

## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA.  
**CASE NO.: 2024-CP-000484**  
**DIVISION 48**  
**IN RE: The Estate of DAISY M. HENRY A/K/A DAISY M. MCKAY, Deceased.**

The formal administration of the estate of DAISY M. HENRY A/K/A DAISY M. MCKAY, deceased, whose date of death was May 3, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd, Ste. 1, Bunnell, Florida 32110. The names and addresses of the attorney for the estate and the petitioner 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED 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: January 9, 2025.

Attorney for Estate of DAISY M. HENRY A/K/A DAISY M. MCKAY and MARY A. BLETCHER, Petitioner:  
RICHARD Q. LEWIS III, ESQ.  
Florida Bar No. 628662  
Richard Q. Lewis III, Esq., PA  
701 Market Street, Suite 111-204  
St. Augustine, Florida 32095  
Telephone No. (904) 201-3981  
Email: Richard@rqlaw.com  
January 9, 16, 2025 25-00002G

### FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**CIRCUIT CIVIL DIVISION**  
**CASE NO.: 2024 CA 000180**  
**LOANDEPOT.COM, LLC**

**Plaintiff(s), vs. DAVID G. LAIRD; et al., Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 12, 2024 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 7th day of February, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:  
LOT 20, BLOCK 166, BELLE TERRE - SECTION 35 PALM COAST PARK AT PALM COAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property address: 16 Birchview Place, Palm Coast, FL 32137  
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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettawgroup.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.

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@padgettawgroup.com  
Attorney for Plaintiff  
TDP File No. 24-001682-1  
January 9, 16, 2025 25-00007G

### 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 Halifax Area Tax Preparers located at 8 Kaslo Ct, 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 28th day of December, 2024  
Faron Gallon  
Jan. 9 25-00004F

### 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 Anna Zukerman Esthetician located at 324 N. Second St, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of January, 2025  
Anna Matveeva  
Jan. 9 25-00008F

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE 7TH JUDICIAL CIRCUIT COURT IN AND FOR FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024 CP 000782**  
**Division 48**  
**IN RE: ESTATE OF JAMES F. JOHNSON Deceased.**

The administration of the estate of James F. Johnson, deceased, whose date of death was April 1, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Bldg 1, 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 January 9, 2025.

**Personal Representative:**  
**Gary Johnson**  
342 Constitution Circle  
North Brunswick, New Jersey 08902  
Attorney for Personal Representative:  
Eric Joseph Matheson  
E-mail Address: eric@matheson.law  
Florida Bar No. 0963534  
Matheson PA  
44 Cocoon Row  
Palm Beach, Florida 33480  
Telephone: (561) 613-8778  
January 9, 16, 2025 25-00003G

### FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24 CP 876**  
**Division 48**  
**IN RE: ESTATE OF BEVERLY A. DELLA VENTURA Deceased.**

The administration of the estate of Beverly A. Della Ventura, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., 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 January 9, 2025.

**Personal Representative:**  
**Nancy L. Costa**  
3175 Connemara Drive  
Ormond Beach, Florida 32174  
Attorney 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:  
Proserv@legalteamforlife.com  
January 9, 16, 2025 25-00004G

### 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 Anna Zukerman Esthetician located at 324 N. Second St, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of January, 2025  
Anna Matveeva  
Jan. 9 25-00008F

### 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, January 16, 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.

### FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**CIRCUIT CIVIL DIVISION**  
**CASE NO.: 2024 CA 000216**  
**SERV BANK, SB**

**Plaintiff(s), vs. JUSTIN R DACUS Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 12, 2024 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 7th day of February, 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 66, PINE GROVE - SECTION -26 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 9, PAGES 20 THROUGH 35 INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property address: 34 Pinwheel Lane, 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 unclaimed.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettawgroup.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.

