## VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

**DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY**

**Proposed Flood Hazard Determinations for the Cities of Daytona Beach and Ormond Beach, and Unincorporated Areas of Volusia County, Florida, Case No. 24-04-4524P**. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/flm/BFE_Status/bfe_main.asp , or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

Jul. 3/10 25-00071V

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 23, 2025, and entered in 2023 32313 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2022-JR1 TRUST is the Plaintiff and ANTHONY BONADIES; COUNTY OF VOLUSIA; LUZ BONADIES are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on July 25, 2025, the following described property as set forth in said Final Judgment, to wit:

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

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

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

IMPORTANT

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

Dated this 26 day of June, 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\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email: amanda.murphy@raslg.com
24-213486 - MiM
July 3, 10, 2025 25-00292I

FIRST INSERTION

**Notice Under Fictitious Name Law**
According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Coastal Tax, located at 31 Julie Drive, in the City of Ormond Beach, Volusia County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of June, 2025.
EBS Accounting, Inc.
Jul. 3 25-00073V

FIRST INSERTION

**Notice Under Fictitious Name Law**
According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Fresh n' Clean Trash Can Cleaning, located at 311 N. Tymber Creek Rd, in the City of Ormond Beach, Volusia County, FL 32174 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2025.
Richard's Window Repair Service, Inc.
Jul. 3 25-00074V

FIRST INSERTION

**NOTICE TO CREDITORS**
(**Formal Administration**)
IN THE 7th JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA.
PROBATE DIVISION
**CASE NO.: 2025-11698-PRDL**
**DIVISION: 10**
**IN RE: The Estate of JOHN D. COLLINS, SR., Deceased.**

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

The administration of the estate of JOHN D. COLLINS, SR., deceased, whose date of death was August 28, 2024, and whose social security number is XXX-XX-0985, 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 THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITH 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 July 3, 2025.

**/s/ John D. Collins, Jr.**
**JOHN D. COLLINS, JR.,**
**As Personal Representative**
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
July 3, 10, 2025 25-00293I

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
**CASE NO.: 2025 11527 CIDL**
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-NCM1,**
**Plaintiff, vs.**
**UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LORRAINE S. NEVILLE, DECEASED; BRIAN NEVILLE,**
**Defendant(s).**

TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Lorraine S. Neville, deceased
2829 Willow Oak Drive
Edgewater, Florida 32141

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

LOTS 13067, 13068 AND 13069, BLOCK 419, FLORIDA SHORES NO. 20, (REVISED), ACCORDING TO MAP IN BOOK 19, PAGE 240, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

Street Address: 2829 Willow Oak Drive, Edgewater, Florida 32141

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before JUL 23, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on JUN 23, 2025.

Laura E. Roth
Clerk of said Court
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Shawnee S. Smith
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400168
July 3, 10, 2025 25-00296I

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA.
**CASE No. 2023 11751 CIDL**
**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,**
**PLAINTIFF, VS.**
**JAMES GRAY, ET AL.**
**DEFENDANT(S).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 18, 2025 in the above action, the Volusia County Clerk of Court will sell to the highest bidder for cash at Volusia, Florida, on August 26, 2025, at 11:00 AM, at www.volusia.realforeclose.com for the following described property:

LOT 15, IN BLOCK 245, OF DELTONA LAKES, UNIT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, AT PAGES 127 THROUGH 138, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

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

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

Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmpplc.com
By:
July 3, 10, 2025 25-00289I

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**Case No.: 2025 11283 PRDL**
**IN RE: ESTATE OF CARYL K. CARLIG Deceased.**

The Administration of the estate of CARYL K. CARLIG, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other personals having claims or demands against decedent's estate on whom a copy of this notice is requires to be served must file 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 the 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 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 July 3rd, 2025.

