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# PUBLIC NOTICES

THURSDAY, MAY 8, 2025

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

## FLAGLER COUNTY LEGAL NOTICES

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 000049  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR NEW CENTURY HOME EQUITY  
LOAN TRUST, SERIES 2005-C,  
ASSET BACKED PASS-THROUGH  
CERTIFICATES,  
Plaintiff, vs.  
ALISSA A. DIETER, et al.  
Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a  
Final Judgment of Foreclosure dated April  
23, 2025, and entered in 2025 CA 000049  
of the Circuit Court of the SEVENTH  
Judicial Circuit in and for Flagler County,  
Florida, wherein DEUTSCHE BANK  
NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR NEW CENTURY HOME  
EQUITY LOAN TRUST, SERIES 2005-C,  
ASSET BACKED PASS-THROUGH  
CERTIFICATES is the Plaintiff and  
ALISSA A. DIETER; EDWARD  
D. SCHMALER A/K/A EDWARD  
SCHMALER A/K/A EDDIE SCHMALER  
are the Defendant(s). TOM W. BEXLEY  
is the Clerk of the Circuit Court will sell  
to the highest and best bidder for cash at  
https://flagler.realforeclose.com, at 11:00  
AM, on June 06, 2025, the following  
described property as set forth in said Final  
Judgment, to wit:  
LOT 9, BLOCK 54, PALM COAST  
MAP OF ROYAL PALMS, SEC-  
TION 31, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS  
RECORDED IN MAP BOOK 10,  
PAGE 43-53, INCLUSIVE, OF THE  
PUBLIC RECORDS OF FLAGLER  
COUNTY, FLORIDA.  
Property Address: 37 RIVERINA  
DR, PALM COAST, FL 32164  
Any person claiming an interest in the sur-  
plus from the sale, if any, other than the  
property owner as of the date of the lis pen-  
dens must file a claim in accordance with  
Florida Statutes, Section 45.031.  
IMPORTANT  
AMERICANS WITH DISABILITIES ACT.  
If you are a person with a disability who  
needs an accommodation in order to ac-  
cess court facilities or participate in a court  
proceeding, you are entitled, at no cost to  
you, to the provision of certain assistance.  
To request such an accommodation, please  
contact Court Administration in advance  
of the date the service is needed: Court  
Administration, 101 N. Alabama Ave., Ste  
D-305, Deland, FL 32724, (386) 257-6096.  
Hearing or voice impaired, please call 711.  
Dated this 1 day of May, 2025.  
ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: \S\Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
24-255111 - NaC  
May 8, 15, 2025

25-00122G

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-000214  
IN RE: ESTATE OF  
THOMAS JOSEPH FUSCO  
Deceased.  
The administration of the estate of Thomas  
Joseph Fusco, deceased, whose date of  
death was January 24, 2025, is pending in  
the Circuit Court for Flagler County, Flori-  
da, Probate Division, the address of which  
is 1769 E. Moody Blvd., Bunnell, Florida  
32110. The names and addresses of the per-  
sonal representative and the personal rep-  
resentative'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 BE-  
FORE THE LATER OF 3 MONTHS AF-  
TER THE TIME OF THE FIRST PUBLI-  
CATION 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 de-  
mands against decedent's estate must file  
their claims with this court WITHIN 3  
MONTHS AFTER THE DATE OF THE  
FIRST PUBLICATION OF THIS NO-  
TICE.  
The personal representative has no duty

to discover whether any property held at  
the time of the decedent's death by the de-  
cedent 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 Stat-  
utes.  
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 8, 2025.  
Personal Representative:  
/s/ Jodi L. Campbell  
Jodi Lynn Campbell  
269 Ashland Road  
Summit, New Jersey 07901  
Attorney for Personal Representative:  
/s/ Erin W. Lohmiller  
Erin Whittemore Lohmiller, Esq.  
erin@lohmillierlaw.com,  
lohmillierlaw@gmail.com  
Florida Bar No. 0038631  
LOHMILLER LAW, PLLC  
136 4th Street N., Suite 201  
St. Petersburg, Florida 33701  
Telephone: (727) 643-3818  
May 8, 15, 2025

25-00125G

FIRST INSERTION

NOTICE TO CREDITORS  
IN THE CIRCUIT COURT, SEVENTH  
JUDICIAL CIRCUIT, IN AND FOR  
FLAGLER COUNTY, FLORIDA  
CASE NO.: 2024-CP-000839  
DIVISION: 48  
IN RE: ESTATE OF:  
JESSE ANDREW STONER,  
Deceased.  
The administration of the estate of JESSE  
ANDREW STONER, deceased, whose date  
of death was October 31, 2024, is pending  
in the Circuit Court for Flagler County,  
Florida, Probate Division, the address of  
which is 1769 W. Moody Blvd., Bldg. #1,  
Bunnell, FL 32110. The names and ad-  
dresses 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 BE-  
FORE THE LATER OF 3 MONTHS AF-  
TER THE TIME OF THE FIRST PUBLI-  
CATION 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  
the other persons having claims or de-  
mands against decedent's estate must file  
their claims with this court WITHIN 3  
MONTHS AFTER THE DATE OF THE  
FIRST PUBLICATION OF THIS NO-  
TICE.  
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.  
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 Prop-  
erty Rights at Death Act as described in  
sections 732.216-732.228, applies, or may  
apply, unless a written demand is made  
by a creditor as specified under section  
732.2211.  
The date of first publication of this notice  
is May 8, 2025.  
/s/ Valerie Hunter  
Valerie Hunter  
Personal Representative  
905 E. Quincy St.  
Garrett, IN 46738  
/s/ Jennifer Akin  
Jennifer Akin, Esq.  
Florida Bar No. 113117  
6045 A1A S.  
St. Augustine, FL 32080  
Phone: (904) 320-0011  
jennifer@jakinlaw.com  
Attorney for Petitioner  
May 8, 15, 2025

25-00123G



FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000285**  
**Division 48**  
**IN RE: ESTATE OF**  
**JUDITH ARMSTRONG**  
**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 JUDITH ARMSTRONG,  
deceased, File Number 2025 CP 000285,  
by the Circuit Court for Flagler County,  
Florida, Probate Division, the address of  
which is 1769 E. Moody Boulevard, Bldg.  
1, Bunnell, Florida 32110; that the deced-  
ent's date of death was January 10, 2025;  
that the total value of the estate is less than  
\$15,000, and that the names and addresses  
of those to whom it has been assigned by  
such order are:

Name Address  
JEFFREY FISHER, as Personal  
Representative of the estate  
2013 Toyota Prius  
VIN JTDKN3DU4D5579348, and  
all Household Furniture and Furnishings  
Michael A. Siragusa, Esquire  
Upchurch, Bailey and Upchurch, P.A.  
(Atty Fees/Costs of Estate  
Administration)  
Wells Fargo  
Account # ending # -11467

ALL INTERESTED PERSONS ARE NO-  
TIFIED 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 pay-  
ment 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. NOTWITHSTAND-  
ING ANY OTHER APPLICABLE TIME  
PERIOD, ANY CLAIM FILED TWO (2)  
YEARS OR MORE AFTER THE DECE-  
DENT'S DATE OF DEATH IS BARRED.

The date of first publication of this No-  
tice is May 8th, 2025.

