

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION		
RE-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 31973 CICI LAKEVIEW LOAN SERVICING , Plaintiff, vs. MARLON D. COX A/K/A MARLON COX; VEDRANA COX; PLANTATION BAY COMMUNITY ASSOCIATION, INC.; CENTRAL HOMES, LLC; 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 August 25, 2025 and an Order Resetting Sale dated April 2, 2026 and entered in Case No. 2023 31973 CICI of the Circuit Court in and for Volusia County, Florida, wherein LAKEVIEW LOAN SERVICING is Plaintiff and MARLON D. COX A/K/A MARLON COX; VEDRANA COX; PLANTATION BAY COMMUNITY ASSOCIATION, INC.; CENTRAL HOMES, LLC; 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, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.volusia.realforeclose.com, at 11:00 a.m., on June 5, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 66, PLANTATION BAY SECTION 1B -V UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE(S) 183 AND 184, 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. Comuniquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL DATED April 8, 2026. By: /s/ Lisa A. Woodburn Lisa A. Woodburn Florida Bar No.: 11003 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 1463-192604 / GS1 April 16, 23, 2026		
26-002621		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA Probate Division File No. 2026 10879 PRDL IN RE: ESTATE OF JAMES MICHAEL BRADY, SR. Deceased		
The administration of the Estate of JAMES MICHAEL BRADY, SR., deceased, File Number 2026 10879 PRDL, 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 decedent's date of death is May 15, 2025. 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 unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM, THE TIME PERIOD SET FORTH IN S. 733.702 OF THE FLORIDA PROBATE CODE. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE		
OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER 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 as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by the Curator as specified under s. 732.2211. 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 the first publication of this Notice is April 16, 2026. Person Giving Notice: /s/ James Michael Brady, Jr. JAMES MICHAEL BRADY, JR. Personal Representative 1454 Elder Street, Bunnell, FL 32110 Attorney for Personal Representative: /s/ Cynthia E. Orozco Cynthia E. Orozco Florida Bar No. 449709 P.O. Box 47277 St. Petersburg, FL 33743-7277 (727) 346-9616, email: attorney1@tampabay.rr.com April 16, 23, 2026		
26-002641		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2026 10003 CIDL U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2006-OA2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA2, Plaintiff, vs. GREGORY N. KING A/K/A GREGORY KING; UNKNOWN SPOUSE OF GREGORY N. KING A/K/A GREGORY KING; GOLDMAN SACHS MORTGAGE COMPANY, Defendant(s). TO: Gregory N. King a/k/a Gregory King Residence Unknown Unknown Spouse of Gregory N. King a/k/a Gregory King Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 24, BLOCK 1291, DELTONA LAKES UNIT FORTY-FOUR, ACCORDING TO THE MAP THEREOF AS RECORDED IN MAP BOOK 27, AT PAGES 289 THROUGH 296, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. Street Address: 3163 Shafton Avenue, Deltona, Florida 32738 has been filed against you and you are re-		
quired 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 MAY 07 2026, 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 April 6, 2026 Laura E. Roth Clerk of said Court (SEAL) By: /s/ Jennifer M. Hamilton 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#: 23-400354 April 16, 23, 2026		
26-002441		

