PUBLIC NOTICES

THURSDAY, JANUARY 2, 2025

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

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Ormond Crossings West Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on January 28, 2025 at 11:00 a.m., at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and im-provements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager January 2, 9, 16, 23, 2025 25-00001I

FIRST INSERTION

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

CASE NO. 2023 32394 CICI THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, Plaintiff, vs.

KELLY HOLTER A/K/A KELLY ALLEN HOLTER; LEANNE HOLTER A/K/A LEANNE MARIE REIBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; UNKNOWN SPOUSE OF LEANNE HOLTER A/K/A LEANNE MARIE RIEBEL HOLTER A/K/A LEANNE RIEBEL HOLTER: STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA;

Defendants

NOTICE IS HEREBY GIVEN pursu-ant to a Final Judgment in Mortgage Foreclosure dated October 2, 2024, and entered in Case No. 2023 32394 CICI, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGIS-TERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, is Plaintiff and KEL-LY HOLTER A/K/A KELLY ALLEN HOLTER; LEANNE HOLTER A/K/A LEANNE MARIE REIBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; UNKNOWN SPOUSE OF LEANNE HOLTER A/K/A LEANNE MARIE RIEBEL HOLTER A/K/A LEANNE RIEBEL HOLTER; STATE OF FLOR-IDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA, are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia.

PLAT THEREOF, RECORDED IN

PLAT BOOK 19, PAGE 201 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

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

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

Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 23rd day of December, 2024 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL

25-00004]

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY,

FLORIDA

CASE NO.: 2024 11799 CIDL U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2005-4A, Plaintiff, vs.

MARC A. HALE A/K/A MARC HALE; KAREN A. HALE A/K/A KAREN HALE; V.P. HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF THE

TREASURY - INTERNAL REVENUE SERVICE.

Defendant(s). NOTICE OF SALE IS HEREBY GIVEN

pursuant to the order of Summary Final Judgment of Foreclosure dated December 17, 2024, and entered in Case No. 2024 11799 CIDL of the Circuit Court of the 7TH Judicial Circuit in and for Volusia County, Florida, wherein U.S. Bank National Association, as Trustee for American Home Mortgage Investment Trust 2005-4A, is Plaintiff and Marc A. Hale a/k/a Marc Hale; Karen A. Hale a/k/a Karen Hale; V.P. Homeowners Association, Inc.; United States of America, Department of the Treasury - Internal Revenue Service, are Defendants, the Office of the Clerk, Volusia County Clerk of the Court will sell via online auction at www.volusia.realforeclose. com at 11:00 a.m. on the 4th day of February, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 180, VICTORIA PARK INCRE-

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. 2024 10407 CIDL U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE FOR **RCF2 ACQUISITION TRUST**, Plaintiff, vs. MATTHEW A. CORBIN AND AMANDA M. CORBIN, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2024, and entered in 2024 10407 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 AC-QUISITION TRUST is the Plaintiff and MATTHEW A. CORBIN; AMANDA M. CORBIN; REDIBS (FL) LLC DBA REDI-BS, A DELAWARE LIMITED LIABILITY COMPANY are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on January 23, 2025, the following described property as set forth in said Final Judgment, to wit:

PARCEL 5 OF THE PROPOSED SMALL MINOR SUBDIVISION, AS RECORDED IN OFFICIAL RE-CORDS BOOK 4035, PAGE 1651 THROUGH 1661, PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTIC-ULARLY DESCRIBED AS THE FOL-LOWS: THE EAST 87.50 FEET OF THE SOUTH 150.00 FEET OF LOT 5, BLOCK 16, MAP OF ORANGE

MENT TWO SOUTHWEST, AC-CORDING TO THE PLAT THERE-OF, RECORDED IN MAP BOOK 50, PAGE(S) 145 THROUGH 149, INCLUSIVE OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 432 Victoria Hills Drive, Deland, Florida 32724

and all fixtures and personal property locat-ed therein or thereon, which are included as security in Plaintiff's mortgage. 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 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: 12/20/2024

McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 24-400190 January 2, 9, 2025 25-00002I

CITY AND VICINITY, COPIED FROM E.R. TRAFFORD'S SURVEY MADE MARCH 1877, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN MAP BOOK 1. PAGE 7. AS RECERTIFIED IN MAP BOOK 17, AT PAGE 1, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY,

FLORIDA.

