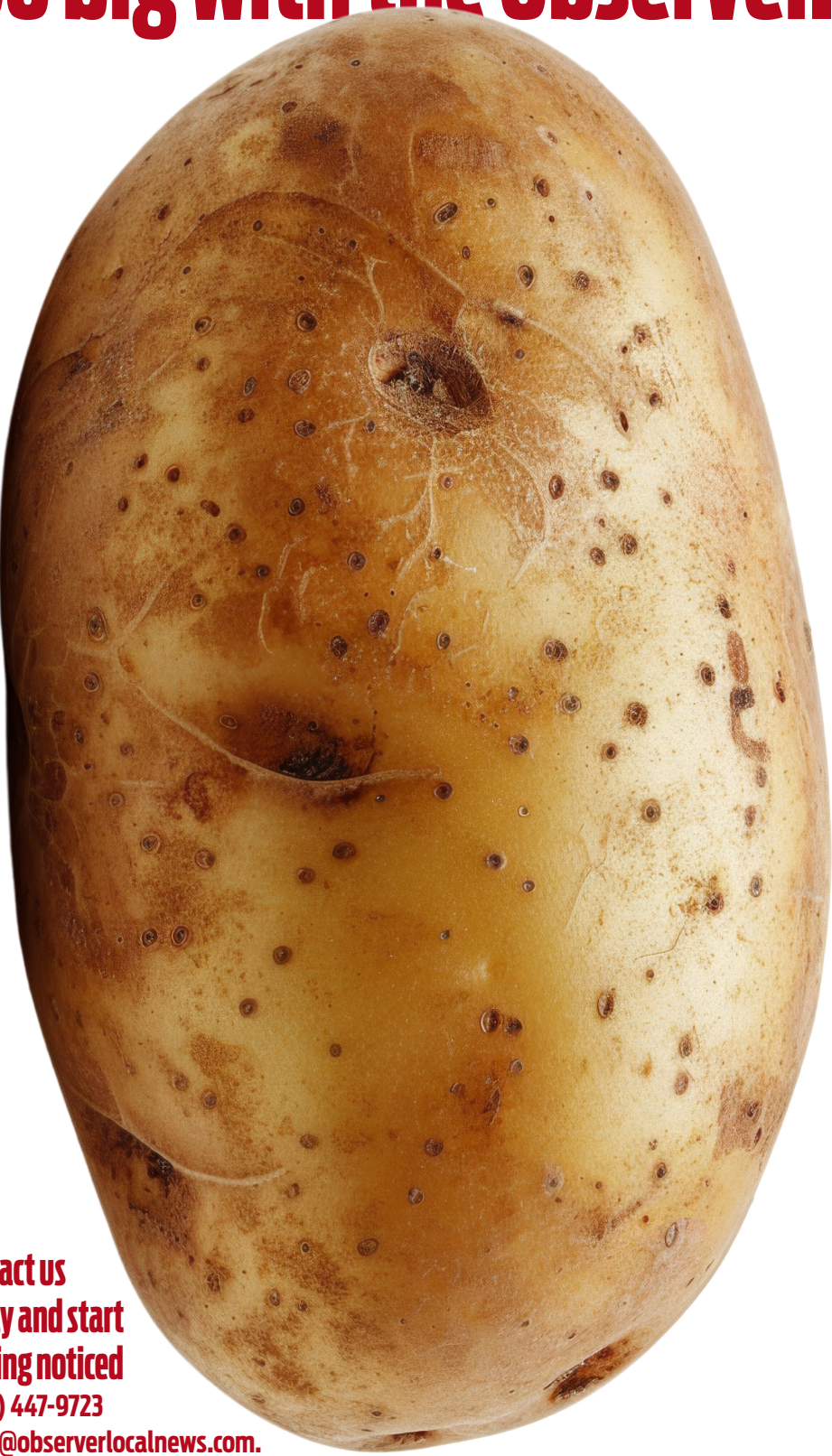
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SUBSEQUENT INSERTIONS
<p>SECOND INSERTION</p> <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2024 13794 PRDL</p> <p>Division 10</p> <p>IN RE: ESTATE OF JUNE ELEANOR MARTEN Deceased.</p> <p>The administration of the estate of June Eleanor Marten, deceased, whose date of death was August 6, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is April 24, 2025.</p> <p>Personal Representative: Amanda E. Rayborn 831 Hudson Lane Port Orange, Florida 32129 Attorney for Personal Representative: /s/ Wendy A. Mara Wendy A. Mara, Esq., Attorney Florida Bar Number: 69872 Mara Law. P.A. 555 West Granada Blvd., Ste.D-10 Ormond Beach, Florida 32174 Telephone: (386) 672-8081 Fax: (386) 265-5995 E-Mail: wamara@maralawpa.com Secondary E-Mail: paralegalm@maralawpa.com April 24; May 1, 202525-001851</p>
<p>SECOND INSERTION</p> <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025-10695-PRDL</p> <p>IN RE: ESTATE OF JOAN ELIZABETH HAYES a/k/a Joan Hayes Deceased.</p> <p>The administration of the Estate of Joan Elizabeth Hayes a/k/a Joan Hayes, deceased, whose date of death was July 15, 2024, 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is April 24, 2025.</p> <p>Personal Representative: Erin Patricia Hayes 121 Dockside Place Daytona Beach, FL 32124 Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com April 24; May 1, 202525-001811</p>
<p>SECOND INSERTION</p> <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA Probate Division</p> <p>File No.: 2025 10671 PRDL</p> <p>IN RE: ESTATE OF BRENDA LYNNE CASSADY MCFALL, Deceased.</p> <p>The administration of the estate of Brenda Lynne Cassady McFall, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is April 24, 2025.</p> <p>Personal Representative: /s/ David Adams David Adams 924 Hamilton Place Drive Lakeland, Florida 33813 Attorney for Personal Representative: /s/ Roberta Creighton Roberta J. Creighton, Attorney Florida Bar Number: 930474 Putnam & Creighton, P.A. 500 South Florida Avenue, Suite 300 Lakeland, Florida 33801 Telephone: (863) 682-1178 Fax: (863) 683-3700 E-Mail: Roberta@Putnampa.com Secondary E-Mail: RJCService@Putnampa.com April 24; May 1, 202525-001821</p>

