

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2023 12691 CIDL LAKE BATON ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. FELIPE SERRANO, individually; EUGENIO SERRANO, individually; UNKNOWN SPOUSE OF FELIPE SERRANO; UNKNOWN SPOUSE OF EUGENIO SERRANO; and ALL UNKNOWN TENANTS/OWNERS. Defendants. NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated March 6, 2025, and entered in Case Number: 2023 12691 CIDL, of the Circuit Court in and for Volusia County, Florida, wherein LAKE BATON ESTATES HOMEOWNERS ASSOCIATION, INC. is the Plaintiff, FELIPE SERRANO, individually; EUGENIO SERRANO, individually; UNKNOWN SPOUSE OF FELIPE SERRANO; UNKNOWN SPOUSE OF EUGENIO SERRANO; and ALL UNKNOWN TENANTS/OWNERS, are the Defendants, the Volusia County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.volusia.realforeclose.com, beginning at 11:00 o'clock A.M. on the 8th day of May, 2025 the following described property as set forth in said Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit: Property Address: 1325 Lake Baton Drive, Deltona, Florida 32725 Property Description:	Lot 113, of Lake Baton Estates, Phase 2, Final Plat, according to the Plat thereof as recorded in Plat Book 56, Pages 99 through 104, inclusive, of the Public Records of Volusia County, Florida. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Avenue, Suite 300, Daytona Beach, Florida 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 impaired call 711. /s/ Rebecca Blechman John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Arthur Barksdale Florida Bar No.: 0040628 Rebecca Blechman Florida Bar No.: 0121474 Toby Snively Florida Bar No.: 0125998 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384 Service E-Mail: JDLaw@Orlando-Law.com Attorney for Plaintiff, Association April 10, 17, 2025 25-001631

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2023 12039 CIDL VENETIAN BAY HOMEOWNERS' ASSOCIATION, INC., Plaintiff, vs. RICK WAYNE MILLER, et al., Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 2/18/2025, in Case No.: 2023 12039 CIDL of the Circuit Court in and for Volusia County, Florida, wherein VENETIAN BAY HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and RICK WAYNE MILLER, et al., are the Defendant(s), Laura E. Roth, the Clerk of Court for Volusia County, Florida will sell to the highest and best bidder for cash at 11:00 a.m., at https://www.volusia.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 5/20/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 240, Palms — Phase 2B, according to the plat as recorded in Plat Book 59, Pages 113 through 116, 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, 101 N. ALABAMA AVE., STE. D-305, DELAND, FL 32724; (386) 257-6096. HEARING OR VOICE IMPAIRED, CALL 711. DATED: April 3, 2025 By: /s/Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 April 10, 17, 2025 25-001581	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2025-10206-PRDL DIVISION: 10 IN RE: ESTATE OF ZORAIDA LOPEZ, Deceased, The administration of the estate of ZORAIDA LOPEZ, deceased, Case Number 2025-10206-PRDL, Division 10, is pending in the Circuit Court of Volusia County, Florida, Probate Division, the address of which is Volusia County Courthouse, P.O. Box 6043, DeLand, Florida 32721, or 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, including un-matured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE 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 the decedent's estate, including un-matured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. IN NO EVENT SHALL ANY CLAIM BE FILED LATER THAN TWO YEARS AFTER THE DECEDENT'S DATE OF DEATH. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. The date of the decedent's death is May 10, 2024. The date of first publication of this notice is April 10, 2025. DANIEL LOPEZ Personal Representative 2563 Spring Lake Road West Jacksonville, FL 32210 WILLIAM S. FRAZIER, ESQUIRE Attorney for Personal Representative Fla. Bar No: 0080373 1919-8 Blanding Boulevard Jacksonville, FL 32210 (904) 384-1441 wfrazier@dcrlaw.com April 10, 17, 2025 25-001601	