Property Address: 451 E FRENCH AVENUE, ORANGE CITY, FL 32763 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.

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 23 day of December, 2024.. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: _\S\Danielle Salem_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-133323 - NaC 25-00007I January 2, 9, 2025

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA

CASE No. 2024 10474 CICI CELINK,

Plaintiff vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VIOLET D. BARRS AKA VIOLET DAUGHTREY BARRS AKA VIOLET FLORENCE DAUGHTREY BARRS, DECEASED, et al.,

Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES LIENORS. CREDITORS. AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DAR-RYL BARRS AKA DARRYL ANTHONY BARRS SR., DECEASED, AS A POTEN-TIAL HEIR OF THE ESTATE OF VIOLET D. BARRS AKA VIOLET DAUGHTREY BARRS AKA VIOLET FLORENCE DAUGHTREY BARRS, DECEASED 916 S DR MARTIN LUTHER KING JR BLVD, DAYTONA BEACH, FL 32114 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an

action to foreclose a mortgage on the following described property located in Volusia County, Florida: LOT 6, BLOCK H, HARRIET L.

HIGBEE'S ADDITION TO DAYTO-NA BEACH, ACCORDING TO THE

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-14302 **Division Probate** IN RE: ESTATE OF DENNIS DANIEL HIGGINBOTHAM,

Deceased. The administration of the estate of DEN-NIS DANIEL HIGGINBOTHAM, de-

ceased, whose date of death was October 22, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorneys are set forth below.

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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

NOTWITHSTANDING THE TIME PE-RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

DEATH IS BARRED. The date of first publication of this notice PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 199, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South. Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before FEB 03 2025 otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. IMPORTANT

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

SAID COURT on this 20 day of December 2024. Laura E Roth

As Clerk of said Court (SEAL) By: /s/ Jennifer M. Hamilton As Deputy Clerk Greenspoon Marder, LLP Default Department Attorneys for Plaintiff Trade Centre South, Suite 700 100 West Cypress Creek Road Fort Lauderdale, FL 33309 25-00008I January 2, 9, 2025

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. 2024 12537 CIDL U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,

Plaintiff, vs. MIRIAM PENALOZA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated Oc-tober 29, 2024, and entered in 2024 12537 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 AC-QUISITION TRUST is the Plaintiff and MIRIAM PENALOZA; ADAN MUNOZ; FIRST AMERICAN FUNDING, LLC 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 January 21, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 37, 38 AND 39, BLOCK 11, DAYTONA PARK ESTATES SEC-TION NO. C, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 23, PAGES 97-A AND 98, PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA..

Property Address: 1560 7TH AVE, DELAND, FL 32724

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

realforeclose.com at 11:00 a.m., on the _31ST_ day of _JANUARY_, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, PALM GROVE SUBDI-

VISION, ACCORDING TO THE

HSBC BANK USA, N.A., AS

MARY A. BENNETT; FRANKLIN G.

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment in Mortgage Fore-

closure dated December 12, 2024, and

entered in Case No. 2024 10041 CIDL,

of the Circuit Court of the Seventh Judi-cial Circuit in and for VOLUSIA County,

Florida. HSBC BANK USA, N.A., AS IN-

DENTURE TRUSTEE FOR THE REG-

ISTERED NOTEHOLDERS OF RE-

NAISSANCE HOME EQUITY LOAN

TRUST 2007-2, is Plaintiff and MARY A. BENNETT; FRANKLIN G. BENNETT,

are defendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County

Florida will sell to the highest and best

bidder for cash Via the Internet at www.

volusia.realforeclose.com at 11:00 a.m.,

on the 30TH day of JANUARY,

2025, the following described property as

set forth in said Final Judgment, to wit:

THE SOUTH 15 FEET OF LOT 21

AND ALL LOTS 22, 23, AND 24,

BLOCK C, RESUBDIVISION OF BLOCKS 3, 4 AND 6 OF DELAND HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN MAP BOOK

6, PAGE 92, MAP CONVERSION MAP BOOK 15, PAGE 98, OF THE PUBLIC RECORDS OF VOLUSIA

If you are a person with a disability who

needs any accommodation in order to par-

ticipate in this proceeding, you are entitled,

at no cost to you, to the provision of certain

assistance. Please contact Anne Pierce,

COUNTY, FLORIDA.