**PERSON GIVING NOTICE:**  
**JEFFREY FISHER**  
UPCHURCH, BAILEY AND  
UPCHURCH, P.A.  
By: Michael A. Siragusa  
Florida Bar No. 0883905  
780 N. Ponce de Leon Blvd.  
St. Augustine, Florida 32084  
Telephone No. (904) 829-9066  
Fax: (904) 825-4862  
Email: masiragusa@ubulaw.com  
Attorneys for Jeffrey Fisher

May 8, 15, 2025 25-00127G

FIRST INSERTION

**GRAND HAVEN COMMUNITY**  
**DEVELOPMENT DISTRICT**  
**NOTICE OF BOARD OF**  
**SUPERVISORS REGULAR MEETING**

Notice is hereby given that a regular  
meeting of the Board of Supervisors of  
the Grand Haven Community Develop-  
ment District (the "**District**") will be held  
on Thursday, May 15, 2025, at 9:00 a.m.  
at the Creekside Amenity Center located  
at 2 North Village Parkway, Palm Coast,  
FL 32137. The purpose of the meeting is  
to discuss any topics presented to the board  
for consideration.

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

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

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

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

**Grand Haven**  
**Community Development District**  
David McInnes, District Manager  
(321) 263-0132, Ext. 193  
May 8th

25-00127F

FIRST INSERTION

**NOTICE OF ADOPTION OF**  
**PLANNED UNIT DEVELOPMENT**  
**AGREEMENT**

Pursuant to Chapter 125, Florida Stat-  
utes the Flagler County Board of County  
Commissioners hereby provides notice of  
Project 2025030017 to amend the Planned  
Unit Development (PUD) Development  
Agreement for 33.01+/- acres on Parcel  
No. 21-31-0000-01010-0030, -0070, and  
-0080. Submitted by Alann Engineering  
Group, LLC, owned by US Capital Alliance,  
LLC and possible adoption of the following  
Ordinance titles similar to:

AN AMENDMENT TO ORDI-  
NANCE 2024-02 OF THE FLAGLER  
COUNTY BOARD OF COUNTY CO-  
MISSIONERS, FLAGLER COUNTY,  
FLORIDA, AMENDING THE GAR-  
DENSIDE AT ORMOND STATION,  
PHASE II PUD DEVELOPMENT  
AGREEMENT IN THE HUNTER'S  
RIDGE DEVELOPMENT OF RE-  
GIONAL IMPACT; TO AMEND THE  
DEVELOPMENT STANDARDS AT  
SECTION 5.3; PROVIDING FOR  
FINDINGS; AND PROVIDING FOR  
AN EFFECTIVE DATE.

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

PLANNING AND DEVELOPMENT  
BOARD – May 13, 2025 at 6:00 p.m. or as  
soon thereafter as possible in the Flagler  
County Government Services Building,  
Board Chambers, 1769 E. Moody Blvd.,  
Building 2, Bunnell, Florida.

BOARD OF COUNTY COMMISSION-  
ERS – June 2, 2025 at 9:30 a.m. or as soon  
thereafter as possible in the Flagler County  
Government Services Building, Board  
Chambers, 1769 E. Moody Blvd., Building  
2, Bunnell, Florida.

All interested persons are urged to attend  
the public hearing and be heard. Anyone  
wishing to express their opinion may at-  
tend, telephone 386-313-4009 or write to:  
Flagler County Planning Department, 1769  
E. Moody Blvd, Building 2, Bunnell, FL  
32110 or email to planningdept@flagler-  
county.org. Copies of the proposal, sup-  
porting data and analysis, staff reports and  
other pertinent information are available  
for review at the Flagler County Planning &  
Zoning Dept., 1769 East Moody Boulevard,  
Building 2, Bunnell, Florida 32110.

IF A PERSON DECIDES TO APPEAL  
ANY DECISION MADE BY THE BOARD  
OF COUNTY COMMISSIONERS WITH  
RESPECT TO ANY MATTER CONSID-  
ERED AT THE MEETING, A RECORD  
OF THE PROCEEDINGS MAY BE  
NEEDED AND, FOR SUCH PURPOSES,  
THE PERSON MAY NEED TO ENSURE  
THAT A VERBATIM RECORD IS MADE,  
WHICH RECORD INCLUDES THE  
TESTIMONY AND EVIDENCE UPON  
WHICH APPEAL IS TO BE BASED. IN  
ACCORDANCE WITH THE AMERI-  
CANS WITH DISABILITIES ACT, PER-  
SONS NEEDING ASSISTANCE TO  
PARTICIPATE IN ANY OF THESE PRO-  
CEEDINGS SHOULD CONTACT THE  
PLANNING DEPARTMENT AT LEAST  
48 HOURS PRIOR TO THE MEETING.

May 8 25-00130F

FIRST INSERTION

**NOTICE OF FORFEITURE**

A 2021 Ford F150, Florida tag#  
52EWGT (VIN: 1FTMF1CBXMKD85970)  
and \$129.00 USD was seized for forfeiture  
by the Flagler County Sheriff's Office on  
April 9, 2025.

The item was seized at or near Integra  
Woods Blvd, Palm Coast FL. The Flagler  
County Sheriff is holding the property for  
purposes of a current forfeiture action 2025  
CA 000261 in the 7th Circuit Court.

May 8/15 25-00128F

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 busi-  
ness under the Fictitious Name of Calypso  
Mermaid, located at 114 Plainview Dr, in  
the City of Palm Coast, Flagler County, FL  
32164 intends to register the said name  
with the Division of Corporations of the  
Department of State, Tallahassee, Florida.

Dated this 5th day of May, 2025

Calypso Moon

May 8 25-00129F

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 busi-  
ness under the Fictitious Name of The Fla-  
ger Photographer, located at 30 Burnside  
Drive, in the City of Palm Coast, Flagler  
County, FL 32137 intends to register the  
said name with the Division of Corpora-  
tions of the Department of State, Tallahas-  
see, Florida.

Dated this 1st day of May, 2025

James Arnold Castile

May 8 25-000126F

FIRST INSERTION

**NOTICE to CREDITORS**  
IN THE CIRCUIT COURT SEVENTH  
JUDICIAL CIRCUIT  
IN AND FOR FLAGLER COUNTY,  
FLORIDA  
**FILE NUMBER: 2025 CP 000234**  
**DIVISION: 48**  
**IN RE: THE ESTATE OF:**  
**WALLACE G. SKALYO,**  
**Deceased.**

The administration of the estate of WAL-  
LACE G. SKALYO, deceased, whose date of  
death was July 22, 2024, is pending in the  
Circuit Court for Flagler County, Florida,  
Probate Division, the address of which is  
1769 E Moody Blvd, Bldg.1, Bunnell, FL  
32110. The name and address of the per-  
sonal representative and the personal rep-  
resentative'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 BE-  
FORE THE LATER OF 3 MONTHS AF-  
TER THE TIME OF THE FIRST PUBLI-  
CATION 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 de-  
mands against decedent's estate must file  
their claims with this court WITHIN 3  
MONTHS AFTER THE DATE OF THE  
FIRST PUBLICATION OF THIS NO-  
TICE.

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 8, 2025.