SUBSEQUENT INSERTIONS

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10136 PRDL IN RE: ESTATE OF ALTURO SABBAS CASTRO, Deceased. The administration of the estate of ALTURO SABBAS CASTRO, Deceased, whose date of death was July 19, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave. DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other 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	Lot 113, of Lake Baton Estates, Phase 2, Final Plat, according to the Plat thereof as recorded in Plat Book 56, Pages 99 through 104, inclusive, of the Public Records of Volusia County, Florida. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Avenue, Suite 300, Daytona Beach, Florida 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 impaired call 711. /s/ Rebecca Blechman John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eryn M. McConnell Florida Bar No.: 0018858 Arthur Barksdale Florida Bar No.: 0040628 Rebecca Blechman Florida Bar No.: 0121474 Toby Snively Florida Bar No.: 0125998 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph. (407) 839-3383 Fx. (407) 839-3384 Service E-Mail: JDLaw@Orlando-Law.com Attorney for Plaintiff, Association April 10, 17, 2025 25-001631

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 11058 PRDL Division 10 IN RE: ESTATE OF NANCY LEE ROBERTS Deceased. The administration of the estate of Nancy Lee Roberts, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 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. 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 April 10th and April 17th 2025 Personal Representative: /s/ Tara Jean Gale Tara Jean Gale 14 E. Newport Street, Hanover Township PA 18706 Attorney for Personal Representative: /s/ Terri Hinks Terri K Hinks, Attorney for the Petitioner Florida Bar Number: 122756 811 Kokomo Circle Port Orange, FL 32127 Telephone: 386 453 6110 E-Mail: thinkslaw@gmail.com April 10, 17, 2025 25-001611	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10795 PRDL Division 10 IN RE: ESTATE OF LORETTO UMSTEAD BOBO, aka LORETTO U BOBO Deceased. The administration of the estate of LORETTO UMSTEAD BOBO, also known as LORETTO U BOBO, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: April 10, 2025. CHARLES ROGER BOBO II Personal Representative Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidwebb.com April 10, 17, 2025 25-001621	

SUBSEQUENT INSERTIONS

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. 2022 10357 CIDL ATHENE ANNUA AND LIFE COMPANY, Plaintiff, vs. LEEAJA TRAHAN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 28, 2023, and entered in 2022 10357 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein ATHENE ANNUITY AND LIFE COMPANY is the Plaintiff and LEEAJA TRAHAN; UNKNOWN SPOUSE OF LEEAJA TRAHAN N/K/A DAMON TRAHAN 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 April 24, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 403, DELTONA LAKES UNIT ELEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGE(S) 193 THROUGH 206, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 790 PINE BLUFF AVENUE, DELTONA, FL 32725 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. Dated this 28 day of March, 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: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-230668 - MiM April 3, 10, 2025 25-001531	

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. 2024 11122 CIDL NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. REYNALDO DIAZ CARDENAS A/K/A REYNALDO DIAZ AND VENERANDA VERDEL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 23, 2025, and entered in 2024 11122 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and REYNALDO DIAZ CARDENAS A/K/A REYNALDO DIAZ; VENERANDA VERDEL 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 April 24, 2025, the following described property as set forth in said Final Judgment, to wit: THE NORTH 100 FEET OF THE SOUTH 280 FEET OF THE EAST 195 FEET OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 25 FEET THEREOF FOR NORTH CLARA AVENUE. Property Address: 1760 N CLARA AVE, DELAND, FL 32720 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. Dated this 28 day of March, 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: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-188451 - RaO April 3, 10, 2025 25-001521	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024 12445 CIDL SERV BANK, SB, Plaintiff, vs. BRANDON S BILGER A/K/A BRANDON SPENCER BILGER A/K/A BRANDON BILGER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 13, 2025 in Civil Case No. 2024 12445 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein SERVBANK, SB is Plaintiff and Brandon S Bilger a/k/a Brandon Spencer Bilger a/k/a Brandon Bilger, 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 1st day of May, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot "Z", BLINN AND BRADBURY'S 10 ACRE SUBDIVISION, according to the map or plat thereof as recorded in Map Book 7, Page 57, converted in Plat Book 21, Page 70, of the Public Records of Volusia County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09963FL April 10, 17, 2025 25-001591	