TRUST 2007-2,

Plaintiff, vs.

BENNETT;

Defendants

Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 CR18286-23/sap January 2, 9, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE Court Administration, 101 N. Alabama IN THE CIRCUIT COURT OF THE Avenue, Suite D-305, Deland, Florida SEVENTH JUDICIAL CIRCUIT, IN AND 32724 Phone no. 386-626-6561 at least 7 FOR VOLUSIA COUNTY, FLORIDA days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled CASE NO. 2024 10041 CIDL INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF appearance is less than 7 days; if you are hearing or voice impaired, call 711. RENAISSANCE HOME EQUITY LOAN

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

Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou iwen kèk èd. Tanpri kontakte Anne Pierce. Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711. Dated this 23RD day of DECEMBER, 2024 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031

PRIMARY EMAIL: Pleadings@vanlawfl.com /S/ MARK ELIA Mark C. Elia, Esq. Florida Bar #: 695734 PHH18578-23/sap January 2, 9, 2025 25-00003I

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. 2018 11699 CIDL. FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs. ALTHEA WHITTAKER, AS TRUSTEE OF THE OLIVE ADINA KING **REVOCABLE TRUST AGREEMENT** DATED THE 28TH DAY OF NOVEMBER, 2016, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 6, 2022, and Amended Final Judg-ment dated August 18, 2022 and entered in 2018 11699 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and ALTHEA WHITTAKER; ALTHEA WHITTAKER, AS TRUSTEE OF THE OLIVE ADINA KING REVOCABLE TRUST AGREEMENT DATED THE 28TH DAY OF NOVEMBER, 2016.; UN-KNOWN SPOUSE OF ALTHEA WHIT-TAKER N/K/A WAYNE WHITTAKER 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 January 23, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 423, DALTONA LAKES, UNIT 11, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 193 TO 206, IN-CLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA Property Address: 1601 RANDOLPH ST, 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. 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 27 day of December, 2024.. 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 18-199134 - ErS January 2, 9, 2025 25-00009I

is: January DOROTHY G. HIGGINBOTHAM-MOODY (who is also known as Trudy Higginbotham Moody) Personal Representative 357 Highland Meadow Road Flora, MS 39072 BRIAN J. HERSHORIN Florida Bar No. 14375 KRISTINE M. SCOTT Florida Bar No. 125993 Attorneys for Personal Representative Purcell, Flanagan, Hay & Greene, P.A. 1548 Lancaster Terrace Jacksonville, Florida 32204 Telephone: (904) 355-0355

Email: BHershorin@pfhglaw.com

Email: KScott@pfhglaw.com January 2, 9, 2025 25-00005I

with Florida Statutes, Section 45.031.

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 23 day of December, 2024..

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-219453 - NaC 25-00006I January 2, 9, 2025

SUBSEQUENT INSERTIONS

All creditors of the estate of the decedent

and persons having claims or demands

against the estate of the decedent other

han those for whom provision for full pay-

Administration must file their claims with

this court WITHIN THE TIME PERIODS

SET FORTH IN FLORIDA STATUTES

SECTION 733.702. ALL CLAIMS AND

DEMANDS NOT SO FILED WILL BE

FOREVER BARRED. NOTWITHSTAND

ING ANY OTHER APPLICABLE TIME

PERIOD. ANY CLAIM FILED TWO (2

YEARS OR MORE AFTER THE DECE

DENT'S DATE OF DEATH IS BARRED.

The personal representative has no dut

to discover whether any property held a

the time of the decedent's death by the de-

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

Florida Statutes

tice is December 26, 2024.