**Personal Representative:**  
**Cheryl Novak**  
8103 Houser Street  
Cornelius, North Carolina 28031  
Attorney for Personal Representative:  
MELVIN D. STACK  
Florida Bar No. 297798  
444 Seabreeze Blvd., Ste 1003  
Daytona Beach, FL 32118  
Telephone: (386) 255-1925  
Facsimile: (386)255-9118  
E-Mail: mel@melstack.com;  
jennea@melstack.com (secondary)  
May 8, 15, 2025 25-00126G

FIRST INSERTION

**NOTICE to CREDITORS**  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-000847**  
**Division 48**  
**IN RE: ESTATE OF**  
**GAIL ELIZABETH LAHMAN,**  
**Deceased.**

The administration of the estate of GAIL  
ELIZABETH LAHMAN, deceased, whose  
date of death was January 11, 2024, is pend-  
ing in the Circuit Court for Flagler County,  
Florida, Probate Division, the address of  
which is 1769 E. Moody Blvd., Building  
#1, Bunnell, FL 32110. The names and ad-  
dresses 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 BE-  
FORE THE LATER OF 3 MONTHS AF-  
TER THE TIME OF THE FIRST PUBLI-  
CATION 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 de-  
mands against decedent's estate must file  
their claims with this court WITHIN 3  
MONTHS AFTER THE DATE OF THE  
FIRST PUBLICATION OF THIS NO-  
TICE.

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

NOTWITHSTANDING THE TIME PE-  
RIOD 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.

Signed on this 18 day of February, 2025.

**/s/ Jason Robert Lahman**  
**JASON ROBERT LAHMAN**  
**Personal Representative**  
923 Piedmont Ave NE  
Atlanta, GA 30309

**/s/ R. Kevin Korey**  
R. Kevin Korey  
Attorney for Personal Representative  
Florida Bar No. 89108  
Robert Kit Korey, P.A.  
595 W. Granada Blvd.  
Ste. A  
Ormond Beach, FL 32174  
Telephone: 386-677-3431  
Email: kevin@koreylawpa.com  
Secondary Email:  
dwargo@koreylawpa.com  
May 1, 8, 2025 25-00119G

SECOND INSERTION

**NOTICE OF RESCHEDULED SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR FLAGLER COUNTY,  
FLORIDA  
CIVIL ACTION  
**CASE NO.: 18-2024-CA-000259**  
**DIVISION: 31**  
**WELLS FARGO BANK, N.A.,**  
**Plaintiff, vs.**  
**AMY R. COOK, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to  
an Order Rescheduling Foreclosure Sale  
dated March 24, 2025 and entered in Case  
No. 18-2024-CA-000259 of the Circuit  
Court of the Seventh Judicial Circuit in and  
for Flagler County, Florida in which Wells  
Fargo Bank, N.A., is the Plaintiff and Amy  
R. Cook, Jason E. Cook, are defendants,  
the Flagler County Clerk of the Circuit  
Court will sell to the highest and best  
bidder for cash in/on online at www.flagler.  
realforeclose.com, Flagler County, Florida  
at 11:00AM on the May 23, 2025 the  
following described property as set forth in  
said Final Judgment of Foreclosure:

A PARCEL OF LAND LYING IN  
THE NORTHEAST ONE QUAR-  
TER (1/4) OF SECTION 30,  
TOWNSHIP 13 SOUTH, RANGE  
30 EAST, FLAGLER COUNTY,  
FLORIDA AND MORE PARTIC-  
ULARLY DESCRIBED AS FOL-  
LOWS:  
FROM A D.D. MOODY (LS#261)  
6" X 6" CONCRETE MONUMENT  
WITH A BRASS CAP MARKING  
THE NORTHEAST CORNER  
OF SECTION 30, TOWNSHIP 13  
SOUTH, RANGE 30 EAST, BEAR  
SOUTH 01 DEGREES 25'32" EAST  
ALONG THE EAST LINE OF SEC-  
TION 30, A DISTANCE 375.92  
FEET TO THE POINT OF BEGIN-  
NING OF THIS DESCRIPTION.  
THENCE CONTINUE SOUTH 01  
DEGREES 25'32" EAST ALONG  
THE EAST LINE OF SECTION 30  
A DISTANCE OF 566.37 FEET TO  
THE NORTHWESTERLY RIGHT-  
OF-WAY LINE OF COUNTY

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.: 2024 CA 000335**  
**NEWREZ LLC DBA SHELLPOINT**  
**MORTGAGE SERVICING (FKA**  
**SPECIALIZED LOAN SERVICING**  
**LLC),**  
**Plaintiff, vs.**  
**SEAN MICHAEL RUDD A/K/A SEAN**  
**RUDD; JESSICA ANN RUDD A/K/A**  
**JESSICA RUDD; UNKNOWN TENANT**  
**#1 AND UNKNOWN TENANT #2,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to  
a Consent Final Judgment of Foreclosure  
dated April 15, 2025, and entered in  
2024 CA 000335of the Circuit Court of  
the SEVENTH Judicial Circuit in and  
for FLAGLER County, Florida, wherein  
NEWREZ LLC DBA SHELLPOINT  
MORTGAGE SERVICING (FKA  
SPECIALIZED LOAN SERVICING  
LLC), is the Plaintiff SEAN MICHAEL  
RUDD A/K/A SEAN RUDD; JESSICA  
ANN RUDD A/K/A JESSICA RUDD;  
UNKNOWN TENANT #1 AND  
UNKNOWN TENANT #2, are the  
Defendant(s). The Clerk shall sell to  
the highest and best bidder for cash,  
electronically at www.flagler.realforeclose.  
com at 11:00 AM on May 30, 2025, in  
accordance with Chapter 45, Florida  
Statutes, the following described property  
as set forth in said Final Judgment, to wit:  
LOT 1, BLOCK 17, ROYAL PALMS,  
SECTION 29, PALM COAST, AC-  
CORDING TO THE MAP OR PLAT

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT, IN AND  
FOR FLAGLER COUNTY, FLORIDA  
**CASE NO.: 2025CA000031**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, -vs-**  
**JOHN E KOEHLER AND ELLEN**  
**BOEHM KOEHLER,**  
**Defendant(s)**  
TO: ELLEN BOEHM KOEHLER and  
JOHN E KOEHLER  
Last Known Address: 70 Wedgewood  
Lane, Palm Coast, FL 32164  
You are notified of an action to foreclose  
a mortgage on the following property in  
Flagler County:  
LOT 16, BLOCK 11, WYNNFIELD  
- SECTION - 20 PALM COAST, A  
SUBDIVISION ACCORDING TO  
THE PLAT THEREOF RECORDED  
IN PLAT BOOK 7, PAGES 32  
THROUGH 42, INCLUSIVE, OF  
THE PUBLIC RECORDS OF FLA-  
GLER COUNTY, FLORIDA.  
70 Wedgewood Lane, Palm Coast,  
FL 32164  
The action was instituted in the Circuit  
Court, Seventh Judicial Circuit in and  
for Flagler, County, Florida; Case No.  
2025CA000031; and is styled Lakeview  
Loan Servicing, LLC vs. John E Koehler.  
You are required to serve a copy of your  
written defenses, if any, to the action on  
Kelley Church, Esq., Plaintiff's attorney,  
whose address is 255 South Orange Ave,  
Suite 900, Orlando, FL 32801 on or before  
(or 30 days from the first date of publica-  
tion) and file the original with the clerk of  
this court either before service on Plaintiff's  
attorney or immediately after service; oth-  
erwise, 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: 4/2/2025  
Flagler Clerk of the Circuit Court  
As Clerk of Court  
By: (SEAL) Tony Perez  
As Deputy Clerk  
May 1, 8, 2025 25-00120G