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 12314 CIDL FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE, Plaintiff, vs. ADRIANA G CARO, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 20, 2025 in Civil Case No. 2023 12314 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS COLLATERAL TRUST TRUSTEE is Plaintiff and Adriana G Caro, 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 April, 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: MRSservice@mccalla.com Fla. Bar No.: 146803 23-05713FL April 3, 10, 2025 25-001471	

SUBSEQUENT INSERTIONS	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 10384 PRDL Division 10 IN RE: ESTATE OF CAROL E. DYE Deceased. The administration of the estate of Carol E. Dye, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. 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 April 3, 2025. Personal Representative: Joseph W. Dye 1171 Grand Teton Dr. Pacifica, California 94044 Attorney for Personal Representative: Charles M. David Esq. Florida Bar Number: 89003 Florida Probate Law Group P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630 E-Mail: cdavid@floridaprobatelawgroup.com Secondary E-Mail: service@floridaprobatelawgroup.com April 3, 10, 2025 25-001551	



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SUBSEQUENT INSERTIONS

SECOND INSERTION					
NOTICE OF ACTION – CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO: 2025 10343 CICI AVAIL I LLC, a Delaware limited liability company, Plaintiff, vs. THE HEIRS AND OR DEVISEES OF DONALD B. RAIMONDI AND ALL HEIRS, DEVISEE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendant(s). To the following Defendant(s): The Heirs and or Devisees of Donald B. Raimondi: Last Known Address: Unknown All Heirs, Devisee, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Parties Claiming An Interest By, Through, Under Or Against All Other Persons Claiming By, Through Or Under Any Of The Named Defendant And Any Other Persons Claiming An Interest In The Real Property Which Is The Subject Matter Of This Action By And Through Or Under Or Against The Named Defendants Herein: Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Volusia County, Florida: Lot 51, KINGSTON HILLS, According To The Plat Thereof As Recorded	In Map Book 11, Page 244, Of The Public Records Of Volusia County, Florida. With a street address at: 1312 North Street, Daytona Beach, Florida 32114. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Ritter, Zaretsky, Lieber & Jaime, LLP, Attorneys for Plaintiff, whose address is 2800 Biscayne Blvd., Suite 500, Miami, Florida 33137, Attn: Vivian A. Jaime, Esq.,: WITHIN THIRTY (30) DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE in The Palm Coast Observer and the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. "IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT LAURA E. ROTH, CLERK OF THE COURT, 101 N. ALABAMA AVENUE, DELAND, FLORIDA, (386) 736-5915, WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF ACTION; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771." Dated: March 28, 2025	LAURA E. ROTH As Clerk of the Court (SEA:) BY: /s/ Shawnee S. Smith Deputy Clerk			
			Submitted by/return to: Vivian A. Jaime, Esq. Ritter, Zaretsky, Lieber & Jaime, LLP FBN 714771 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137 Email: Vivian@rzllaw.com and Denise@rzllaw.com Telephone: 305-372-0933 April 3, 10, 202525-001541		
			SECOND 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 May 20, 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@tmppllc.com By: Kyle Melanson, Esq. FBN 1017909 April 3, 10, 202525-001491	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-14448 PRDL IN RE: ESTATE OF MICHAEL J. HITCH, Deceased. The administration of the Estate of Michael J. Hitch, deceased, whose date of death was October 4 , 2024, 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. 732.221, 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 April 3, 2025. Personal Representative: Rachel Peterson 2417 N Avers Chicago, Illinois 60647 Attorney for Personal Representative: Marshall Brown Florida Bar Number: 0324981 216 W Higgins Road Park Ridge, Illinois 60068 Telephone: (847) 698-9600 E-Mail: mbrown@robbsindimonte.com April 3, 10, 202525-001561				

