VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14478 PRDL Division 10 IN RE: ESTATE OF BARBARA ANN ELLOW,

Deceased. The administration of the estate of BAR-BARA ANN ELLOW, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 Stat-

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

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

The date of first publication of this notice is: January 16, 2025

DONNA A. ELLOW

Heidi S. Webb Attorney for Trustee Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Daytona Beach, Florida 32114 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com January 16, 23, 2025 25-00018I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 10108 PRDL Division 10 IN RE: ESTATE OF LEO TOMKIEWICZ, Deceased.

The administration of the estate of LEO TOMKIEWICZ, deceased, whose date of death was September 26, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-

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 Stat-

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

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

The date of first publication of this notice is January 16, 2025.

CYNTHIA ASHE

Heidi S. Webb Attorney for Personal Representative Florida Bar No. 73958 Law Office of Heidi S. Webb 210 South Beach Street, Suite 202 Telephone: (386) 257-3332 Email: heidi@heidiwebb.com January 16, 23, 2025 25-00030I

FIRST INSERTION NOTICE OF PUBLIC SALE

The following personal property of Tabitha Cox herein described, on the 30th day of January, 2025, at 10:00 a.m., on the property located at 955 S. Nova Road. Lot #955-36, Ormond Beach, Volusia County, Florida 32174, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: UNKNOWN Singlewide Mobile Home

VIN No.: UNKNOWN Title No.: UNKNOWN All Other Personal Property Therein PREPARED BY: Charles Lovings, Attorney Vector Law PLLC 1309 Thomasville Road, Suite 302 Tallahassee, Florida 32303 25-00009V Jan. 16/23

FIRST INSERTION

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

CASE NO. 2023 CA 32318 CICI UNITED WHOLESALE MORTGAGE,

Plaintiff, vs. ERIC D. HANSON A/K/A ERIC DAVID HANSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 26, 2024, and entered in 2023 32318 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and ERIC D. HANSON A/K/A ERIC DAVID HANSON 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 February 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, HAWKS' RIDGE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 95 AND 96, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORI-

Property Address: 703 HAWKS RIDGE RD, PORT ORANGE, FL

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.

IMPORTANT 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 ou, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096.

Hearing or voice impaired, please call 711. Dated this 13 day of January, 2025.. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-135857 - MiM January 16, 23, 2025 25-00026I

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration)
IN THE 7th JUDICIAL CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA.
PROBATE DIVISION

CASE NO.: 2024-14014-PRDL DIVISION: 10 IN RE: The Estate of LANA STEPHENS, **Deceased.**TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE

The administration of the estate of LANA STEPHENS, deceased, whose date of death was May 29, 2024, and whose social security number is ***-**-1529, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, De-Land, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON

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 WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor

as specified under s. 732.2211.

The date of first publication of this Notice is January 16, 2025

ANGELA OSORIO, As Personal Representative STEVEN E. GURIAN, ESQ.,

Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com

Florida Bar No. 101511 January 16, 23, 2025

25-00019I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY,

FLORIDA PROBATE DIVISION File No. 2024 14316 PRDL IN RE: ESTATE OF ARTHUR C RAMSEY JR, Deceased.

The administration of the estate of ARTHUR C RAMSEY JR , Deceased, whose date of death was October 13, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N Alabama Ave. De-Land, Fl. 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 NO-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER

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

The date of first publication of this notice $\,$ is January 16, 2025

HEIDI RAMSEY, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: jennifer@srblawyers.com January 16, 23, 2025 25-00020I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024-14200-PRDL Division 10 IN RE: ESTATE OF DAVID CLARK LEETE a/k/a DAVID C. LEETE

Deceased. The administration of the estate of David Clark Leete, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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 16, 2025.

Personal Representative: Michelle Leete

905 Tracy Street Daytona Beach, Florida 32117 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com January 16, 23, 2025

FIRST INSERTION

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

CASE NO: 2024 12637 PRDL IN RE: ESTATE OF MICHAEL MURPHY, A/K/A MICHAEL EUGENE MURPHY, Deceased.