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SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10565 PRDL
IN RE: ESTATE OF
MICHAEL J. CHIOFALO,
Deceased.

The administration of the estate of MICHAEL J. CHIOFALO, deceased, whose date of death was September 23, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is PO Box 6043, DeLand, FL 32721-6043. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: April 24, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email: jrivera@hnh-law.com
April 24; May 1, 2025

25-001881

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 10793 PRDL
Division 10
IN RE: ESTATE OF
WAYNE BRADSHAW KOSKI,
aka WAYNE B KOSKI
Deceased.

The administration of the estate of WAYNE BRADSHAW KOSKI, also known as WAYNE B KOSKI, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: April 24, 2025.

KATHERINE MARTIN
Personal Representative
Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
210 South Beach Street, Suite 202
Daytona Beach, Florida 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
April 24; May 1, 2025

25-001831

THIRD INSERTION

DEERING PARK STEWARDSHIP DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Deering Park Stewardship District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on May 13, 2025 at 2:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, alleys, mobility trails, stormwater management facilities, water distribution system, wastewater system, reclaim water system, landscaping, hardscaping and irrigation system improvements, recreation improvements, street lighting improvements, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

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

Cindy Cerbone
April 17, 24; May 1, 8, 2025

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-10892-PRDL
Division 10
IN RE: ESTATE OF
PAUL ANTHONY BETHEL
Deceased.

The administration of the estate of PAUL ANTHONY BETHEL, deceased, whose date of death was February 22, 2025 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.

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 April 24, 2025.