**DocuSigned by:**
**/s/ Holly Hussey**
**HOLLIS HUSSEY**
**aka HOLLY HUSSEY,**
**Personal Representative**
3100 John Anderson Dr.,
Ormond Beach, FL 32176
/s/ Kayla S. Jacobs, Esq.
Attorney for Personal Representative
Florida Bar No. 1055060
Saydah Law Firm
7250 Red Bug Lake Rd., Suite 1012
Oviedo, Florida 32765
Phone:407-956-1080
Facsimile: 407-956-1081
notification@saydahlawfirm.com
kayla@saydahlawfrm.com
July 3, 10, 2025 25-00294I

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. 2023-12104 CIDL**
**Freedom Mortgage Corporation,**
**Plaintiff, vs.**
**Byron Howard, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023-12104 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Byron Howard; Unknown Spouse of Byron Howard; Laurie A Hardin; Kevin W Hardin; Dividend Solar Finance LLC; Oakhurst Homeowners Association of Volusia County, Inc. are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 12th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 82, OAKHURST GOLF ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 51, PAGES 59 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TAX ID: 801206000820

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

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 27th day of June, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F01306
July 3, 10, 2025 25-00290I

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**File No. 25-CP-011821**
**IN RE: ESTATE OF TUCKER MORGAN DOCKINS, Deceased.**

The administration of the Estate of Tucker Morgan Dockins, deceased, whose date of death was April 23, 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 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 July 3, 2025.

**Personal Representative:**
**Steven G. Dockins**
2910 N. Halifax Avenue
Daytona Beach, Florida 32118
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
July 3, 10, 2025 25-00295I

SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com

FIRST INSERTION

**NOTICE OF ACTION**
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
**CASE NO. 2025 11009 CICI**
**LOANDEPOT.COM, LLC**
**Plaintiff, v.**
**GERALDINE F MARTIN, ET AL.**
**Defendants.**

TO: GERALDINE F MARTIN,
Current residence unknown, but whose last known address was:
106 KENT CT, PORT ORANGE, FL 32127-5933

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

LOT 12, CAMBRIDGE SUBDIVISION, UNIT II, AS PER MAP RECORDED IN MAP BOOK 33, PAGE 97, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before JUL 23 2025 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 6043, DeLand, FL 32721-6043, 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 petition.

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

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

Laura E. Roth
Clerk of the Circuit Court
(SEAL) By: /s/ Shawnee S. Smith
Deputy Clerk
eXL Legal, PLLC
Attorney for Plaintiff
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
1000010842
July 3, 10, 2025 25-00297I

OFFICIAL COURT HOUSE WEBSITES:
FLAGLER COUNTY
flaglerclerk.com
VOLUSIA COUNTY
clerk.org

FIRST INSERTION

**NOTICE OF SALE**
IN THE COUNTY COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
**CASE NO.: 2024 21303 CODL**
**TD BANK, N.A., a national banking association,**
**Plaintiff, vs.**
**ESTATE OF ESTEBAN MUNIZ; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF ESTEBAN MUNIZ; LINDA CARABALLO; UNKNOWN SPOUSE OF LINDA CARABALLO, IF ANY; and VILLA VILLAR HOME OWNERS ASSOCIATION, INC.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Consent Final Judgment of Foreclosure dated June 12, 2025, and entered in Case No. 2024 21303 CODL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida wherein TD Bank, N.A., is Plaintiff, and Estate of Esteban Muniz, 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 August 4, 2025, the following described property as set forth in said Consent Final Judgment of Foreclosure, to wit:

UNIT NO. 3 OF VILLA VILLAR CONDOMINIUM NO. ONE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1709, PAGE 1092, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN PLAT BOOK 33, PAGE 14, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 701654010030

Property Address: 3 Villa Villar Court, Unit 0030, Deland, FL 32724

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

DATED this 23rd day of June, 2025.
DUANE MORRIS LLP
Counsel for Plaintiff TD Bank, N.A.
By: /s/ Danielle Rundlett Burns
Danielle Rundlett Burns
Florida Bar No.: 0722561
Duane Morris LLP
5100 Town Center Circle, Suite 400
Boca Raton, FL 33486
Telephone: (561) 962-2119
Facsimile: (561) 962-2101
E-mail: DRBurns@duanemorris.com
JFGarcia@duanemorris.com
MLChapski@duanemorris.com
DM1\16755846.1
July 3, 10, 2025 25-00291I

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025 11742 PRDL**
**Division 10**
**IN RE: ESTATE OF JOSEPH PINKNEY HAVNER, JR. Deceased.**

The administration of the estate of Joseph Pinkney Havner, Jr., deceased, whose date of death was May 12, 2018, 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 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 July 3rd, 2025.