The administration of the estate of Michael Murphy a/k/a Michael Eugene Murphy, deceased, whose date of death was June 23, 2024, 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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 16, 2025

Personal Representative: John Murphy 8730 Peachtree Park Court Windermere, Florida 34786 Attorney for Personal Representative:

Joshua H. Rosenberg, Esq. Florida Bar Number: 865591 Kelley Kronenberg, P.A. 220 Alhambra Circle, Suite 410 Coral Gables, Florida 33134 Telephone: (305) 503-0850 Fax: (786) 228-2951 E-Mail: jrosenberg@kklaw.com Secondary E-Mail: probateservice@kklaw.com 25-00021I January 16, 23, 2025

FIRST INSERTION

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

CASE NO. 2022 10357 CIDL ATHENE ANNUITY AND LIFE COMPANY, LEEAJA TRAHAN, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 28, 2023, and entered in 2022 10357 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County Florida, wherein ATHENE ANNUITY AND LIFE COMPANY is the Plaintiff and LEEAJA TRAHAN; UNKNOWN SPOUSE OF LEEAJA TRAHAN N/K/A DAMON TRAHAN are the Defendant(s). Laura E. Roth as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.volusia.realforeclose.com, at 11:00 AM, on January 30, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 403, DELTONA LAKES UNIT ELEVEN, ACCORD-ING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25. PAGE(S) 193 THROUGH 206. INCLUSIVE, OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 790 PINE BLUFF AVENUE, DELTONA, FL

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. IMPORTANT

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 13 day of January, 2025.. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com January 16, 23, 2025 25-00027I

legal@observerlocalnews.com

SAVETIME Email your Legal Notice FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14108 PRDL Division 10 IN RE: ESTATE OF

Deceased. The administration of the estate of Keith Richard Pahel, deceased, whose date of death was July 15, 2024, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

KEITH RICHARD PAHEL

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 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 16, 2025.

Personal Representative: Alison Pahel c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave.

Daytona Beach, FL 32114 Attorney for Personal Representative: Robert M. Holland, Attorney Florida Bar Number: 938998 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: holland@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com January 16, 23, 2025 25-00022I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

CIVIL DIVISION: CASE NO.: 2024 12694 CICI DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 NC5,

Plaintiff, vs.
ROSA MAE TILLER A/K/A ROSA M. TILLER; GEORGETOWNE HOMEOWNERS ASSOCIATION OF DAYTONA BEACH, INC; CAROL TILLER; UNKNOWN SPOUSE OF ROSA MAE TILLER A/K/A ROSA M. TILLER: UNKNOWN SPOUSE OF CAROL TILLER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 05 day of February, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 7, GEORGETOWNE DUPLEX-

ES, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 37, PAGE 172, OF THE PUBLIC RECORDS OF VOLU-SIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 154 WOOD-BRIDGE CIR S, DAYTONA BEACH,

FL 32119 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK RE-PORTS THE FUNDS AS UNCLAIMED.

IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY RE-

MAINING FUNDS. AFTER THE FUNDS

ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. 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

Dated this 08 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. $PO\ Box\ 5026$ Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA, R. JUD, ADMIN 2.516 eservice@decubaslewis.com

23-03579 January 16, 23, 2025 25-00024I

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $7\mathrm{TH}$ JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2024 11840 CICI MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs.

TINA COPELAND; CONTESA CASPER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com at, 11:00 AM on the 19 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

THE EASTERLY 35 FEET OF THE SOUTHERLY 15 FEET OF LOT 3, THE SOUTHERLY 15 FEET OF LOT 2, THE SOUTHERLY 15 FEET OF THE WESTERLY 30 FEET OF LOT 1, THE WESTERLY 105 FEET OF LOT 31, THE EASTERLY 10 FEET OF LOT 6, THE EASTERLY 10 FEET OF THE NORTHERLY 20 FEET OF LOT 7 AND THE WESTERLY 105 FEET OF THE NORTHERLY 20 FEET OF LOT 30, BLOCK B, LIN-COLN PARK, AS RECORDED IN PLAT BOOK 6, PAGE 141 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