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@padgettawgroup.com  
Attorney for Plaintiff  
TDP File No. 24-001437-1  
January 9, 16, 2025 25-00006G

### 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 Toral Park RV Resort located at 2815 North Oceanshore Boulevard, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of December, 2024  
Campers Village, LLC  
Jan. 9 25-00003F

### 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 Hammock Grill by JT's located at 5224 N. Oceanshore Boulevard, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of January, 2025  
Hammock Chefs LLC  
Jan. 9 25-00005F

### 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 WEZS Radio - The Easy Swing located at 36 Faith Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of December, 2024  
Halifax Christian Community Church, Inc.  
Jan. 9 25-00006F

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  
Jan. 9 25-00007F

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### FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
CIVIL DIVISION:

**CASE NO.: 2022 CA 000101**  
**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-15CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-15CB,**  
**Plaintiff, vs. BRUCE E. CASTEEL, et al**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Consent Final Judgment of Foreclosure dated October 4, 2023 and a Supplemental Final Judgment of Foreclosure dated December 30, 2024, and entered in 2022 CA 000101 of the Circuit Court of the SEVENTH Judicial Circuit in and for FLAGLER County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-15CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-15CB, is the Plaintiff and BRUCE E. CASTEEL; VICTORIA D. CASTEEL; UNKNOWN SPOUSE OF BRUCE E. CASTEEL; UNKNOWN SPOUSE OF VICTORIA D. CASTEEL; RLF MORTGAGE CORPORATION; STATE OF FLORIDA; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF BRUCE E. CASTEEL, are the Defendant(s). The Clerk shall sell to the highest and best bidder for cash, electronically at www.flagler.realforeclose.com at 9:00 AM on January 31, 2025,

in accordance with Chapter 45, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:  
LOT 9, BLOCK 13, ZEBULAH'S TRAIL - SECTION - 63 PALM COAST, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 18, PAGES 24 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 3 ZODIAC PLACE, 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs an accommodation in order to 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, 101 N. Alabama Ave., Ste. B-206, 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 scheduled appearance is less than 7 days; if you are hearing impaired call 711.

Dated this 6th day of January 2025  
BY: /s/Michael V. Supple, Esq., Michael V. Supple, Esq.  
Bar Number: 92080  
Submitted by:  
DELUCA LAW GROUP, PLLC  
2101 NE 26th STREET  
FORT LAUDERDALE, FL 33305  
PHONE: (954) 368-1311 |  
FAX: (954) 200-8649  
service@delucalawgroup.com  
19-03450  
January 9, 16, 2025 25-00005G

### SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2023-CP-000632**  
**Division 45**  
**IN RE: ESTATE OF MARGARET THERESA PANGBURN a/k/a MARGARET T. PANGBURN Deceased.**

The administration of the estate of Margaret Theresa Pangburn, deceased, whose date of death was August 22, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Deland, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The date of first publication of this notice is January 2, 2025.

**Personal Representative:**  
**Kim Pangburn McKim**  
35 Lake Park Court  
Sharpsburg, Georgia 30277  
Attorney for Personal Representative:  
Thomas J. Upchurch, Esquire  
E-mail Address:  
service@upchurchlaw.com,  
clutes@upchurchlaw.com  
Florida Bar No. 0015821  
Upchurch Law  
1616 Concierge Blvd., Suite 101  
Daytona Beach, Florida 32117  
Telephone: \*\*\*Attorney phone TE\*\*\*  
January 2, 9, 2025 25-00001G

All other creditors of the decedent

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VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC MEETING ONE DAYTONA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the One Daytona Community Development District ("District") will hold its rescheduled meeting on Friday, January 17, 2025, at 10:00 a.m. at International Motorsports Center, located at One Daytona Boulevard, Daytona Beach, FL 32114.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (407) 723-5900, at least 48 hours before the meetings.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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 board is based.

Jan. 9 25-00001V

FIRST INSERTION

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

File No. 2024-13756-PRDL IN RE: ESTATE OF Scott Powers Smith, Jr. a/k/a Scott P. Smith, Jr., Deceased.

The administration of the estate of Scott Powers Smith, Jr. a/k/a Scott P. Smith, Jr., deceased, whose date of death was August 16, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, Probate Department, DeLand, FL 32724.