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
CASE No.: 2025 10041 CIDL
HUGO FERNANDO TOLOZA AND
VIRGINIA STRAIGHT,
Plaintiff, vs.
SYLVESTER BRUTEN, JR., deceased
and all others claiming by, through
and under SYLVESTER BRUTEN,
JR., deceased, WILLIAM BRUTEN,
deceased and all others claiming
by, through and under WILLIAM
BRUTEN, deceased, MARY YOUNG,
deceased and all others claiming by,
through and under MARY YOUNG,
deceased, SHARON B. PARKER,
ALICIA B. WEST, DERYL R. BRUTEN,
SHEILA V. THORNTON, BRIGETTE
C. YEARBY, deceased and all others
claiming by, through and under
BRIGETTE C. YEARBY, deceased,
RICHARD BRUTEN, JR., and ARVIA
S. HALL,
Defendant,
TO: SYLVESTER BRUTEN, JR., deceased
and all others claiming by, through and
under SYLVESTER BRUTEN, JR., deceased,
WILLIAM BRUTEN, deceased and all others
claiming by, through and under WILLIAM
BRUTEN, deceased, MARY YOUNG, deceased
and all others claiming by, through and under
MARY YOUNG, deceased, SHARON B. PARKER,
deceased, SHARON B. PARKER, and all others
claiming by, through and under SHARON
B. PARKER, DERYL R. BRUTEN, and all others
claiming by, through and under DERYL R.
BRUTEN, BRIGETTE C. YEARBY, deceased
and all others claiming by, through and under
BRIGETTE C. YEARBY, deceased and RICHARD

BRUTEN, JR., and all others claiming by,
through and under RICHARD BRUTEN,
JR.

YOU ARE NOTIFIED that an action to
quiet the title on the following real property
in Volusia County, Florida:

The North 40 feet of Lot 19, Block
A, Plat of Lockhart's Re-Division of
Block's 29-30 Howry's Addition to
Deland, according to the plat thereof,
as recorded in Map Book 6, Page 57
and Map Book 18, Page 59, of the Public
Records of Volusia County, Florida.
a/k/a S Adelle Ave, Deland, FL 32720;
Parcel ID: 701740010191

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 at-
torney, whose address is 4767 New Broad
Street, Orlando, FL 32814, telephone num-
ber (407) 514-2692, on or before April 28,
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 Com-
plaint or petition.

DATED this 14th day of March 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Shawnee S. Smith
DEPUTY CLERK

J.D. Manzo
Manzo & Associates, P.A.
Plaintiff's attorney
4767 New Broad Street
Orlando, FL 32814
telephone number (407) 514-2692
Mar. 27; Apr. 3, 10, 17, 2025 25-001341