THE EAST 20 FEET OF LOT 1, BLOCK B, LINCOLN PARK, AS RE-CORDED IN PLAT BOOK 6, PAGE 141 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. AND

THE NORTH 100 FEET OF THE WEST 30 FEET OF LOT 1 AND THE

NORTH 100 FEET OF THE EAST 46.68 FEET OF LOT 2, BLOCK B, LINCOLN PARK, AS RECORDED IN PLAT BOOK 6, PAGE 141 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. PROPERTY ADDRESS: 370 HAND AVE, ORMOND BEACH, FL 32174

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 14 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-03771 25-00028I

January 16, 23, 2025

YOUR BUSINESS Advertise as low as \$50 per week. Call to reserve your ad space: 386-447-9723 Advertising@observerlocalnews.com

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, THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, 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, BEN-EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE 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 fol-

lowing property: LOT 25, BLOCK 2, SECTION A,

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

All other creditors of the Decedent

and other persons having claims or de-

mands against Decedent's estate must file

their claims with this court WITHIN 3

MONTHS AFTER THE DATE OF THE

FIRST PUBLICATION OF THIS NO-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN-

SECTION 33.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREVER

NOTWITHSTANDING THE TIME PE-

RIOD SET FORTH ABOVE, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

ALL CLAIMS NOT SO FILED WILL BE

The date of first publication of this No-

Elizabeth McCain Andes

1722 Grand Oak Drive.

Apopka, FL 32703

Email: contact@nathandoughertylaw.com

NOTICE ON THEM.

BARRED.

DEATH IS BARRED.

FOREVER BARRED.

tice is January 9, 2025.

Petitioner:

Attorney for Petitioner:

P.O. Box 380984

Murdock, FL 33938

Tel: (941) 270-4489

January 9, 16, 2025

Nathan Dougherty, Esquire Florida Bar No. 118632

WHANORSHAM UNIT "I", AC-CORDING 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 Janu-

LAURA E ROTH CLERK OF THE CIRCUIT COURT (SEAL) BY: Jennifer M. Hamilton DEPUTY CLERK

ROBERTSON, SCHNEID, CRANE & PARTNERS, PLLC ROBERTSON, ANSCHUTZ, AND

ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com January 16, 23, 2025 25-00023I

SECOND INSERTION

NOTICE OF PUBLIC SALE

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-

fice"), during normal business hours.

participate by speaker telephone.

District Manager

You can pick it up for free

Or skip the trip into town

and get it on your driveway

every week for \$79 per year.

on newsstands everywhere.

January 9, 16, 202

LOCATION:

25-00003V

January 28, 2025

155 Interchange Boulevard

Ormond Beach, Florida 32174

11:00 A.M.

Jan. 9/16

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:

Hampton Inn Daytona/Ormond Beach

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 end-

ing 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 Of-

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 hear-

ing and/or meeting. There may be occasions when Board Supervisors or District Staff may

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) /

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

1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Notice is hereby given that on 1/24/2025

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, 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 MAIZIE LEWIS-REED; 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; VOLUSIA COUNTY,

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, de-

405 South Boston Avenue Deland, Florida 32724

SUBSEQUENT INSERTIONS

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,

SECOND INSERTION

NOTICE OF PUBLIC SALE

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-

25-00004V

Notice is hereby given that on 1/24/2025

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

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

THE ESTATE OF FREDERICK LEE STEPEHNS, DECEASED, BRITNEY

AS PERSONAL REPRESENTATIVE

MONICA COX, INDIVIDUALLY, AND

OF THE ESTATE OF FREDERICK LEE

STEPHENS, AND JUSTIN STEPHENS,

Defendant,
TO: THE ESTATE OF FREDERICK LEE

YOU ARE NOTIFIED that an action to

quiet the title on the following real property

Lots 4 and 5, Block 81, West High-

lands, 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

has been filed against you and you are re-

quired 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; other-

wise a default will be entered against you

for the relief demanded in the Complaint

Dec. 26, 2024; Jan. 2, 9, 16, 2025

DATED this 18th day of December 2024.