Florida Bar No.: 256765

1092 Ridgewood Avenue

Telephone: (386) 253-1030

E-Mail: fredshare@cfl.rr.com

2nd E-Mail: brobins@cfl.rr.com

Holly Hill, FL 32117

Fax: (386) 248-2425

Attorney for Petitioner

impaired, call 711.

a creditor as specified under s. 732.2211,

The date of first publication of this No-

Thomas Shaun Haire, Petitioner

77 Courtney Place

Palm Coast FL 32137

Dec. 26, 2024; Jan. 2, 2025 24-00637I

Si usted es una persona minusválida que

necesita algún acomodamiento para pode

participar en este procedimiento, uste

tiene derecho, sin tener gastos propios, a

que se le provea cierta ayuda. Tenga la am-

bilidad de ponerse en contacto con Court

Administration, 101 N. Alabama Ave., Ste

B-206, DeLand, FL 32724; teléfono núme

ro, por lo menos 7 días antes de la cita fijad

tificación si el tiempo antes de la compar-

cencia que se ha programado es menos de 7

días; si usted tiene discapacitación del oído

Si vous êtes une personne handicapée

qui abesoin de mesures d'adaptation pour

participer à cette procedure, vous ave

droit, sans frais pour vous, à une curtainec

assistance. Veuillez contractor au moins

jours avant votre comparution prevue au

tribunal, ou immédiatement après avo

recu cette notification si le délai avant la

comparution prevue est inférieur à 7 jours;

si vous êtes malentendant ou avez un trou

Si ou se yon moun ki enfim ki bezwen ak

modasyon pou w ka patisipe nan pwosedi

sa, ou kalifye san ou pa gen okenn lajan pou

w peye, gen pwovizyon pou jwen kèk èc

donatè pwogram Lwa pou ameriken ki En-

fim vo nan Tribinal Konte Volusia la ki nar

101 N. Alabama Ave., Ste. B-206, DeLand

FL 32724, telefòn li se nan 7 iou anvan dat

ou gen randevou pou parèt nan tribinal la

konvokasyon an si lè ou gen pou w parèt nan

tribinal la mwens ke 7 jou; si ou gen pwoblèm

Dated this 19th day of December, 2024

1239 E. Newport Center Drive, Suite 110

Dec. 26, 2024; Jan. 2, 2025 24-00634I

ODS SET FORTH IN FLORIDA STAT

UTES SECTION 733.702. ALL CLAIMS

AND DEMANDS NOT SO FILED WILL

BE FOREVER BARRED. NOTWITH

STANDING ANY OTHER APPLICARLE

TIME PERIOD, ANY CLAIM FILED

TWO (2) YEARS OR MORE AFTER

THE DECEDENT'S DATE OF DEATH IS

The personal representative or curator

has no duty to discover whether any prop

erty held at the time of the decedent's death

ov the decedent or the decedent's surviv-

ing spouse is property to which the Florida

Uniform Disposition of Community Prop-

sections 732.216-732.228, applies, or may

apply unless a written demand is made

by a creditor as specified under section

The date of first publication of this No

Person Giving Notice:

Maureen Lage

c/o Legacy Law Associates, P.L.

313 South Palmetto Ave

Davtona Beach, FL 32114

Attorney for Person Giving Notice

Edward A. Dimayuga, Attorney

Florida Bar Number: 50634

Legacy Law Associates, P.L.

13 South Palmetto Ave

Fax: (386) 868-5371

Secondary E-Mail:

Davtona Beach, FL 32114

Telephone: (386) 252-2531

E-Mail: ed@legacvlaw313.com

oaralegal@legacylaw313.com

Dec. 26, 2024; Jan. 2, 2025 24-00631I

tice is December 26, 2024.

erty Rights at Death Act as described in

u w tande oubyen pale, rele 711

VAN NESS LAW FIRM, PLC

Ph: (954) 571-203

PRIMARY EMAIL

Pleadings@vanlay

Mark C. Elia, Eso

Florida Bar #: 695734

PHH19799-24/sap

/s/ Mark Elia

BARRED.

732.2211

SECOND INSERTION

Deerfield Beach, Florida 33442

yen imedyatman apre ou fin resevwa

i kontakte Court Administration, kòò

ble de la parole, appelez le 711.

o de la voz, llame al 711.

para su comparecencia en los tribunales.

nediatamente después de recibir esta no

s/ FRED B. SHARE, ESQUIRE

cedent or the decedent's surviving spor

ment was made in the Order of Summar

NOTIFIED THAT:

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14278 PRDL Division 10 IN RE: ESTATE OF **ROGER C. OUELLETTE**

Deceased. istration of the estate of Roge C. Ouellette, deceased, whose date of death was October 4, 2023, is pending in the Circuit Court for Volusia County, Florida Probate Division, the address of which i 101 North Alabama Avenue, DeLand FL 32724. The names and addresses of the personal representative and the personal resentative's attorney are set forth be-

All creditors of the decedent and other persons having claims or demands against lecedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 tion of Community Property Right

at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by 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 fil their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.703 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIMI 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 December 26, 2024.