SECOND INSERTION

THEOREOF, RECORDED IN PLAT  
BOOK 10, PAGE(S) 17 THROUGH  
29, PUBLIC RECORDS OF FLA-  
GLER COUNTY, FLORIDA.  
Property Address: 70 RYLAND DR,  
PALM COAST, FL 32164  
ANY PERSON CLAIMING AN INTER-  
EST 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 WITH THE CLERK BEFORE  
THE CLERK REPORTS THE SURPLUS  
AS UNCLAIMED.  
If you are a person with a disability who  
needs an accommodation in order to ac-  
cess 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, 101 N.  
Alabama Ave., Ste. B-206, Deland, FL  
32724; (386) 257-6096 at least 7 days be-  
fore your scheduled court appearance, or  
immediately upon receiving this notifica-  
tion if the time before the scheduled ap-  
pearance is less than 7 days; if you are hear-  
ing impaired call 711.  
Dated this 24th day of April 2025  
BY: /s/Michael V. Supple, Esq.  
Michael V. Supple, Esq  
Bar Number: 92080  
Submitted by:  
DELUCIA LAW GROUP, PLLC  
2101 NE 26th STREET  
FORT LAUDERDALE, FL 33305  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
service@delucialawgroup.com  
24-06226  
May 1, 8, 2025 25-00117G

SECOND INSERTION

**NOTICE OF FORECLOSURE**  
A 2003 Honda Civic bearing  
FL Tag# H1DX43with VIN#  
SHHEP33683U406857, \$1,075.00 USD,  
.25 Caliber Firearm Serial#15395, Ruger  
Model 10/22 Firearm Serial #243-  
58769, Remington 870 Firearm Serial  
#D066780M, and a Remington R15 Fire-  
arm Serial #RA020864 was seized for for-  
feiture by the Flagler County Sheriff's Of-  
fice on March 11, 2025.

The item(s) were seized at or near Slo-  
cum Path, Palm Coast FL. The Flagler  
County Sheriff is holding the property for  
purposes of a current forfeiture action 2025  
CA 0000240 in the 7th Circuit Court.

May 1/8 25-00123F

SECOND INSERTION

**NOTICE OF FORFEITURE**

A 2003 Honda Civic bearing  
FL Tag# H1DX43with VIN#  
SHHEP33683U406857, \$1,075.00 USD,  
.25 Caliber Firearm Serial#15395, Ruger  
Model 10/22 Firearm Serial #243-  
58769, Remington 870 Firearm Serial  
#D066780M, and a Remington R15 Fire-  
arm Serial #RA020864 was seized for for-  
feiture by the Flagler County Sheriff's Of-  
fice on March 11, 2025.

The item(s) were seized at or near Slo-  
cum Path, Palm Coast FL. The Flagler  
County Sheriff is holding the property for  
purposes of a current forfeiture action 2025  
CA 0000240 in the 7th Circuit Court.

May 1/8 25-00123F

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
CIVIL DIVISION  
**CASE: 2024-31688-CODL**  
**ANSLEY PARKE AT ORANGE CITY,**  
**LLC, a Florida Limited Liability**  
**Company**  
**Plaintiff,**  
**JEAN REILLY and**  
**JAMES REILLY, Individually and as**  
**Agent for JEAN REILLY.**  
**Defendants.**  
TO: JAMES REILLY, Individually and as  
Agent for JEAN REILLY, and the unknown  
spouse, heirs, devisees, grantees, creditors  
of James Reilly and all other parties claim-  
ing by, through, under, or against James  
Reilly and all unknown natural persons if  
alive, and if dead or not known to be dead  
or alive, their several and respective un-  
known spouses, heirs, devisees, grantees,  
and creditors, or other parties claiming in-  
terests by, through or under those unknown  
natural persons;  
YOU ARE NOTIFIED that an action re-  
questing judgment for damages and other  
relief involving a breach in a landlord/  
tenant agreement in Polk County, Florida  
that has been filed against you and you are  
required to serve a copy of your written de-  
fenses, if any, to it on: RICHARD A. LO-  
PEZ, Esq., the Plaintiff's attorney, whose  
address is 933 South Florida Avenue, Lake-  
land, FL 33803, on or before the 30th day  
of May, 2025, and file the original with the  
Clerk of this Court either before service  
on the Plaintiff's attorney, or immediately  
thereafter; otherwise, a default will be en-  
tered against you for the relief demanded in  
the Complaint.  
DATED on this 30th day of April, 2025.  
LAURA E. ROTH  
AS CLERK OF COURT  
(COURT SEAL)  
BY: /s/ Shawnee S. Smith  
AS DEPUTY CLERK

Richard A. Lopez, Esq.  
The Law Office of  
Richard A. Lopez, P.A.  
933 South Florida Avenue  
Lakeland, Florida 33803  
Attorney for Plaintiff  
May 8, 15, 22, 29, 2025 25-00205I

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 32832 CICI**  
**CARRINGTON MORTGAGE**  
**SERVICES LLC,**  
**Plaintiff, vs.**  
**RAYMOND LEWIS**  
**SHEPARD, JR., et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to  
a Final Judgment of Foreclosure dated Feb-  
ruary 24, 2025, and entered in 2023 32832  
CICI of the Circuit Court of the SEVENTH  
Judicial Circuit, and for Volusia County,  
Florida, wherein CARRINGTON MORT-  
GAGE SERVICES LLC is the Plaintiff  
and RAYMOND LEWIS SHEPARD, JR.;  
UNKNOWN SPOUSE OF RAYMOND  
LEWIS SHEPARD, JR.; TARNECIA M.  
OBERRY; PEARLIE HOGG; UNITED  
STATES OF AMERICA, ACTING ON BE-  
HALF OF THE SECRETARY OF HOUS-  
ING AND URBAN DEVELOPMENT;  
STATE OF FLORIDA, DEPARTMENT  
OF REVENUE are the Defendant(s). Lau-

FIRST INSERTION

ra E. Roth as the Clerk of the Circuit Court  
will sell to the highest and best bidder for  
cash at www.volusia.realforeclose.com, at  
11:00 AM, on June 06, 2025, the follow-  
ing described property as set forth in said  
Final Judgment, to wit:

ALL OF THE FOLLOWING DE-  
SCRIBED LAND, SITUATED,  
LYING AND BEING IN THE  
COUNTY OF VOLUSIA, STATE  
OF FLORIDA, 1330 IDLEWILD  
DRIVE, DAYTONA BEACH, FL,  
32114, TO WIT: SOUTH 31 FEET  
OF LOT 6, AND ALL OF LOT 7,  
BLOCK 4, IDLEWILD TERRACE  
REPLAT MB 25 PG 20 PER OR  
715 PG 0677 PER OR 6363 PG  
2229.

Property Address: 1330 IDLEWILD  
DRIVE, 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 in accordance  
with Florida Statutes, Section 45.031.

IMPORTANT  
AMERICANS WITH DISABILITIES

FIRST INSERTION

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

Dated this 1 day of May, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID,  
CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: /s/ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-152432 - NaC  
May 8, 15, 2025 25-00208I

FIRST INSERTION

**NOTICE OF PUBLIC SALE:** Notice is  
hereby given that on 05/27/2025 at 08:00  
AM the following vehicle(s) may be sold  
at public sale pursuant to Florida Statute  
713.585. Lienor Name: EARLS QUALITY  
TRANSMISSION, INC. Tel#: 813-697-1791  
MV#: MV38301 1FT8W3BT4FEA75001  
Ford 5172.06 Location: 601 N DIXIE  
FWY NEW SMYRNA BEACH, FL 32168  
Lienor Name: ALL AUTOMOTIVE  
Tel#: 813-697-1791 MV#: MV87130  
JN1DA31D42T404750 NISS 4299.30  
Location: 331 2ND ST STE 1 HOLLY  
HILL, FL 32117  
May 8, 2025 25-00214I

FIRST INSERTION

**NOTICE**

Notice is hereby given that Letters  
Administration have been granted in the  
following estate. All persons indebted  
to the said estate are required to make  
payments and those having claims or  
demands are to present the same without  
delay to the Personal Representative  
named below.