Laura E Roth

Deputy Clerk

24-00633I

Clerk of the Circuit Court

By: /s/ Jennifer M. Hamilton

STEPEHNS, DECEASED

in Volusia County, Florida:

City, FL 32763.

TOLOZA.

Plaintiff, vs.

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 1/24/2025at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 LARK HS LF21093 Last Tenants: PATRICIA GAIL LOWRY and all unknown parties beneficiaries heirs Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTO-NA BEACH, FL 32119. 813-282-5925.

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 Kewannee Trail Casselberry, Florida 32707-5614

FAMILY FIRST FIRM Counsel for Personal Representative /s/Beth K. Roland, Esquire Florida Bar Number: 103674 Joseph K. Fabbi, 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.fabbi@familyfirstfirm.com

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

 $probate@\dot{f}amilyfirstfirm.com$ January 9, 16, 2025

25-00016I

NOTICE OF PUBLIC SALE Notice is hereby given that on 1/24/2025at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 TITA HS 2745514666 . Last Tenants: LUIS E GONZALEZ A/K/A LUIS GONZALEZ JR AND MELANIE CRUZ ROLON and all unknown par-Sale to be at ties beneficiaries heirs MHC LIGHTHOUSE POINTE LLC, 155 SPRING DRIVE, PORT ORANGE, FL 32129. 813-282-5925

Jan. 9/16

SECOND INSERTION

25-00002V

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 FF10399BF . 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. 25-00006V Jan. 9/16

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 be-

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 AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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: nfreeman@nfreemanlaw.com Secondary email: mschaffer@nfreemanlaw.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

25-00010I

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. 1974 NORI HS 12664608 Last Tenants: KAREN LYNN HACKNEY AND DAVID FRANCIS HACKNEY JR and all unknown parties beneficiaries heirs

Sale to be at MHC CARRIAGE COVE LLC. 5 CARRAIGE COVE WAY, DAYTO-NA BEACH, FL 32119. 813-282-5925.

25-00005V

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. 1974 CHAM HS 0449667280 . Last Tenants: FRANCINE LAVERNE THOMPSON, CLIFFORD JOHNSON, AND SCOTT KEPLEY and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CAR-RIAGE COVE WAY, DAYTONA BEACH,

FL 32119. 813-282-5925

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 Dis-

trict ("District") intends to use the uniform method of collecting non-ad valorem assess ments 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 improve ments, 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 proceed-

ings is made, including the testimony and evidence upon which such appeal is to be based. District Manager January 2, 9, 16, 23, 2025 25-00001I

CREATE BUZZ!

Advertise your business

Call 386-447-9723

or services in the Red Pages.

Classifieds.PalmCoastObserver.com

STUFE

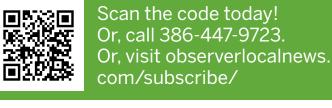
The Red Pages is the perfect store to buy and sell locally! You'll find a wide selection from antiques to furniture to condos!

MARKET PLACE

Made for where you live. Here!

Call 386-447-9723 or visit Classifieds.PalmCoastObserver.com





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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

Complaint.

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

Case No: 2024-CC-000615 HOPKINS MANAGEMENT GROUP, LLC as servicer for Valley RTO, LLC, Plaintiff, vs.

AUSTIN GOSSETT, an individual, RONALD ROAN TAYLOR, an individual, NANCY CAROLYN TAYLOR, an individual, SHAWN A TAYLOR, an individual, SAMANTHA M. TAYLOR, an individual, and UNKNOWN OCCUPANT in posse of 5810 Walnut Avenue, Bunnell, Florida 32110,

Defendants.
TO: AUSTIN GOSSETT, an individual AND ALL OTHERS WHOM IT MAY

YOU ARE HEREBY NOTIFIED that an action for replevin related to personal property as more fully described as a 2023 East Texas, Vehicle Identifica-tion No. 58SGM302XPE034899

has been filed against you and the other defendants referenced above, and you are required to serve a copy of your written defenses to it, if any, on Robert A. Neilson, Esq., the Plaintiff's attorney, whose address is Burr & Forman LLP, 50 North Laura Street, Suite 3000, Jacksonville, Florida 32202, on or before 2/7/2025 and file your original written defenses with the Clerk of