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-10290-CICI
MARSH MAMA, LLC,
Plaintiff, vs.
THE ESTATE OF EDYTHE P.
FERNANDO C/O CECELIA
BRASWELL REID PERSONAL
REPRESENTATIVE; EDWIN
V. FERNANDO; THE UNKNOWN
SPOUSE OF EDWIN V. FERNANDO;
ESTATE OF OTTO D. BRASWELL;
ANNETTA BRASWELL FOSTER;
CECELIA BRASWELL REID; RUBY
BRASWELL SMITH; BARBARA
BRASWELL; CITY OF DAYTONA
BEACH, ALL UNKNOWN PARTIES IN
POSSESSION, AND ANY
AND ALL KNOWN OR UNKNOWN
PARTIES CLAIMING BY, THROUGH,
UNDER OR AGAINST ANY OF THE
HEREIN NAMED INDIVIDUAL
DEFENDANTS,
Defendants.
TO: Cecelia Braswell Reid
Personal Representative of
The Estate of Edythe P. Fernando
1403 Newby Road
Portsmouth, VA 32701
and
Cecelia Braswell Reid
1403 Newby Road
Portsmouth, VA 32701
and
Edwin V. Fernando
532 Shady Place
Daytona Beach, FL 32114
and
The Estate of Otto D. Braswell
c/o Barbara Braswell
6328 Leaf Avenue
Sacramento, CA 95831
and
Annetta Braswell Foster
372 Florida Road No. 360
Sacramento, CA 95831
and
Ruby Braswell Smith
6328 Leaf Avenue
Sacramento, CA 95831
and
Barbara Braswell
6328 Leaf Avenue
Sacramento, CA 95831
YOU ARE NOTIFIED that an action
to quiet title on the following property in
Volusia County, Florida:
THE FOLLOWING DESCRIBED
LAND, SITUATE, LYING, AND BE-
ING IN VOLUSIA COUNTY, FLOR-
IDA, TO WIT:
The Westerly One Hundred Forty-four
and 67/100 (144.67) feet of Lot Six (6),
Block Sixty-nine (69), J.B. HIGBEE'S
DAYTONA, as per map thereof in
Deed Book L, page 704, public records
of Volusia County, Florida.
a/k/a: 530 Shady Place, Daytona
Beach, FL 32114
Parcel ID Number 533903690060
has been filed against you and that you are
required to serve a copy of your written
defenses, if any, to it on Florida Consumer
Lawyers, Plaintiffs attorney, at PO Box
341499, Tampa, FL 33694, Phone Number:
(813) 282-9330, not less than 28 nor more
than 60 days of the First date of publication
of this Notice, and file the original with the
Clerk of this Court, at Post Office Box 6043,
DeLand, FL 32721-6043, service on Plain-
tiff 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 23rd day of March, 2025.
LAURA E ROTH
CLERK OF THE CIRCUIT COURT
(SEAL) /s/ Shawnee S. Smith
As Deputy Clerk
Florida Consumer Lawyers
Plaintiffs attorney
PO Box 341499
Tampa, FL 33694
Phone Number: (813) 282-9330
Mar. 27; Apr. 3, 10, 17, 2025 25-001431

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FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN THAT CAROL ANN SMITH will engage in business under the fictitious name CAROL'S HIDDEN TREASURE'S, with a physical address 37 PALM LEAF LANE PALM COAST, FL 32164, with a mailing address 37 PALM LEAF LANE PALM COAST, FL 32164, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

Apr. 10 25-00095F

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 Development District (the "District") will be held on Thursday, April 17, 2025, at 9:00 a.m. at the Creekside Amenity Center, 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 additional 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 decision 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 appeal is to be based.

Grand Haven Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193
Apr. 10 25-00096F

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY

GENERAL JURISDICTION DIVISION

CASE NO. 2025 CA 000101

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. SUZANNE G TOWNSEND, AS TRUSTEE OF THE SUZANNE G TOWNSEND TRUST DATED NOVEMBER 23, 2004, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE SUZANNE G TOWNSEND TRUST DATED NOVEMBER 23, 2004, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS TRUSTEES, BENEFICIARIES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN

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

LOT 2, BLOCK 11, PALM COAST, MAP OF LAKEVIEW, SECTION 37, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 13, PAGES 1 THROUGH 29, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

WITNESS my hand and seal of this Court this day of 4/1/2025.

TOM W. BEXLEY
CLERK OF COURT OF FLAGLER COUNTY

As Clerk of the Court (SEAL) BY: Amy Perez
Deputy Clerk 4/1/2025

Submitted by:
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-11001FL
Apr. 10, 17, 2025 25-00096G

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 Heartwend, located at 32 Webster Lane, 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 4th day of April, 2025

Stott Publishing Inc.

Apr. 10 25-00097F

FIRST INSERTION

PALM COAST 145 COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Palm Coast 145 Community Development District ("District") will hold a Regular Meeting on April 22, 2025 at 2:00 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110 for the purpose of considering any business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

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 Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (561) 571-0010. If you are hearing or speech impaired, please contact the Florida Relay Service at (1 800) 955-8770 or (1 800) 955-8771, who can aid you in contacting the District Office.

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

District Manager
April 10, 2025 25-00101G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-000119

Division 48

IN RE: ESTATE OF PETR STEPANOVICH LYSICH Deceased.

