



FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 2024 13680 CICI**  
**LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SEVIA ZAHARAS, DECEASED, et. al. Defendant(s).**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SEVIA ZAHARAS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
**YOU ARE HEREBY NOTIFIED** that an action to foreclose a mortgage on the following property:  
LOT 25, BLOCK 2, SECTION A,

WHANORSHAM UNIT "T", ACCORDING TO PLAT RECORDED IN PLAT BOOK 11, PAGE 253, 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 it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before February 21, 2025/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
WITNESS my hand and the seal of this Court at County, Florida, this 7 day of January 2025.

Laura E Roth  
CLERK OF THE CIRCUIT COURT (SEAL) BY: Jennifer M. Hamilton  
DEPUTY CLERK  
  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
January 16, 23, 2025 25-000231

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO.: 2024 13617 CIDL**  
**WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007- OPT3, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT3, Plaintiff, vs. MAZIE LEWIS A/K/A MAZIE L. LEWIS A/KIA MAZIE LEWIS-REED; UNKNOWN SPOUSE OF MAZIE LEWIS A/K/A MAZIE L. LEWIS A/K/A MAZIE LEWIS-REED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOYCE TAYLOR A/K/A JOYCE MAE TAYLOR, DECEASED; VOLUSIA COUNTY, Florida, Defendant(s).**  
TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Joyce Taylor a/k/a Joyce Mae Taylor, deceased  
405 South Boston Avenue  
Deland, Florida 32724  
**YOU ARE NOTIFIED** that an action to foreclose a mortgage on the following described property in Volusia County, Florida: LOT 7 AND THE WEST 5 FEET OF LOT 6, SOUTH BOSTON HILLS, A SUBDIVISION RECORDED IN MAP BOOK 29 AT PAGE 125,

PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
Street Address: 405 South Boston Avenue, Deland, Florida 32724  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before February 14, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated on December 31, 2024.  
Laura E. Roth  
Clerk of said Court  
(SEAL) By: /s/ Jennifer Vazquez  
As Deputy Clerk  
  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, FL 33407  
Telephone: (561) 713-1400  
FLpleadings@MWC-law.com  
File#:24-400392  
January 16, 23, 2025 25-000251

SUBSEQUENT INSERTIONS

SECOND 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 LP21093 . Last Tenants: PATRICIA GAIL LOWRY and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.  
Jan. 9/16 25-00008V

SECOND 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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  
/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 25-000161

**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

SECOND 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 PF10399BF . Last Tenants: KATHY INEZ DRURY, ANITA SCHOOLNIK, AND NEIL SCHOOLNIK and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.  
Jan. 9/16 25-00006V

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File Number: 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. 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 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  
Attorney for Personal Representative  
Nancy S. Freeman  
Florida Bar No. 968293  
Primary email: nrfreeman@nrfreemanlaw.com  
Secondary email: mschaffer@nrfreemanlaw.com  
Nancy S. Freeman, P.A.  
2461 West State Road 426, Suite 1001  
Oviedo, FL 32765  
Telephone: (407) 542-0963  
Fax: (407) 366-8149  
January 9, 16, 2025 25-000101

SUBSEQUENT INSERTIONS

SECOND 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  
Murdoch, FL 33938  
Tel: (941) 270-4489  
Email: contact@nathandoughertylaw.com  
January 9, 16, 2025 25-000171

SECOND 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 . Last Tenants: ELIZABETH A HAYDEN and all unknown parties beneficiaries heirs . Sale to be at PARKWOOD MOBILE HOME PARK LLC, 4000 SOUTH NOVA ROAD, PORT ORANGE, FL 32127. 386-761-0411.  
Jan. 9/16 25-00003V

SECOND 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 . Last Tenants: WILLIAM M STEELE and all unknown parties beneficiaries heirs . Sale to be at PARKWOOD MOBILE HOME PARK LLC, 4000 SOUTH NOVA ROAD, PORT ORANGE, FL 32127. 386-761-0411.  
Jan. 9/16 25-00004V

FOURTH 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

SECOND 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"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.

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. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.  
District Manager  
January 9, 16, 2025 25-000111

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THIRD 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

**CREATE BUZZ!**  
Advertise your business or services in the Red Pages.  
Call 386-447-9723  
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SUBSEQUENT INSERTIONS

SECOND 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 Coconut Row  
Palm Beach, Florida 33480  
Telephone: (561) 613-8778  
January 9, 16, 2025 25-00003G

SECOND 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

SECOND 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 COWAL, 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 COWAL, 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,

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

SECOND 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@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted,  
PADGETT LAW GROUP  
BETZY FALGAS, ESQ.  
Florida Bar # 76882  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 24-001682-1  
January 9, 16, 2025 25-00007G

SECOND 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

SECOND 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

SERVBANK, 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@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted,  
PADGETT LAW GROUP  
BETZY FALGAS, ESQ.  
Florida Bar # 76882  
6267 Old Water Oak Road, Suite 203  
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Attorney for Plaintiff  
TDP File No. 24-001437-1  
January 9, 16, 2025 25-00006G



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