**Personal Representative:**
**DYANNE CARRICO HAVNER**
506 PINEWOOD ST
ORMOND BEACH, Florida 32176
Attorney for Personal Representative:
Robert Kit Korey
Attorney
Florida Bar Number: 147787
KOREY LAW, P.A.
595 W. Granada Blvd.
Suite A
ORMOND BEACH, FL 32174
Telephone: (386) 677-3431
Fax: (386) 673-0748
E-Mail: KIT@koreylawpa.com
Secondary E-Mail:
dwargo@koreylawpa.com
July 3, 10, 2025 25-00299I

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025 12124 PRDL**
**Division 10**
**IN RE: ESTATE OF**
**Bruce Michael Robinson**
**Deceased.**

The administration of the estate of Bruce Michael Robinson, deceased, whose date of death was November 29th, 2024, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 3, 2025.

**Petitioner:**
**BARBARA A. ROBINSON**
**c/o Law Offices of Mark F. Moss, PLLC**
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Attorney for Petitioner
MARK F. MOSS, ESQ.
Florida Bar Number: 119573
Law Offices of Mark F. Moss, PLLC
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223
Telephone: (904) 329-7242
E-Mail 1: Service@markmosslaw.com
E-Mail 2: mark@markmosslaw.com
July 3, 10, 2025 25-00301I

FIRST INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**FILE NO. 2025 11280 PRDL**
**DIV. 10**
**IN RE: ESTATE OF**
**PEDRO JUAN ALBINO FELICIANO**
**a/k/a PEDRO J. ALBINO,**
**Deceased.**

The administration of the Estate of PEDRO JUAN ALBINO FELICIANO a/k/a PEDRO J. ALBINO, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which 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.

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 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 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 described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified Section 732.2211. The written demand must be filed with the clerk.

The date of first publication of this notice is July 3, 2025.

**Personal Representative:**
**Alexis Albino**
3583 E. Koval Drive
Kingman, Arizona 86409
Attorney for Personal Representative:
Laura Lavie, Esq.,
Florida Bar Number 534080
20801 Biscayne Boulevard, Suite 304
Aventura, FL 33180
(305) 407-1696
laura@lavielaw.com
July 3, 10, 2025 25-00300I

FIRST INSERTION

**NOTICE OF SALE**
**PURSUANT TO CHAPTER 45**
N THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
**CASE NO. 2024 11866 CIDL**
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC3,**
**Plaintiff, vs.**
**NANCY L. TARECO; ET AL,**
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 12, 2025, and entered in Case No. 2024 11866 CIDL 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 THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC3 is Plaintiff and NANCY L. TARECO; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE CIT GROUP/CONSUMER FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E. ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on September 11, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 5, BLOCK 697, DELTONA LAKES, UNIT THIRTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 27, PAGES 92 THROUGH 95, INCLUSIVE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED June 30, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-201271 / SM2
July 3, 10, 2025 25-00298I

# SUBSEQUENT INSERTIONS

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
**CASE NO. 2023 32252 CICI**
**LAKEVIEW LOAN SERVICING LLC,**
**Plaintiff, vs.**
**JEFFREY BLOUGH A/K/A JEFFREY QUENTIN BLOUGH A/K/A JEFF QUENTIN BLOUGH, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 28, 2024 in Civil Case No. 2023 32252 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Jeffrey Blough a/k/a Jeffrey Quentin Blough a/k/a Jeff Quentin Blough, 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 23rd day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 15, ROWLADER'S FIFTH ADDITION, according to the plat thereof as recorded in Map Book 5, Page 14, of the Public Records of Volusia County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
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
23-05713FL
June 26; July 3, 2025 25-00287I