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 the 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: January 9, 2025.

Personal Representative: Theresa Smith 2461 West State Road 426, Suite 1001 Oviedo, FL 32765

Jan. 9, 16, 2025 25-00010I

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 LARK HS LF21093

Jan. 9/16 25-00008V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78.

SALE DATE: JANUARY 27, 2025 LP AUTO CARE INC 342 WEST NEW YORK AVE 2003 FORD

IFTYR10D73PA48561 \$1,165.19

January 9, 2025 25-00012I

FIRST INSERTION

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

File No. 2024 13460 PRDL IN RE: ESTATE OF MARY LYNN WILSON, Deceased.

The administration of the estate of Mary Lynn Wilson, deceased, whose date of death was May 1, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, Deland, Florida 32721-6043.

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

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

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

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

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

The date of first publication of this notice is January 9, 2025.

Personal Representative: Michael Larkin Wilson 2025 Kewanee Trail Casselberry, Florida 32707-5614

FAMILY FIRST FIRM Counsel for Personal Representative 1/s/Beth K. Roland, Esquire Florida Bar Number: 103674

Joseph K. Fabbri, Esquire Florida Bar Number: 1022503

Rebekah L. Davis, Esquire Florida Bar Number: 1059147

1030 W. Canton Ave., Suite 102 Winter Park, FL 32789

Telephone: (407) 574-8125 Fax: (407) 476-1101

E-Mail: beth@familyfirstfirm.com E-Mail: joe.fabbri@familyfirstfirm.com

E-Mail: rebekah.davis@familyfirstfirm.com Secondary E-Mail: probate@familyfirstfirm.com

January 9, 16, 2025 25-00016I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025 10021 PRDL IN RE: ESTATE OF FRANCES M. MCCAIN Deceased.

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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is January 9, 2025.

Petitioner: Elizabeth McCain Andes 1722 Grand Oak Drive. Apopka, FL 32703

Attorney for Petitioner: Nathan Dougherty, Esquire Florida Bar No. 118632

P.O. Box 380984 Murdock, FL 33938

Tel: (941) 270-4489 Email: contact@nathandoughertylaw.com

January 9, 16, 2025 25-00017I

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2022 HHOM HS HH21AL09338

Jan. 9/16 25-00003V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1984 LIBE HS 10L17616

Jan. 9/16 25-00004V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 FREE HS FF10399BF

Jan. 9/16 25-00006V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 CHAM HS 0449667280

Jan. 9/16 25-00007V

FIRST INSERTION

ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Ormond Crossings West Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: January 28, 2025 TIME: 11:00 A.M. LOCATION: Hampton Inn Daytona/Ormond Beach 155 Interchange Boulevard Ormond Beach, Florida 32174

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget").

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Jan. 9, 16, 2025 25-00011I

FIRST INSERTION

ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Ormond Crossings West Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy.

Proposals must provide one (1) electronic and one (1) unbound copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010

Proposals must be received by 12:00 p.m. on Friday, January 17, 2025 at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Jan. 9, 2025 25-00013I

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT

The Ormond Crossings West Community Development District ("District"), located in the City of Ormond Beach, Volusia County, Florida, announces that professional engineering services will be required on a continuing basis for the District's capital improvement plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, and other public improvements authorized by Chapter 190, Florida Statutes.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) unbound and (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on January 23, 2025 to the attention of Cindy Carbone, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

January 9, 2025 25-00015I

FIRST INSERTION

ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the Ormond Crossings West Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") of the District will hold a Regular Meeting and an Audit Committee Meeting on January 28, 2025 at 11:00 a.m. at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174.

The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all business which may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings 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.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings.

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 such appeal is to be based.

Jan. 9, 2025 25-00014I

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 TITA HS 2745514666

Jan. 9/16 25-00002V

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 NORI HS 12664608

Jan. 9/16 25-00005V

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CASE NO. 2024 10041 CIDL HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-2, Plaintiff, vs. MARY A. BENNETT; FRANKLIN G. BENNETT;

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated December 12, 2024, and entered in Case No. 2024 10041 CIDL, of the Circuit Court of the Seventh Judicial Circuit in and for VOLUSIA County, Florida.