Personal Representative Janet L. Rodrigue P.O. Box 1054

Glastonbury, Connecticut 06033 Attornev for Personal Representative: Diane A. Vidal, Attorney Florida Bar Number: 1008324 CHIUMENTO LAW 145 City Place, Suite 301 Palm Coast, FL 32164 Telephone: (386) 445-8900 Fax: (386) 445-6702

E-Mail: DVidal@legalteamforlife.com Secondary E-Mail: alteamforlife.com roserv@lega Dec. 26, 2024; Jan. 2, 2025 24-00629I

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2024 13945 PRDL **DIVISION: 10** IN RE: ESTATE OF JOAN MARIE CUTLER a/k/a JOAN M. CUTLER, Decendent.

stration of the estate of JOAN MARIE CUTLER a/k/a JOAN M. CUT-LER, deceased, whose date of death was March 4, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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 sition 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 b 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 NO

TICF 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 December 26, 2024. /s/ Kelly L. Kirk Personal Representative 1090 Umpqua Avenue, #202 Eugene, OR 97408 s/ 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 Dec. 26, 2024; Jan. 2, 2025 24-006301

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA CASE No.: 2024 12989 CIDI HUGO FERNANDO TOLOZA, INGRID BERNAL AND DANNIEL FERNANDO TOLOZA, Plaintiff, v

SECOND INSERTION

THE ESTATE OF FREDERICK LEE STEPEHNS, DECEASED, BRITNEY MONICA COX, INDIVIDUALLY, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FREDERICK LEE STEPHENS, AND JUSTIN STEPHENS. Defendant.

TO: THE ESTATE OF FREDERICK LEE STEPEHNS, DECEASED YOU ARE NOTIFIED that an action to uiet the title on the following real property

volusia County, Florida: Lots 4 and 5, Block 81, West High ands, according to the plat thereof recorded in Map Book 6, Pages 214 and 220, of the Public Records of Volusia County, Florida. a/k/a 12th St. Orange

City, FL 32763. has been filed against you and you are re quired to serve a copy of your written deenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone numbe (407) 514-2692, on or before Feb 03 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint

or petition. DATED this 18th day of December 2024. Laura E Roth

Clerk of the Circuit Court By: /s/ Jennifer M. Hamilton

Deputy Clerk Dec. 26, 2024; Jan. 2, 9, 16. 2025 SECOND INSERTION-00633I Notice of Sale

uant F.S. 328.17, United American Lien & Recovery as agent w/ power of at-torney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina: cash or cashier check: all auctions are held w/ reserve; any persons nterested ph 954-563-1999 Sale Date January 17, 2025 @ 10:00

am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309 V13140 1982 Montego FL9606JN Hull ID#: VMC25042M82J sail antique

gas fiberglass 25ft R/O Enrique P Zahn Lienor: City of Daytona Bch/Halifax Harbor Marina 450 Basin St Daytona

V13142 1988 STN FL9532PE Hull ID#: STN3507ZH788 inboard pleasure gas fiberglass 34ft R/O Susan or Johnathan Joseph Radzewicz Lienor: City of Daytona Bch/Halifax Harbor Marina 450 Basin St Daytona Bch V13143 1983 Carver FL7908NZ Hull ID#: CDR600130882 inboard pleasure gas fiberglass 35ft R/O Tiwn River Char ters LLC Lienor: City of Daytona Bch/ Halifax Harbor Marina 450 Basin St Daytona Bch

Dec. 26, Jan. 2, 2025 24-00167V

FOURTH INSERTION NOTICE OF ACTION FOR TERMINATION OF PARENTAL **RIGHTS PENDING ADOPTION** IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT, IN AND FOR

ESCAMBIA COUNTY, FLORIDA Case No.: 2024 DR 004168 IN THE MATTER OF THE TERMINATION OF PARENTAL **RIGHTS FOR THE PROPOSED** ADOPTION OF A MINOR CHILD TO: Unknown Identity