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025 14409 CICI HOMEBRIDGE FINANCIAL SERVICES, INC., Plaintiff, vs. ELIA GOLFIN. et. al. Defendant(s), TO: ELIA GOLFIN, UNKNOWN SPOUSE OF ELIA GOLFIN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: SAWTOOTH HOMEOWNERS ASSOCIATION, INC., whose business address is unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 18, SAWTOOTH SUBDIVISION, AS PER MAP RECORDED IN MAP BOOK 38, PAGE 186, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before May 8, 2026 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Volusia County, Florida, this 7 day of April, 2026. Laura E Roth CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer Vazquez DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-273217 April 16, 23, 2026		
26-002471		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2023 32551 CICI TRUIST BANK, as successor by merger to SUNTRUST BANK, Plaintiff, vs. ANDREW J. LAMPART, UNKNOWN SPOUSE OF ANDREW J. LAMPART, JENNIFER LYNN LAMPART A/K/A JENNIFER LAMPART, LAURA E. ROTH, VOLUSIA COUNTY CLERK OF THE CIRCUIT COURT, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property, Defendants. NOTICE is hereby given pursuant to the Consent Final Judgment of Foreclosure, entered April 8, 2026, and entered in Case Number: 2023 32551 CICI of the Circuit Court in and for Volusia County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and ANDREW J. LAMPART, JENNIFER LYNN LAMPART A/K/A JENNIFER LAMPART, LAURA E. ROTH, VOLUSIA COUNTY CLERK OF THE CIRCUIT COURT, UNKNOWN TENANT #1 N/K/A MIGUELINA MEJIA, UNKNOWN TENANT #2 N/K/A JULIA CONSTANZO, are the Defendants, the Volusia County Clerk of the Court, Laura E. Roth, 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 12th day of August, 2026 the following described property as set forth in said Consent Final Judgment of Foreclosure, to-wit: Property Address: 4322 S Atlantic Ave, Port Orange, FL 32127 Property Description: Lot 13, Emerald Isle Subdivision Unit No. 1, according to the plat thereof, recorded in Map Book 27, Page 159, Public Records of Volusia County, Florida. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court Administration, 101 N. Alabama Ave., Ste. B-206, DeLand, FL 32724, (386) 257-6096, ADARquest@circuit7.org, 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. /s/ Arthur Barksdale Arthur S. Barksdale, IV, Esq. Florida Bar No.: 0040628 DI MASI BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: jdlaw@orlando-law.com Attorneys for Plaintiff April 16, 23, 2026		
26-002551		

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CASE NO.: 2023 10605 CIDL U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1, Plaintiff, vs. RAQUEL L. DAVIS A/K/A RAQUEL DAVIS; UNKNOWN SPOUSE OF RAQUEL L. DAVIS A/K/A RAQUEL DAVIS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure (In Rem) dated May 28, 2024 and an Order Returning Case to Active Status, Vacating Foreclosure Sale Held January 27, 2026, Vacating Certificate of Sale and Rescheduling Foreclosure Sale dated March 26, 2026, entered in Civil Case No.: 2023 10605 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1, Plaintiff, and RAQUEL L. DAVIS A/K/A RAQUEL DAVIS; UNKNOWN TENANT(S) IN POSSESSION #1, are Defendants. LAURA E. ROTH, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 12th day of May, 2026, the following described real property as set forth in said Judgment, to wit: LOT 9, BLOCK 625, DELTONA LAKES UNIT TWENTY-TWO, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 11 THROUGH 15, INCLUSIVE, OF PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. If you are a person claiming a right to funds		
remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 adaptaci3n para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuniquese con la Oficina de Administraci3n Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 d1as de antelaci3n de su cita de comparecencia ante el juez, o de inmediato alrecibir esta notificaci3n si la cita de comparecencia est3 dentro de un plazo menos de 7 d1as; si usted tiene una discapacidad del habla o del o1do, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL Dated: April 7, 2026 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 22-49801 April 16, 23, 2026		
26-002461		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2026 10930 PRDL Division 10 IN RE: ESTATE OF BEVERLY ROSS, aka BEVERLY ANN ROSS, aka BEVERLY A. ROSS Deceased.		
The administration of the estate of Beverly Ross, also known as Beverly Ann Ross, also known as Beverly A. Ross, deceased, whose date of death was January 2, 2026, 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. 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 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. 732.221, 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 April 16, 2026. Personal Representative: Cynthia J. Fouraker c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: Robert M. Holland Attorney for Petitioner Florida Bar Number: 938998 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: holland@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com April 16, 23, 2026		
26-002591		

FIRST INSERTION		
NOTICE OF SUSPENSION AND ADMINISTRATIVE COMPLAINT To: Matthew R. Pedata Case: CD202513301/D 3303641 A Notice of Suspension to suspend and an Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. April 16, 23, 30; May 7, 2026		
26-002531		