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# SUBSEQUENT INSERTIONS

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to the Order Granting TD Bank's Emergency Motion to Reschedule Foreclosure Sale dated May 16, 2025, and 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 July 15, 2025, the following described property as set forth in said In rem Final Judgment of Foreclosure and Reformation of Deed, to wit:

PARCEL 1:
A PORTION OF LOTS 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 893.68 FEET TO THE POINT OF BEGINNING; THENCE S 84°21'29" W, A DISTANCE OF 295.03 FEET TO A POINT; THENCE N 07°49'28" E, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 79°44'00" E, A DISTANCE OF 306.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.
PARCEL 2:
A PORTION OF LOTS 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, AS A POINT OF REFERENCE; THENCE N 00°58'53"W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 793.65 FEET TO THE POINT OF BEGINNING; THENCE S 89°20'19" W, A DISTANCE OF 285.12 FEET TO A POINT; THENCE N 07°49'28" W, A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 84°21'29" E, A DISTANCE OF 295.03 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.
PARCEL 3:
A PORTION OF LOTS 12 AND 13, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION AS A POINT OF REFERENCE; THENCE N 00°58' 53"W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 641.15 FEET TO THE POINT OF BEGINNING; THENCE S 89°10'07" W, A DISTANCE OF 237.04 FEET TO A POINT; THENCE N 40°12'30" W, A DISTANCE OF 54.90 FEET TO A POINT; THENCE N 07°49'28" W, A DISTANCE OF 111.74 FEET TO A POINT; THENCE N 89°20'19" E, A DISTANCE OF 285.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET.
PARCEL 4:
A PORTION OF LOTS 12, JOHN M. HIRES SUBDIVISION OF PART OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION, AS A POINT OF REFERENCE; THENCE N 00°58'53" W ALONG THE EAST LINE OF SAID LOT 12 AND THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 493.15 FEET TO THE POINT OF BEGINNING; THENCE S 89°34'42" W, A DISTANCE OF 116.65 FEET TO A POINT; THENCE N 40°12'30" W, A DISTANCE OF 190.38 FEET TO A POINT; THENCE N 89°10'07" E, A DISTANCE OF 237.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MILLS ROAD; THENCE S 00°58'53"E ALONG THE WESTERLY RIGHT OF WAY OF MILLS ROAD, A DISTANCE OF 148.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 18 FEET
Now known as:
PARCEL 1 -A PORTION OF LOTS 12 & 13, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 18 SOUTH. RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF LOT 12 OF SAID SUBDIVISION; RUN THENCE N00"58'53"W ALONG THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 644.06 FEET TO THE POINT OF BEGINNING; THENCE S89°38'15"W A DISTANCE OF 141.15 FEET; THENCE N00°57'04"W A DISTANCE OF 235.43 FEET; THENCE S89°38'15"W A DISTANCE OF 50.00 FEET; THENCE S00°57'04"F. A DISTANCE OF 165.01 FEET; THENCE S89°38'15"W A DISTANCE OF 81.88 FEET; THENCE N08°27'08"W A DISTANCE OF 261.74 FEET; THENCE N79"25'30"E A DISTANCE OF 306.98 FEET TO A POINT ON THE EAST LINE OF LOT 13 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF WAY LINE OF MILLS ROAD; THENCE S00"58'53'E ALONG SAID EAST LINE OF LOT 13 AND ALSO ALONG SAID WEST RIGHT OF WAY LINE OF MILLS ROAD, A DISTANCE OF 350.28 FEET TO THE POINT OF BEGINNING;
AND
PARCEL 2 - A PORTION OF LOTS 12 & 13, JOHN M. HIRES SUBDIVISION OF PAUL DUPON GRANT, SECTION 39, TOWNSHIP 18 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 2, PAGE 9, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE S.E. CORNER OF LOT 12 OF SAID SUBDIVISION; RUN THENCE N00°58' 53"W ALONG THE EAST LINE OF SAID SUBDIVISION, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 493.65 FEET TO THE POINT OF BEGINNING; THENCE S89"38'15"W A DISTANCE OF 116.53 FEET; THENCE N40"29'47"W, A DISTANCE OF 127.77 FEET; THENCE N39°06' 15"W, A DISTANCE OF 114.65 FEET; THENCE N08"27'08"W, A DISTANCE OF 34.06 FEET; THENCE N89°38'15" E, A DISTANCE OF 81.88 FEET; THENCE N00"57'04"W A DISTANCE OF 165.01 FEET; THENCE N89"38'15"E A DISTANCE OF 50.00 FEET; THENCE S00°57'04"E A DISTANCE OF 235.43 FEET; THENCE N89°38'15"E A DISTANCE OF 141.25 FEET TO A POINT ON THE EAST LINE OF LOT 12 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MILLS ROAD; THENCE S00°58'53'E ALONG SAID EAST LINE OF LOT 12 AND ALSO ALONG SAID WEST RIGHT-OF-WAY LINE OF MILLS ROAD, A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING.
PARCEL IDENTIFICATION NUMBERS: 603908000111 and 603908000122
Property Addresses: 4450 Mills Road, Deland, Florida 32724, and 4440 Mills Road, Deland, Florida 32724 [1]