Personal Representative:
Scott D. Bethel
191 Nautica Mile Drive
Clermont FL 34711
Attorney for Personal Representative:
Mark A. James
FBN: 22619
Law Office of
Mark Andrew James, P.L.L.C.
101 N. Woodland Blvd, Suite 305
DeLand, FL 32720
Telephone: (386) 279-6006
E-Mail: mjames@attorneymarkjames.com
jjones@attorneymarkjames.com
Attorney for Personal Representative
April 24; May 1, 2025

25-001801

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR VOLUSIA COUNTY, FLORIDA
CASE NO. 2023 32394 CICI
THE BANK OF NEW YORK MELLON,
F/K/A THE BANK OF NEW YORK
AS TRUSTEE FOR REGISTERED
HOLDERS OF CWABS, INC.,
ASSET-BACKED CERTIFICATES,
SERIES 2007-12,
Plaintiff, vs.
KELLY HOLTER A/K/A KELLY
ALLEN HOLTER; LEANNE HOLTER
A/K/A LEANNE MARIE REIBEL
HOLTER A/K/A LEANNE RIEBEL
HOLTER; UNKNOWN SPOUSE OF
LEANNE HOLTER A/K/A LEANNE
MARIE RIEBEL HOLTER A/K/A
LEANNE RIEBEL HOLTER; STATE
OF FLORIDA, DEPARTMENT
OF REVENUE; CLERK OF THE
CIRCUIT COURT VOLUSIA COUNTY,
FLORIDA;
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Re-Open Case and Reschedule Foreclosure Sale dated March 26, 2025, and entered in Case No. 2023 32394 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, is Plaintiff and KELLY HOLTER A/K/A KELLY ALLEN HOLTER; LEANNE HOLTER A/K/A LEANNE MARIE REIBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; UNKNOWN SPOUSE OF LEANNE HOLTER A/K/A LEANNE MARIE RIEBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.realforeclose.com at 11:00 a.m., on the 23RD day of MAY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, PALM GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 201 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 642024CA012336XXXACI
ELIZON MASTER PARTICIPATION
TRUST I, U.S. BANK TRUST
NATIONAL ASSOCIATION, AS
OWNER TRUSTEE,
Plaintiff, vs.
GARDNER ONE LLC; DANIEL
M. GARDNER, JR.; THE TRAILS
HOMEOWNERS ASSOCIATION, INC.;
TIMBERS EDGE HOMEOWNERS
ASSOCIATION, INC.; UNKNOWN
TENANT NO. 1; UNKNOWN TENANT
NO. 2; and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS
ACTION, OR HAVING OR CLAIMING
TO HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 2, 2025, and entered in Case No. 642024CA012336XXX-ACI of the Circuit Court in and for Volusia County, Florida, wherein ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE is Plaintiff and GARDNER ONE LLC; DANIEL M. GARDNER, JR.; THE TRAILS HOMEOWNERS ASSOCIATION, INC.; TIMBERS EDGE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on May 9, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 50, TIMBERS EDGE II, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 34, PAGE 127, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA..

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 16th day of April 2025

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Bar Number: 695734
CR18286-23/sap
April 24; May 1, 2025

25-001791

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.2025 10607 PRDL
IN RE: ESTATE OF
KEITH REYNOLDS DANE JR
DECEASED

The administration of the estate of Keith Reynolds Dane Jr, deceased, whose date of death was January 8th, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 April 24, 2025,

Personal Representative:
Terry Charles Dane
Attorney for Personal Representative:
Paula Montoya
Email Addresses:
paula@paulamontoyalaw.com
Florida Bar No. 103104
7345 W Sand Lake Rd sTE 318
Orlando, Florida, 32819
Telephone: 4079069126
April 24; May 1, 2025

25-001861

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Trung Nghia Doan, Thuy Thi Nguyen a/k/a Kim Nguyen, and Thuy T. Nguyen will on the 9th day of May 2025 at 10:00 a.m., on property at 1300 Hand Avenue, Lot #E-5, Ormond Beach, Volusia County, Florida 32174, in Pinewood Mobile Home Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1972 GREA Mobile Home
VIN No.: 60004
Title No.: 5575899
And All Other Personal Property Therein
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
Apr. 24, May 1

24-00045V

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