ESTATE OF JAMES T. ISHLER  
LATE of Volusia County, Florida, (died  
January 3, 2025). Richard Ishler,  
Personal Representative and Dominic A.  
Montagnes, Attorney: 624 North Front  
Street, Wormleysburg, PA 17043.  
May 8, 2025 25-00218I



# SAVE TIME

Email your Legal Notice  
legal@observerlocalnews.com

## VOLUSIA COUNTY LEGAL NOTICES



FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 10568 PRDL**  
**Division 10**  
**IN RE: ESTATE OF**  
**WILLIAM JOSEPH SZYMCAZAK**  
**Deceased.**

The administration of the estate of William Joseph Szymczak, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office 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.

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 8, 2025.

**Personal Representative:**  
**Linda Richards**  
**c/o Legacy Law Associates, P.L.**  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Attorney for Personal Representative:  
Edward A. Dimayuga Attorney  
Florida Bar Number: 50634  
Legacy Law Associates, P.L.  
313 S. Palmetto Ave.  
Daytona Beach, FL 32114  
Telephone: (386) 252-2531  
Fax: (386) 868-5371  
E-Mail: ed@legacylaw313.com  
Secondary E-Mail:  
paralegal@legacylaw313.com  
May 8, 15, 2025 25-002011

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 11076 PRDL**  
**Division 10**  
**IN RE: ESTATE OF**  
**JOAN POWELL SKINNER**  
**A/K/A JOAN P. SKINNER,**  
**Deceased.**

The administration of the estate of JOAN POWELL SKINNER A/K/A JOAN P. SKINNER, deceased, whose date of death was November 11, 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.

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 8, 2025.

**Personal Representative:**  
**BRYANT B. SKINNER, JR.**  
1306 North Stone Street  
DeLand, FL 32720  
Attorneys for Personal Representative:  
ROBERT H. TRUDEAU  
Florida Bar No. 0889091  
FARHAN N. ZAROU  
Florida Bar No. 1003563  
Purcell, Flanagan, Hay & Greene, P.A.  
1548 Lancaster Terrace  
Jacksonville, FL 32204  
Telephone: (904) 355-0355  
Email Addresses: rtrudeau@pfhglaw.com  
fzarou@pfhglaw.com  
twood@pfhglaw.com  
May 8, 15, 2025 25-002111

FIRST INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
**IN THE CIRCUIT COURT OF THE**  
**SEVENTH JUDICIAL CIRCUIT IN AND**  
**FOR VOLUSIA COUNTY, FLORIDA.**  
CIVIL DIVISION  
**CASE NO. 642024CA012827XXXADL**  
**THE BANK OF NEW YORK**  
**MELLON FKA THE BANK OF NEW**  
**YORK AS TRUSTEE FOR THE**  
**CERTIFICATEHOLDERS OF CWALT,**  
**INC., ALTERNATIVE LOAN TRUST**  
**2007-2CB, MORTGAGE**  
**PASS-THROUGH CERTIFICATES,**  
**SERIES 2007-2CB,**  
**Plaintiff, vs.**  
**DARLENE H. FARRAR; ADVANTAGE**  
**ASSETS II, INC. ASSIGNEE OF**  
**CITIBANK (SOUTH DAKOTA)**  
**N.A.; 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 10, 2025, and entered in Case No. 642024CA012827XXXADL of the Circuit Court in and for Volusia County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-2CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2CB is Plaintiff and DARLENE H. FARRAR; ADVANTAGE ASSETS II, INC. ASSIGNEE OF CITIBANK (SOUTH DAKOTA) N.A.; 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 June 12, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 24, EXCEPT THE EAST-ERLY 10 FEET, AND ALL OF LOT 24-A, BLOCK K, DIVISIONS A AND B, NEW SMYRNA BEACH, MORE COMMONLY KNOWN AS FUQUAY AND ROGERS, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 7, PAGE 29, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
**CASE No.: 2025 10656 CICI**  
**GLOBAL GUARANTY, INC.,**  
**Plaintiff, vs.**  
**DARRYL L. HARRIS, deceased and**  
**all others claiming by, through and**  
**under DARRYL L. HARRIS, deceased,**  
**RODNEY E. HARRIS SR., ESTATE**  
**OF FREDERIC C. WHITE, deceased**  
**and all others claiming by, through**  
**and under ESTATE OF FREDERIC**  
**C. WHITE, deceased, ESTATE OF**  
**TAWNIA WHITNEY A/K/A TAWNIA**  
**RUNYON, deceased and all others**  
**claiming by, through and under ESTATE**  
**OF TAWNIA WHITNEY A/K/A**  
**TAWNIA RUNYON, deceased and**  
**UNKNOWN OCCUPANT(S),**  
**Defendant,**  
TO: DARRYL L. HARRIS, deceased and all others claiming by, through and under DARRYL L. HARRIS, deceased, ESTATE OF FREDERIC C. WHITE, deceased and all others claiming by, through and under ESTATE OF FREDERIC C. WHITE, deceased and ESTATE OF TAWNIA WHITNEY A/K/A TAWNIA RUNYON, deceased and all others claiming by, through and under ESTATE OF TAWNIA WHITNEY A/K/A TAWNIA RUNYON, deceased  
YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Volusia County, Florida:  
Parcel 1:  
The South One Hundred (100) feet of Lot Seven, Block Eight, Map of the Village of Melrose, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 114, of the Public Records of Volusia County, Florida. a/k/a 135 Fairview Ave, Ormond Beach, FL 32174 ("Parcel 1").  
Parcel 2:  
The East 1/2 of Lot 14 and all of

FIRST INSERTION

**NOTICE TO CREDITORS**  
**(Formal Administration)**  
IN THE 7th JUDICIAL CIRCUIT COURT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA.  
PROBATE DIVISION  
**CASE NO.: 2025-10858-PRDL**  
**DIVISION: 10**  
**IN RE: The Estate of**  
**SERAFIN GARCIA,**  
**Deceased.**  
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
The administration of the Estate of SERAFIN GARCIA, deceased, whose date of death was February 20, 2024, and whose social security number is \*\*\*-\*\*-7753, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF

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

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED 4/28/2025.  
By: /s/ Sheena M. Diaz  
Sheena M. Diaz  
Florida Bar No.: 97907  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1496-202147 / TM1  
May 8, 15, 2025 25-002021

FIRST INSERTION

Lot 15, Block 4, Daytona Pines, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 41, of the Public Records of Volusia County, Florida.  
Also described as  
The Easterly 20 feet of Lot 14 and all of Lot 15, Block 4, Daytona Pines, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 41, of the Public Records of Volusia County, Florida. a/k/a 1606 Avenue C, Ormond Beach, FL 32174 ("Parcel 2").  
Parcel 3:  
Lots 1 and 2, Block 23, Daytona Pines Section A, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 41, of the Public Records of Volusia County, Florida. a/k/a 1115 Avenue H, Ormond Beach, FL 32174 ("Parcel 3").  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 13, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.  
DATED this 29th day of April 2025.  
LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Shawnee S. Smith  
As Deputy Clerk  
J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,  
4767 New Broad Street,  
Orlando, FL 32814,  
telephone number (407) 514-2692  
May 8, 15, 22, 29, 2025 25-002061

THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.  
The date of first publication of this Notice is May 8, 2025.  
Attorney and Personal Representative Giving Notice:  
/s/ Steven E. Gurian .  
STEVEN E. GURIAN, ESQ.,  
Attorney for Personal Representative  
EASY ESTATE PROBATE, PLLC  
2601 South Bayshore Drive, 18th Floor  
Coconut Grove, Florida 33133  
Tel: 1-833-973-3279  
Fax: 1-833-927-3279  
E-mail: SG@EasyEstateProbate.com  
Florida Bar No. 101511  
/s/ Alejandro Garcia  
ALEJANDRO GARCIA,  
As Personal Representative  
May 8, 15, 2025 25-002161

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 7TH  
JUDICIAL CIRCUIT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 2023 30020 CICI**  
**JEFFREY RICHARD HERMAN,**  
**Plaintiff, vs.**  
**ROGER A. MILLER; RENEE J.**  
**MILLER; BREAKAWAY TRAILS**  
**HOMEOWNERS ASSOCIATION,**  
**INC.; UNITED STATES OF AMERICA**  
**DEPARTMENT OF THE TREASURY;**  
**UNKNOWN PERSON(S) IN**  
**POSSESSION OF THE SUBJECT**  
**PROPERTY,**  
**Defendant(s)**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 26, 2025 and entered in Case No. 2023 30020 CICI, of the Circuit Court of the 7th Judicial Circuit in and for VOLUSIA County, Florida, wherein JEFFREY RICHARD HERMAN is Plaintiff and ROGER A. MILLER; RENEE J. MILLER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; BREAKAWAY TRAILS HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on May 30, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 50, BREAKAWAY TRAILS, PHASE 3, UNIT 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 173 AND 174, 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.

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 CREDIT INFORMATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

Dated this 29th day of April 2025.  
/s/ Marc Granger  
Marc Granger, Esq.  
Bar. No.: 146870  
Kahane & Associates, P.A.  
1619 NW 136th Avenue, Suite D-220  
Sunrise, Florida 33323  
Telephone: (954) 382-3486  
Telefacsimile: (954) 382-5380  
Designated service email:  
notice@kahaneandassociates.com  
File No.: 22-01262 JRH  
V6.20190626  
May 8, 15, 2025 25-002031

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT,  
SEVENTH JUDICIAL CIRCUIT,  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO.: 2025 10830 PRDL**  
**DIVISION: 10**  
**IN RE: ESTATE OF**  
**SHIRLEY E. DAVIS,**  
**Deceased.**

The administration of the estate of SHIRLEY E. DAVIS, deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office 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.

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 8, 2025.

**Signed by:**  
**/s/Christopher C. Davis**  
**Christopher C. Davis,**  
**Personal Representative**  
90 Plaza Grande Avenue  
Ormond Beach, FL 32174  
/s/ Fred B. Share  
FRED B. SHARE, ESQUIRE  
Florida Bar No. 256765  
1092 Ridgewood Avenue  
Holly Hill, FL 32117  
Telephone: (386) 253-1030  
Fax: (386) 248-2425  
E-Mail: fredshare@cfi.rr.com  
2nd E-Mail: brobins@cfi.rr.com  
Attorney for Personal Representative  
May 8, 15, 2025 25-002171

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 11061 PRDL**  
**Division 10**  
**IN RE: ESTATE OF**  
**WILLIAM G. HVIZDAK**  
**Deceased.**

The administration of the estate of William G. Hvizdak, deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR VOLUSIA COUNTY,  
FLORIDA  
CIVIL DIVISION  
**CASE: 2024-31688-CODL**  
**ANSLEY PARKE AT ORANGE CITY,**  
**LLC, a Florida Limited Liability**  
**Company**  
**Plaintiff,**  
**JEAN REILLY and**  
**JAMES REILLY, Individually and as**  
**Agent for JEAN REILLY.**  
**Defendants.**  
TO: JEAN REILLY, and the unknown spouse, heirs, devisees, grantees, creditors of Jean Reilly and all other parties claiming by, through, under, or against Jean Reilly and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and creditors, or other parties claiming interests by, through or under those unknown natural persons;  
YOU ARE NOTIFIED that an action requesting judgment for damages and other relief involving a breach in a landlord/tenant agreement in Polk County, Florida that has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: RICHARD A. LOPEZ, Esq., the Plaintiff's attorney, whose address is 933 South Florida Avenue, Lakeland, FL 33803, on or before the 30th day of May, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.  
DATED on this 30th day of April, 2025.  
LAURA E. ROTH  
AS CLERK OF COURT  
(COURT SEAL)  
BY: /s/ Shawnee S. Smith  
AS DEPUTY CLERK  
Richard A. Lopez, Esq.  
The Law Office of  
Richard A. Lopez, P.A.  
933 South Florida Avenue  
Lakeland, Florida 33803  
Attorney for Plaintiff  
May 8, 15, 22, 29, 2025 25-002041

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
**CASE No.: 2025 10506 CIDL**  
**HYR PROPERTIES LLC,**  
**Plaintiff, vs.**  
**YVONNE G. JOHNSON, KARL**  
**M. JOHNSON A/K/A KARL M.**  
**HARRISON, and all others claiming**  
**by, through and under KARL**  
**M. JOHNSON A/K/A KARL M.**  
**HARRISON and BEVERLY A.**  
**HARRISON, deceased and all others**  
**claiming by, through and under**  
**BEVERLY A. HARRISON, deceased,**  
**Defendant,**  
TO: KARL M. JOHNSON A/K/A KARL M. HARRISON, and all others claiming by, through and under KARL M. JOHNSON A/K/A KARL M. HARRISON and BEVERLY A. HARRISON, deceased and all others claiming by, through and under BEVERLY A. HARRISON, deceased  
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida:  
Lot 3, Block 1332, Deltona Lakes Unit Forty Five, according to the map or plat thereof, as recorded in Map Book 27, Page 300 through 313, inclusive, of the Public Records of Volusia County, Florida. a/k/a 1660 Travers Lane, Deltona, FL 32738.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before June 16, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.  
DATED this 30th day of April 2025.  
LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ Shawnee S. Smith  
As Deputy Clerk  
J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,  
4767 New Broad Street,  
Orlando, FL 32814,  
telephone number (407) 514-2692  
May 8, 15, 22, 29, 2025 25-002191

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 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 8, 2025.

**Personal Representative:**  
**Rodney A. Hvizdak**  
813 Clubhouse Pointe  
Woodstock, Georgia 30188  
Attorney for Personal Representative:  
Robert J. Naberhaus III  
Attorney  
Florida Bar Number: 476684  
Dean, Mead, Egerton,  
Bloodworth, Capouano & Bozarth, P.A.  
7380 Murrell Road, Suite 200  
Melbourne, FL 32940  
321-259-8900  
Fax: 321-254-4479  
rnaberhaus@deanmead.com  
probate@deanmead.com  
5573022.v2  
May 8, 15, 2025 25-002101

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 11143 PRDL**  
**Division 10**  
**IN RE: ESTATE OF**  
**CHARLES J. DEMELIA**  
**Deceased.**

The administration of the estate of Charles J. DeMelia, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 8, 2025.