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

DATED this 12th day of June, 2025.
DUANE MORRIS LLP
Counsel for Plaintiff TD Bank, N.A.
By: /s/ Danielle Rundlett Burns
Danielle Rundlett Burns
Florida Bar No.: 0722561
Duane Morris LLP
5100 Town Center Circle, Suite 400
Boca Raton, FL 33486
Telephone: (561) 962-2119
Facsimile: (561) 962-2101
E-mail: DRBurns@duanemorris.com
JFGarcia@duanemorris.com
MLChapski@duanemorris.com
[1] The last vesting deed split the subject property into two separate parcels (603908000111 and 603908000122), both of which are encumbered by TD Bank's mortgage.
June 26; July 3, 2025 25-00280I

SECOND INSERTION

**NOTICE OF SALE**
**PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA.
CIVIL DIVISION
**CASE NO. 2023 11860 CIDL**
**FLAGSTAR BANK, N.A.,**
**Plaintiff, vs.**
**KYLE MANDAL MASON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; 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 a Summary Final Judgment of foreclosure dated June 5, 2025, and entered in Case No. 2023 11860 CIDL of the Circuit Court in and for Volusia County, Florida, wherein FLAGSTAR BANK, N.A. is Plaintiff and KYLE MANDAL MASON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; 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 July 22, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 13, BLOCK 251, DELTONA LAKES UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 127 THROUGH 138, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

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

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

DATED June 18, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1463-192857 / TM1
June 26; July 3, 2025 25-00281I

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025 11599 PRDL**
**Division 10**
**IN RE: ESTATE OF NANCY LEE AUBREY, aka NANCY L. AUBREY**
**Deceased.**

The administration of the estate of Nancy Lee Aubrey, also known as Nancy L. Aubrey, deceased, whose date of death was February 3, 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. 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 June 26, 2025.

**Personal Representative:**
**Gregory Isaiah Donaldson**
**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
June 26; July 3, 2025 25-00282I

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025 11654 PRDL**
**Division 10**
**IN RE: ESTATE OF ROBERT D. MATHIS, aka ROBERT DAVID MATHIS**
**Deceased.**

The administration of the estate of Robert D. Mathis, also known as Robert David Mathis , deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office ox 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. 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 June 26, 2025.