The administration of the estate of Petr Stepanovich Lysich, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 April 10, 2025.

Personal Representative:
Alexey Lysich
72 Island Estates Parkway
Palm Coast, Florida 32137
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
April 10, 17, 2025 25-00102G

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 2019 CA 000222

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2006-OA18, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA18 Plaintiff(s), vs. MARINA LOZOVSKY; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on March 7, 2025 in the above-captioned action, the Clerk of Court, Tom Bexley, will sell to the highest and best bidder for cash www.flagler.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of May, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 7, Block 102, Palm Coast, Map of Easthampton, Section 34, according to map or plat thereof as recorded in Plat Book 11, Pages 30 through 49, inclusive, of the Public Records of Flagler County, Florida.

Property address: 102 Evans Drive, Palm Coast, FL 32164

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 uncclaimed.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRATION, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.

/s/ Betzy Falgas

Respectfully submitted,

PADGETT LAW GROUP

BETZY FALGAS, ESQ.

Florida Bar # 76882

6267 Old Water Oak Road, Suite 203

Tallahassee, FL 32312

(850) 422-2520 (telephone)

(850) 422-2567 (facsimile)

attorney@padgettlawgroup.com

Attorney for Plaintiff

TDP File No. 20-028964-1

April 10, 17, 2025 25-00097G

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

CASE NO.: 2019-CA-000790

NSR CLOSING, INC., A Florida corporation, Plaintiff, v. RAFFAELE PANTALONE, as Trustee of the Felicia Pantalone Living Trust, Defendant.

Notice is hereby given that pursuant to the Amended Final Judgment entered March 7, 2025, the undersigned Clerk will sell at public sale to the highest and best bidder for cash at Real Auction/Flagler County website, https://flagler.realforeclose.com/, beginning at 11:00 o'clock a.m. on April 25, 2025, the real property described as follows:

LOT 3, BLOCK 16, PALM COAST, MAP OF COUNTRY CLUB COVE, SECTION 3. ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 4 THROUGH 8-A, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Parcel ID 07-11-31-7003-00160-0030

Also known as 5 Carry Court, Palm Coast, Florida 32137

Any person claiming an interest in the surplus of the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after 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, 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.

Dated this 1st day of April, 2025.

UPCHURCH, BAILEY AND UPCHURCH, P.A.

By:/s/Allyson B. Currie

Allyson B. Currie

Florida Bar No. 0950970

780 N. Ponce de Leon Blvd.

St. Augustine, Florida 32084

Telephone No. (904) 829-9066

Facsimile No. (904) 825-4862

Primary Email: abcurrie@ubulaw.com

Secondary Email: pleadings@ubulaw.com

Attorneys for Plaintiff NSR Closing, Inc.

April 10, 17, 2025 25-00098G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No.: 2024 CP 000797

Division: 48

IN RE: ESTATE OF FRANK IOVINO, Deceased.

The administration of the estate of FRANK IOVINO, deceased, whose date of death was January 17, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 April 10, 2025.

Personal Representative:
MARRIANNE DeLILLO
280 Doane Ave
Staten Island, NY 10308
Attorney for Personal Representatives:
Marissa DeBellis, Esq.
Florida Bar No. 103278
DeBellis Law, P.A.
4500 PGA Blvd., Suite #303-B
Palm Beach Gardens, FL 33418
Telephone: (561) 264-3170
Email Address: mdebellis@debellsilaw.com
Secondary email: lisa@debellsilaw.com
Apr. 10, 17, 2025 25-00099G

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SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 000067

Division 48

IN RE: ESTATE OF SYLVIO R. SYLVAIN Deceased.

The administration of the estate of Sylvio R. Sylvain, deceased, whose date of death was September 11, 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 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 April 3, 2025.

Personal Representative:
/s/ Micheline L. Sylvain
Micheline L. Sylvain
7 Lancelot Drive
Palm Coast, Florida 32137
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq., Attorney
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