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 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 para 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 se te ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki ankaidape 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 ed. 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 resewa konvokasyon an si li ou gen pou 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, PLLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031

PRIMARY EMAIL: Plreadings@vanlawfirm.com /S/ MARK ELIA Mark C. Elia, Esq. Florida Bar #: 695734 PHH18578-23/sap

January 2, 9, 2025 25-00003I

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 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST IS the Plaintiff and MATTHEW A. CORBIN; AMANDA M. CORBIN; REDIBS (FL) LLC DBA REDIBS, A DELAWARE LIMITED LIABILITY COMPANY are the Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 08, 2024, and entered in 2024 10407 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST IS the Plaintiff and MATTHEW A. CORBIN; AMANDA M. CORBIN; REDIBS (FL) LLC DBA REDIBS, A DELAWARE LIMITED LIABILITY COMPANY are the Defendant(s).

PARCEL 5 OF THE PROPOSED SMALL MINOR SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 4035, PAGE 1651 THROUGH 1661, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWS: THE EAST 87.50 FEET OF THE SOUTH 150.00 FEET OF LOT 5, BLOCK 16, MAP OF ORANGE

CITY AND VICINITY, COPIED FROM E.R. TRAFFORD'S SURVEY MADE MARCH 1877, ACCORDING TO THE PLAT THEREOF AS RECORDED 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

January 2, 9, 2025 25-00007I



FLAGLER COUNTY flaglerclerk.com

VOLUSIA COUNTY clerk.org



## SUBSEQUENT INSERTIONS

### SECOND 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 improvements 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 25-000011

### SECOND 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 pursuant 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 REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, is Plaintiff and KELLY HOLTER A/K/A KELLY ALLEN HOLTER; 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, 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 31ST day of JANUARY, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 17, PALM GROVE SUBDIVISION, ACCORDING TO THE

#### 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 notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se you 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 kek ed. Tanpri kontakte Anne Pierce, Court Administration, 101 N. Alabama Avenue, Suite D-305, Deland, Florida 32724 Phone no. 386-626-6561 nan 7 jou avan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewa 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, PLLC 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 CR18286-23/sap January 2, 9, 2025 25-000041

### 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. 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 Judgment 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.; UNKNOWN SPOUSE OF ALTHEA WHITTAKER 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:

ment, to wit:

LOT 1, BLOCK 423, DALTONA LAKES, UNIT 11, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGES 193 TO 206, INCLUSIVE, 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: fmail@raslg.com By: /s/ Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 18-199134 - ErS January 2, 9, 2025 25-000091

### SECOND 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-

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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: January 2, 2025.

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 25-000051

### THIRD INSERTION

#### NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR VOLUSIA COUNTY, FLORIDA

CASE NO.: 2024 12989 CIDL HUGO FERNANDO TOLOZA, INGRID BERNAL AND DANNIEL FERNANDO TOLOZA, Plaintiff, vs.

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 quiet the title on the following real property in Volusia County, Florida: Lots 4 and 5, Block 81, West Highlands, 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 required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 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 24-006331

MENT TWO SOUTHWEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 50, PAGE(S) 145 THROUGH 149, INCLUSIVE OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 432 Victoria Hills Drive, Deland, Florida 32724 and all fixtures and personal property located 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 25-000021

### 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 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 October 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and MIRIAM PENALOZA; ADAN MUNOZ;

### SECOND INSERTION

#### NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL 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, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DARRYL BARRS AKA DARRYL ANTHONY BARRS SR., DECEASED, AS A POTENTIAL 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 DAYTONA BEACH, ACCORDING TO THE

PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 199, OF THE 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 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 January 2, 9, 2025 25-000081

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 SECTION NO. C, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 23, PAGES 97-A AND 98, PUBLIC RECORDS OF VOLUSIA 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 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: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-219453 - NaC January 2, 9, 2025 25-000061

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