Jnknown Address YOU ARE NOTIFIED that a Petition for Termination of Parental Rights Pending Adoption has been filed against you and that you are required to serve a copy of your if any to Clay H Whit taker, Esq. d/b/a Gulf Coast Adoptions, PLLC, as the Adoption Entity, and whose address is 30 S. Spring St. Pensacola, Florida 32502 (and phone number 850-999-977), on or before January 21st, 2025 and file the original with the Clerk of this Court at M.C. Blanchard Judicial Building, 190 W. Government Street, Pensacola, Florida 32502, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The minor child is identified as follows:

Name: B.B.S. aka C.S. Date of Birth: November 8, 2024 Place of Birth: AdventHealth Fish

Memorial, Orange City, Volusia County, Florida Physical Description of Respondent Birth

Age: Unknown Race: Unknown

Hair Color: Unknown Eve Color: Unknown

Approximate Height: Unknown Approximate Weight: Unknown Potential Location: Unknown

o further information or identifying racteristics of the unknown responde

birth father are known. Hearing Date for Petition for Termination f Parental Rights Pending Adoption: February 13, 2025 at 2:45 P.M.

Central Time Judge Jennie Kinsey

Copies of all court documents in this case. cluding orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. The Court's primary phone number is 850-595-4400 and the Family Law Division phone num-

ber is 850-595-4331. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

Dated: 12/3/24 PAM CHILDERS, CLERK & COMPTROLLER CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Leslee Thompson

{Deputy Clerk} Dec. 12, 19, 26, 2024; Jan. 2, 2025 24-006081

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14295 PRDL Division 10 IN RE: ESTATE OF NATALIE E. LIPSON aka NATALIE ESTELLE LIPSON Deceased.

SECOND INSERTION

NOTICE TO CREDITORS

The administration of the estate of Natalie E. Lipson, also known as Natalie Estelle Lipson, deceased, whose date of death was ember 1, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representa-

tive and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against lecedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM. The personal representative has no duty discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse s property to which the Florida Uniform osition 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 NO-

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice

December 26, 2024. Personal Representative: Michael E. Dinnerman c/o Legacy Law Associates, P.L.

313 S. Palmetto Ave. Daytona Beach, FL 32114 mey for Personal Representative W. Denis Shellev

Florida Bar Number: 273872 Legacy Law Associates, P.L. 313 S. Palmetto Ave avtona Beach, FL 32114 elephone: (386) 252-2531 (386) 868-5371 E-Mail: shelley@legacylaw313.com Secondary E-Mail:

la@legacylaw313.con Dec. 26, 2024; Jan. 2, 2025 24-00640I SECOND INSERTION

> NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14338 PRDL **Division 10** IN RE: ESTATE OF DENNIS SALMON,

aka DENNIS J. SALMON Deceased. The administration of the estate of Dennis

Salmon, also known as Dennis J. Salmon deceased, whose date of death was Noven ber 2, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Divi sion, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative are set forth below

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de cedent or the decedent's surviving spous is property to which the Florida Uniform osition 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 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 NO-

TICE ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702

WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice

: December 26, 2024. Personal Representative Cynthia Garcia c/o Legacy Law Associates, P.L.

313 S. Palmetto Ave Davtona Beach, FL 32114 rney for Personal Representative: Robert M. Holland Florida Bar Number: 938998 Legacy Law Associates, P.L 313 S. Palmetto Ave. Daytona Beach, FL 32114 ephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: holland@legacylaw313.com

Secondary E-Mail: linda@legacylaw313.com Dec. 26, 2024; Jan. 2, 2025 24-00639I

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2019 10966 CIDL NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

SECOND INSERTION

GEORGE CASAZZA A/K/A GEOZUWA, et al. Defendant(s)

Plaintiff, v

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated mber 26, 2024, and entered in 2019 10966 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volu-County, Florida, wherein NEWREZ, LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and GEORGE CASAZZA A/K/A GEOZUWA: PRO-BUILD EAST, LLC, AS SUCCESSOR IN INTEREST TO COX LUMBER CO D/B/A HD SUPPLY LUMBER & BUILD-ING MATERIALS; TRINITY FINAN-CIAL SERVICES, LLC; FLORIDA HOUS-ING FINANCE CORPORATION are the dant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia close.com, at 11:00 AM, on January 14, 2025, the following described property as set forth in said Final Judgment, to wit LOT 5, BLOCK 330, DELTONA