**Personal Representative:**  
**Vincenza A. DeMelia**  
229 Harpers Ferry Drive  
Daytona Beach, Florida 32119  
Attorney for Personal Representative:  
Thomas J. Upchurch, Esquire  
Florida Bar No. 0015821  
Upchurch Law  
1616 Concierge Blvd. Suite 101  
Daytona Beach, Florida 32117  
Telephone: (386) 492-3871  
Email: service@upchurchlaw.com  
2nd Email: clutes@upchurchlaw.com  
May 8, 15, 2025 25-002131

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, SEVENTH  
JUDICIAL CIRCUIT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
**CASE NO.: 2025-10905-CICI**  
**RONALD L. HELGEMO**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS OF GARY**  
**CRAIG & ANY AND ALL UNKNOWN**  
**TENANT(S) IN POSSESSION,**  
**Defendants.**  
TO: ANY AND ALL UNKNOWN HEIRS OF GARY CRAIG, DECEASED.  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Volusia County, Florida:  
W 48 FTOFE316 FTOPS 2.8 FTO-  
FLOT 6 & W 48FTOFE316FT-  
OFLOT 7BLK 3 COLEMAN'S DAY-  
TONA PER OR 2569 PG 0036  
Property address: 332 Fairview Ave.,  
Daytona Beach, FL 32114  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ronald L. Helgemo c/o Attorney Robert Robins, whose address is 1206 S. Ridgewood Avenue, Daytona Beach, FL 32114 on or before June 16, 2025, and file the original with the clerk of this Court at 125 E. Orange Avenue, Daytona Beach, FL 32114, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.  
Dated: April 29, 2025  
LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ T. Lowe  
Deputy Clerk  
Ronald L. Helgemo  
c/o Attorney Robert Robins,  
1206 S. Ridgewood Avenue,  
Daytona Beach, FL 32114  
May 8, 15, 2025 25-002091



FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 642024CA013127XXXACI</b> <b>U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs.</b> <b>CONNIE E. MITCHELL; BENNY C. MITCHELL; 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).</b> TO: UNKNOWN TENANT NO. 1 835 Niles Street Daytona Beach, FL 32114 TO: UNKNOWN TENANT NO. 2 835 Niles Street Daytona Beach, FL 32114 TO: CONNIE E. MITCHELL Last Known Address 835 NILES ST DAYTONA BEACH, FL 32114 Current Residence is Unknown TO: BENNY C. MITCHELL Last Known Address 835 NILES STREET DAYTONA BEACH, FL 32114 Current Residence is Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida:</p> <p>LOT 20, BLOCK C, HARRIET L. HIGBEE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 199, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo &amp; Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before JUN 9, 2025, and file the original with the Clerk</p>	
<p>188</p>	
FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2024 14281 PRDL</b> <b>IN RE: ESTATE OF ANDREAS HELMUT JOHNS</b> <b>Deceased.</b></p> <p>The administration of the estate of Andreas Helmut Johns, deceased, whose date of death was April 10, 2024, 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.</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>188</p>	
FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2025 10393 CICI</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.</b> <b>JAMES D. RILEY; UNKNOWN SPOUSE OF JAMES D. RILEY; UNITED STATES OF AMERICA; MV REALTY PBC, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; LYNNAYA S. MAINARD;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).</b> TO: UNKNOWN TENANT(S) IN POSSESSION #1 (Current Residence Unknown) (Last Known Address(es)) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>THE NORTHERLY 17 FEET OF LOT 12, AND ALL OF LOT 13, HILL TOP HAVEN - SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 78, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>A/K/A: 1727 CAROLINA AVENUE, ORMOND BEACH, FL 32174.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN &amp; ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442, Attorney for Plain-</p>	
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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2024 14281 PRDL</b> <b>IN RE: ESTATE OF ANDREAS HELMUT JOHNS</b> <b>Deceased.</b></p> <p>The administration of the estate of Andreas Helmut Johns, deceased, whose date of death was April 10, 2024, 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.</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>	
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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2025 10393 CICI</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.</b> <b>JAMES D. RILEY; UNKNOWN SPOUSE OF JAMES D. RILEY; UNITED STATES OF AMERICA; MV REALTY PBC, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; LYNNAYA S. MAINARD;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).</b> TO: UNKNOWN TENANT(S) IN POSSESSION #1 (Current Residence Unknown) (Last Known Address(es)) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>THE NORTHERLY 17 FEET OF LOT 12, AND ALL OF LOT 13, HILL TOP HAVEN - SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 78, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>A/K/A: 1727 CAROLINA AVENUE, ORMOND BEACH, FL 32174.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN &amp; ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442, Attorney for Plain-</p>	
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## SUBSEQUENT INSERTIONS