**Personal Representative:**
**Vance G. Mathis**
**c/o Legacy Law Associates, P.L.**
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Attorney for Personal Representative:
W. Denis Shelley
Attorney
Florida Bar Number: 273872
Legacy Law Associates, P.L.
313 S. Palmetto Ave.
Daytona Beach, FL 32114
Telephone: (386) 252-2531
Fax: (386) 868-5371
E-Mail: shelley@legacylaw313.com
Secondary E-Mail:
linda@legacylaw313.com
June 26; July 3, 2025 25-00283I

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY
GENERAL JURISDICTION DIVISION
**CASE NO. 2024 13012 CICI**
**ONSLOW BAY FINANCIAL LLC,**
**Plaintiff, vs.**
**LAURIE A CARR A/K/A LAURIE CARR, et al.,**
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 13, 2025 in Civil Case No. 2024 13012 CICI of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein ONSLOW BAY FINANCIAL LLC is Plaintiff and Laurie A Carr a/k/a Laurie Carr, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of July, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Unit No. 307D, of THE OCEANS CLOVERLEAF NORTH CONDOMINIUMS, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3916, Page 2300, as amended from time to time, of the Public Records of Volusia County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10418FL
June 26; July 3, 2025 25-00286I

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of Somkiat Sriweawnetr herein described, on the 11th day of July 2025, at 10:00 a.m., on the property located at 335 Circle Drive, Deland, Volusia County, Florida 32724, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: UNKNOWN
Singlewide Mobile Home
VIN No.: UNKNOWN
Title No.: UNKNOWN
All Other Personal Property Therein

PREPARED BY:
Charles Lovings, Attorney
Vector Law PLLC
1309 Thomasville Road, Suite 302
Tallahassee, Florida 32303
Jun. 26, Jul. 3 25-00064V

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**FILE NO.: 2025 10847 PRDL**
**DIVISION: 10**
**IN RE: ESTATE OF THOMAS SHELDON JOHNSON a/k/a THOMAS S. JOHNSON,**
**Deceased.**

The administration of the estate of THOMAS SHELDON JOHNSON a/k/a THOMAS S. JOHNSON, deceased, whose date of death was February 3, 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 June 26, 2025.

**DocuSigned by:**
**/s/Richard Kessler**
**Richard Kessler,**
**Personal Representative**
110 Cone Road
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@cfl.rr.com
2nd E-Mail: brobins@cfl.rr.com
Attorney for Personal Representative
June 26; July 3, 2025 25-00284I

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
**Case No. 2023 31864 CICI**
**Wells Fargo Bank, N.A.,**
**Plaintiff, vs.**
**The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joy Wren Steinbaugh, Deceased, et al.,**
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 31864 CICI of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Joy Wren Steinbaugh, Deceased; Eric Daniel Steinbaugh a/k/a Eric D. Steinbaugh; The Aliki Management Association, Inc. a/k/a Aliki Management Association, Inc. are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 16th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 703 OF THE ALIKI CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1355, PAGE(S) 545, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
TAX ID: 42251500G030

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

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

THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

Dated this 20th day of June, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00464
June 26; July 3, 2025 25-00285I

SECOND INSERTION

**NOTICE TO CREDITORS**
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION
**File No. 2025 10974 PRDL**
**Division Probate**
**IN RE: ESTATE OF RICHARD STEVEN SAWART**
**Deceased.**

The administration of the estate of Richard Steven Sawart, deceased, whose date of death was September 22, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, 2nd Floor, Room A222, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 June 26, 2025.

**Personal Representative:**
**Steven Kenneth Sawart**
10218 Huntington Ridge
Festus, Missouri 63028
Attorney for Personal Representative:
Matthew Goodwin
Florida Bar Number: 112513
Alexandra Kane
Florida Bar Number: 1039243
Attorney
GOODWIN LAW PA
9955 Tamiami Trail North, Suite 4
NAPLES, FL 34108
Telephone: (239) 207-3403
E-Mail: matt@flestatelaw.com
Secondary E-Mail:
alexandra@flestatelaw.com
June 26; July 3, 2025 25-00288I

SEVENTH INSERTION

**Land Patent**

I, Patricia Kearns am bringing forth a Land Patent benefit for the following parcel located at 127 Longwood Drive, Florida Republic, usA NON-DOMESTIC. Any party interested in viewing or challenging this claim can view the associated documents here: https://davidruth7.wixsite.com/website-54/patricia-kearns
May 22, 29; June 5, 12, 19, 26; July 3, 10, 17, 24, 2025 25-00234I