LAKES UNIT NINE, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN MAP BOOK 25, PAGES 178 THROUGH 185, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

Property Address: 1878 SOUTH OLD

MILL DR, 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. 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 Administra tion 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 aired, please call 711 Dated this 19 day of December, 2024. ROBERTSON, ANSCHUTZ, SCHNEID,

CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: _\S\Danielle Salem_ Danielle Salem, Esquire Florida Bar No. 0058248 nication Email: dsalem@raslg.com 19-249126 - MiM Dec. 26, 2024; Jan. 2, 2025 24-00635I

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14093 PRDL

IN RE: ESTATE OF BETTY C. BALES A.K.A. BETTY CONLON BALES Deceased.

The administration of the estate of Betty (Bales a.k.a. Betty Conlon Bales, deceased whose date of death was August 18, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Av enue, DeLand, Florida 32721. The names and addresses of the personal representa tive and the personal representative's attor-

nev are set forth below. All creditors of the decedent and other ons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI CATION OF THIS NOTICE OR 30 DAVS 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 ition of Community Property Rights

OR DEMANDS AGAINST THE ABOVE at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent PRDL, by the Circuit Court for Volusia

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 NO-TICE

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

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice

is December 26, 2024. **Personal Representative** Deborah Smith

> 1672 Highway 1431 Tyner, KY 40486

Attorney for Personal Representative /s/ Wendy A. Mara ndy A. Mara, Attorney Florida Bar Number: 69872 555 West Granada Blvd., Ste.D-10 Ormond Beach, Florida 32174 Telephone: (386) 672-8081 Fax: (386) 265-5995 E-Mail: wamara@maralawpa.con Secondary E-Mail pmflvnt@maralawpa.con Dec. 26, 2024; Jan. 2, 2025 24-00636I

SECOND INSERTION NOTICE TO CREDITORS ALL INTERESTED PERSONS ARE

Summary Administration IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2024 14412 PRDL DIVISION: 10 IN RE: ESTATE OF JULIE J. KIEFER a/k/a JULIE KIEFER, Deceased

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE You are hereby notified that an Order of

Summary Administration has been entered n the estate of JULIE J. KIEFER a/k/a JULIE KIEFER, deceased, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043. DeLand, FL 32721: that the decedent's date of death was September 24, 2023; that the total value of the estate is \$232,900.65 (\$222,930 exempt homestead) and that the names and addresses of those to whom it has been assigned by such order are:

Thomas Shaun Haire, 77 Courtney Place Palm Coast, FL 32137 Pam Simmons, 2956 Edna Jane Drive Auburn Hills, MI 48326 James B. Kiefer, 3030 Serenity Road Oakland, MI 48363 Sergio John Morales, 610 26th Court ro Beach, FL 32962 John Haire IV, 4112 SW 15th Place Gainesville, FL 32607 Elizabeth Haire, 5509 NE 56th Avenue High Springs, FL 32643 Ashley Menden, 13035 SW 60th Court Rd. Ocala, FL 34473 Rafael Shaun Morales, 44 NE 57th Avenue, Portland, OR 97213

SECOND INSERTION NOTICE OF FORECLOSURE SALE phone number at least 7 days before your IN THE CIRCUIT COURT OF THE scheduled court appearance, or immedi ately upon receiving this notification if the SEVENTH JUDICIAL CIRCUIT, IN AND time before the scheduled appearance is FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2024 11785 CIDL less than 7 days; if you are hearing or voice

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE **REGISTERED NOTEHOLDERS OF** RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-2,

Plaintiff, vs DAVID W. SEVERANCE: CHRISTY E. SEVERANCE A/K/A CHRISTY SEVERANCE A/K/A CRISTY E. SEVERANCE:

Defendants NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated December 5, 2024, and entered in Case No. 2024 11785 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLU-SIA County, Florida. HSBC BANK USA N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SE-RIES 2005-2, is Plaintiff and DAVID W. SEVERANCE; CHRISTY E. SEVER-ANCE A/K/A CHRISTY SEVERANCE A/K/A CRISTY E. SEVERANCE, are lefendants. Laura E. Roth, Clerk of Circuit Court for VOLUSIA, County Florida will sell to the highest and best bidder for cash Via the Internet at www.volusia realforeclose.com at 11:00 a.m., on the 23RD day of JANUARY, 2025, the following described property as set forth in said Final Judgment, to wit