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2025 10527 CICI</b> <b>PLANET HOME LENDING, LLC, Plaintiff, vs.</b> <b>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)</b> To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JACQUES G. LAUZON A/K/A JACQUES LAUZON, DECEASED 784 LITTLE PINE DRIVE SOUTH DAYTONA, FLORIDA 32119 NICOLE OSINSKI (LAST KNOWN ADDRESS) 1625 NE 4TH COURT FORT LAUDERDLAE, FLORIDA 33301</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p>	
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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p><b>CASE NO.: 2025 10393 CICI</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.</b> <b>JAMES D. RILEY; UNKNOWN SPOUSE OF JAMES D. RILEY; UNITED STATES OF AMERICA; MV REALTY PBC, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; LYNNAYA S. MAINARD;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).</b> TO: UNKNOWN TENANT(S) IN POSSESSION #1 (Current Residence Unknown) (Last Known Address(es)) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>THE NORTHERLY 17 FEET OF LOT 12, AND ALL OF LOT 13, HILL TOP HAVEN - SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 78, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>A/K/A: 1727 CAROLINA AVENUE, ORMOND BEACH, FL 32174.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN &amp; ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442, Attorney for Plain-</p>	
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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2024 10407 CIDL</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs.</b> <b>MATTHEW A. CORBIN AND AMANDA M. CORBIN, et.al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2024, and entered in 2024 10407 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and MATTHEW A. CORBIN; AMANDA M. CORBIN; REDIBS (FL) LLC DBA REDIBS, A DELAWARE LIMITED LIABILITY COMPANY are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 29, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>PARCEL 5 OF THE PROPOSED SMALL MINOR SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1651 THROUGH 1661, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWS: THE EAST 87.50 FEET OF THE SOUTH 150.00 FEET OF LOT 5, BLOCK 16, MAP OF ORANGE CITY AND VICIN-</p>	
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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2025 10393 CICI</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.</b> <b>JAMES D. RILEY; UNKNOWN SPOUSE OF JAMES D. RILEY; UNITED STATES OF AMERICA; MV REALTY PBC, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; LYNNAYA S. MAINARD;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).</b> TO: UNKNOWN TENANT(S) IN POSSESSION #1 (Current Residence Unknown) (Last Known Address(es)) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>THE NORTHERLY 17 FEET OF LOT 12, AND ALL OF LOT 13, HILL TOP HAVEN - SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 78, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>A/K/A: 1727 CAROLINA AVENUE, ORMOND BEACH, FL 32174.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN &amp; ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442, Attorney for Plain-</p>	
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SECOND INSERTION	
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p><b>CASE NO.: 2022 11237 CIDL</b> <b>AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs.</b> <b>REX V. MAYNARD; ZORAIDA E. MAYNARD; UNKNOWN TENANT I; UNKNOWN TENANT II, Defendant(s).</b> 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>	
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SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2023 12360 CIDL</b> <b>MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.</b> <b>SHONDA LORNE; UNKNOWN SPOUSE OF SHONDA LORNE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 24, 2025 and entered in Case No. 2023 12360 CIDL, of the Circuit Court of the 7th Judicial Circuit in and for Volusia County, Florida, wherein MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is Plaintiff and SHONDA LORNE; UNKNOWN SPOUSE OF SHONDA LORNE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants.</p> <p>LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on May 20, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOTS 7 AND 8, BLOCK 1367, DELTONA LAKES UNIT FORTY-</p>	
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SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2025 10393 CICI</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.</b> <b>JAMES D. RILEY; UNKNOWN SPOUSE OF JAMES D. RILEY; UNITED STATES OF AMERICA; MV REALTY PBC, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; LYNNAYA S. MAINARD;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).</b> TO: UNKNOWN TENANT(S) IN POSSESSION #1 (Current Residence Unknown) (Last Known Address(es)) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>THE NORTHERLY 17 FEET OF LOT 12, AND ALL OF LOT 13, HILL TOP HAVEN - SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 78, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>A/K/A: 1727 CAROLINA AVENUE, ORMOND BEACH, FL 32174.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN &amp; ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442, Attorney for Plain-</p>	
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SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2025 10393 CICI</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.</b> <b>JAMES D. RILEY; UNKNOWN SPOUSE OF JAMES D. RILEY; UNITED STATES OF AMERICA; MV REALTY PBC, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE; LYNNAYA S. MAINARD;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).</b> TO: UNKNOWN TENANT(S) IN POSSESSION #1 (Current Residence Unknown) (Last Known Address(es)) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 1727 CAROLINA AVENUE ORMOND BEACH, FL 32174</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>THE NORTHERLY 17 FEET OF LOT 12, AND ALL OF LOT 13, HILL TOP HAVEN - SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 78, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.</p> <p>A/K/A: 1727 CAROLINA AVENUE, ORMOND BEACH, FL 32174.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN &amp; ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442, Attorney for Plain-</p>	
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FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 2024 10407 CIDL</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs.</b> <b>MATTHEW A. CORBIN AND AMANDA M. CORBIN, et.al. Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2024, and entered in 2024 10407 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and MATTHEW A. CORBIN; AMANDA M. CORBIN; REDIBS (FL) LLC DBA REDIBS, A DELAWARE LIMITED LIABILITY COMPANY are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on May 29, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>PARCEL 5 OF THE PROPOSED SMALL MINOR SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1651 THROUGH 1661, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWS: THE EAST 87.50 FEET OF THE SOUTH 150.00 FEET OF LOT 5, BLOCK 16, MAP OF ORANGE CITY AND VICIN-</p>	
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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE NO. 2025 10527 CICI</b> <b>PLANET HOME LENDING, LLC, Plaintiff, vs.</b> <b>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)</b> To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JACQUES G. LAUZON A/K/A JACQUES LAUZON, DECEASED 784 LITTLE PINE DRIVE SOUTH DAYTONA, FLORIDA 32119 NICOLE OSINSKI (LAST KNOWN ADDRESS) 1625 NE 4TH COURT FORT LAUDERDLAE, FLORIDA 33301</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p>	
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SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 11303 PRDL</b> <b>Division 10</b> <b>IN RE: ESTATE OF ROBERT NORMAN MUNROE JR.</b> <b>Deceased.</b></p> <p>The administration of the estate of ROBERT NORMAN MUNROE JR., deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is Volusia County Courthouse, 101 North Alabama Avenue, 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. 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 May 1, 2025.</p> <p><b>JAMES A DEL BUONO</b> <b>Co-Personal Representative</b> 2564 McLin Lane The Villages, Florida 32163 Craig S. Pearlman, Esquire Florida Bar No. 245501 Co-Personal Representative Killgore, 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 25-001981</p>	
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SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p><b>CASE NO.: 2024 13531 CIDL</b> <b>DIVISION: 02</b> <b>CRYSTAL LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.</b> <b>DENNIS L. CARPENTER, UNKNOWN TENANT IN POSSESSION #1, Defendants.</b> 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 ES-</p>	
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<p>TATES, 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.</p> <p>WASSERSTEIN, P.A. 301 Yamato Road Suite 2199 Boca Raton, Florida 33431 Tel.: (561) 288-3999 Primary E-Mail: danw@wassersteinpa.com By: /s/ Daniel Wasserstein DANIEL WASSERSTEIN, ESQ. Florida Bar No. 42840 May 1, 8, 2025 25-001961</p>	
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SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p><b>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.</b></p> <p>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:</p> <p>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 SOUTH-EAST 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.</p> <p>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-</p>	<p>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.</p> <p>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 SOUTH-EAST 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.</p> <p>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</p>	<p>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</p> <p>Now known as: PARCEL 1 -A PORTION OF LOTS 12 &amp; 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 N00°58'53"W 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</p> <p>PARCEL 2 - A PORTION OF LOTS 12 &amp; 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</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA</p> <p><b>CASE NO: 2024 13956 CICI</b></p> <p><b>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, -vs- FELDMAN &amp; 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)</b></p> <p>TO: MARIAN BLOCK</p> <p>Last Known Address: 129 Gull Drive South, Daytona Beach, FL 32119</p> <p>You are notified of an action to foreclose a mortgage on the following property in Volusia County:</p> <p>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</p> <p>129 Gull Drive South, Daytona Beach, FL 32119</p> <p>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@qpwbaw.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.</p> <p>The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.</p> <p>DATED: April 17, 2025</p> <p>LAURA E. ROTH CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Shawnee S. Smith As Deputy Clerk</p> <p>Brandi Wilson, Esq. 255 South Orange Ave, Suite 900 Orlando, FL 32801 brandi.wilson@qpwbaw.com May 1, 8, 2025</p> <p>25-001951</p>	<p><b>NOTICE TO CREDITORS</b></p> <p>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p><b>File No. 2024-13375-PRDL</b></p> <p><b>IN RE: ESTATE OF MARY MASTERSON KATES, Deceased.</b></p> <p>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.</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>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.</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><b>JESSICA R. CLABAUGH</b> <b>Personal Representative</b> 774 Elwood St. Deltona, FL 32725</p> <p>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: jrivrera@hnh-law.com May 1, 8, 2025</p> <p>25-001971</p>	<p><b>NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 2023 11758 CIDL</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SHAD C. DONOVAN A/K/A SHAD CHRISTOPHER DONOVAN, et al., Defendant.</b></p> <p>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:</p> <p>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.</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>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.</p> <p>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: MRService@mccalla.com Fla. Bar No.: 146803 23-05998FL</p> <p>May 1, 8, 2025</p> <p>25-001931</p>

David P. Mongeau  
433 Vermont Avenue  
Daytona Beach, FL 32118

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.

DATED this 25th day of April, 2025.

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

May 1, 8, 2025

25-001901

FOURTH INSERTION
<p><b>DEERING PARK STEWARDSHIP DISTRICT</b></p> <p><b>NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Cindy Cerbone April 17, 24; May 1, 8, 2025</p> <p>25-001741</p>

SECOND INSERTION
<p><b>NOTICE TO CREDITORS</b></p> <p>IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p><b>File No. 2025-10666 PRDL</b></p> <p><b>Division 10</b></p> <p><b>IN RE: ESTATE OF ALIREZA KHORASSANI, Deceased.</b></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/ <b>Shayan Khorassani</b> <b>SHAYAN KHORASSANI</b> <b>Personal Representative</b> 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, 2025</p> <p>25-001991</p>

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