ALL THAT CERTAIN LAND SITUATE IN VOLUSIA COUNTY, STATE OF FLORIDA, VIZ: LOT 13, BLOCK 1851, DELTONA LAKES, UNIT SEVENTY-TWO ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 28, PAGES 161 THROUGH 167. INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUN-TY, FLORIDA

If you are a person with a disability who

needs any accommodation in order to par-

ticipate in this proceeding, you are entitled,

at no cost to you, to the provision of certain

Ste. B-206, DeLand, FL 32724; tele-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

Division 10

HARRY ARTHUR LAGE JR

TO ALL PERSONS HAVING CLAIMS

You are hereby notified that an Order

of Summary Administration has been en-

ered in the estate of Harry Arthur Lage

deceased, File Number 2024-14282-

County, Florida, Probate Division, the ad-

dress of which is Post Office Box 6043,

DeLand, FL 32721; that the decedent's

date of death was October 8, 2024; that

the total value of the estate is approx

\$2.000.00 and that the names and ad

dresses of those to whom it has been as-

ALL INTERESTED PERSONS ARE NO

All creditors of the estate of the decedent

and persons having claims or demands

against the estate of the decedent other

than those for whom provision for full pav-

ment was made in the Order of Summary

Administration must file their claims with

this court WITHIN THE TIME PERI-

SECOND INSERTION

The following personal property of Elson Diaz and Elson Marc Diaz herein described,

on the 9th day of January, 2025, at 10:00

a.m., on the property located at 955 S. Nova

Road, Lot #955- 41, Ormond Beach, Volu-

sia County, Florida 32174, be sold for cash

All Other Personal Property Therein

Charles Lovings, Attorney Vector

1309 Thomasville Road, Suite 302 Tallahassee, Florida 32303

24-00161V

Florida Statutes, Section 715.109: Year/Make: 1972/BROO Mobile Hom

VIN No.: 2990 Title No.: 0005235733 Decal No.: 18480570

PREPARED BY:

Law PLLC

Dec. 26, Jan. 2, 2025

to satisfy storage fees in accordance with

NOTICE OF PUBLIC SALE

signed by such order are:

Elkton, Marvland 21921

Name Address

173 Tally Ho Court

Leah Lage Dodd

TIFIED THAT

IN RE: ESTATE OF

Deceased.

File No. 2024-14282-PRDL

assistance. Please contac

ESTATE:

SUBSEQUENT INSERTIONS

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-14200-PRDL Division 10 IN RE: ESTATE OF

ROBERT GEORGE TROUP Deceased. The administration of the estate of Robert George Troup, deceased, whose date of leath was July 31, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the per-

sonal representative's attorney are set forth All creditors of the decedent and other persons having claims or demands against lecedent's estate on whom a copy of this notice is required to be served must file heir claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file heir claims with this court WITHIN 3

MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-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 December 26, 2024. Personal Representative:

Zelda Joyce Troup 629 Boars Head Driv Port Orange, Florida 32127 Attorney for Personal Representativ 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 Dec. 26, 2024; Jan. 2, 2025 24-00638I

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. 2021 31502 CICI LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CAROL FRANCES DAVIS A/K/A

CAROL DAVIS, et al., Defendant NOTICE IS HEREBY GIVEN pursuant to

a Summary Final Judgment of Foreclosure entered October 25, 2024 in Civil Case No. 2021 31502 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 Carol Frances Davis a/k/a Carol Davis, 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 15th day of January, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

LOT 21. COUNTRYSIDE PUD UNIT XII-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 41. PAGE 170. 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 ndens, 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 ou, 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 20-00346FL Dec. 26, 2024; Jan. 2, 2025 24-00642I

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.,

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 15th day of January, 2028 at 11:00 AM on the following described property as set forth in said Summary Final

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

udgment, to-wit:

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 ndens, must file a claim before the clerk eports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to ac cess court facilities or participate in a court proceeding, you are entitled, at no cost to ou, 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 Dec. 26, 2024; Jan. 2, 2025 24-00641I