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 LOVE LIVES HERE located at 1 RED TOP LANE, in the City of PALM COAST, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahas-

Dated this 8th day of January, 2025 Lonnie Lejene Mathis

25-00010F

FIRST INSERTION

NOTICE OF ADOPTION OF AMENDMENT TO THE FLAGLER COUNTY LAND DEVELOPMENT

Pursuant to Chapter 125.66, Florida Stat-utes, the Flagler County Board of County Commissioners hereby gives notice of a proposal to adopt an Ordinance affecting the actual list of permitted, conditional, or prohibited uses within the unincorporated area of Flagler County and titled similar to: AN ORDINANCE OF THE BOARD OF

COUNTY COMMISSIONERS OF FLA-GLER COUNTY, FLORIDA, AMENDING THE FLAGLER COUNTY LAND DEVELOPMENT CODE (APPENDIX C TO THE FLAGLER COUNTY CODE OF ORDINANCES), BY AMENDING SECTION 3.06.00, SPECIAL PROVI-SIONS OTHER, ARTICLE III, ZONING DISTRICT REGULATIONS, BY ESTAB-LISHING AIRPORT PROTECTION AND LAND USE COMPATIBILITY OVERLAY ZONE REGULATIONS; PROVIDING FOR FISCAL IMPACTS; PROVIDING FOR APPLICABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public hearings on the ordinance will be held in the location listed below at the dates and times provided:
BOARD OF COUNTY COMMISSION-

ERS - First Reading - Monday, March 3, 2025 at 9:30 a.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

BOARD OF COUNTY COMMISSION-ERS - Second Reading and Adoption -Monday, March 17, 2025 at 5:30 p.m. or as soon thereafter as possible in the Flagler County Government Services Building, Board Chambers, 1769 E. Moody Boulevard, Building 2, Bunnell, Florida, 32110.

All interested persons are urged to attend the public hearing and be heard. Anvone wishing to express their opinion may attend, telephone 386-313-4009 or write to: Flagler County Planning and Zoning Department, 1769 E. Moody Blvd, Building 2, Bunnell, FL 32110 or email to planningdept@flaglercounty.gov. Copies of the proposed ordinance, supporting data and analysis, staff reports and other pertinent information are available for review at the Flagler County Planning and Zoning Department, 1769 East Moody Boulevard, Building 2, Bunnell, Florida 32110, Monday through Friday (except holidays) from

8:00 am to 5:00 pm.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSID-ERED AT THE MEETING, A RECORD OF THE PROCEEDINGS MAY BE NEEDED AND, FOR SUCH PURPOSES, THE PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON

WHICH APPEAL IS TO BE BASED.
IN ACCORDANCE WITH THE AMER-ICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PRO-CEEDINGS SHOULD CONTACT THE COUNTY ADMINISTRATION AT (386) 313-4001 AT LEAST 48 HOURS PRIOR TO THE MEETING.

25-00011F



FLAGLER COUNTY flaglerclerk.com

VOLUSIA COUNTY clerk.org



the Court either before service on Plaintiff's attorneys or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Verified

> 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 ASSIS-TANCE. TO REQUEST SUCH AN AC-COMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN AD-VANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRA-TION, 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 this Court on the day of 12/26/2024.

As Clerk of said Court (SEAL) By: Scrolan Bradac As Deputy Clerk

Robert A. Neilson, Esq. BURR & FORMAN, LLP 50 North Laura Street, Suite 3000 Jacksonville, FL 32202 Phone: (904) 232-7200 Fax: (904) 232-7201 rneilson@burr.com jenasmith@burr.com Counsel for Plaintiff

25-00008G January 16, 23, 2025

FIRST INSERTION ORDER OF PUBLICATION COMMONWEALTH OF VIRGINIA Roanoke City Juvenile and Domestic Relations District Court

Case No. JJ052347 Commonwealth of Virginia, in re: Saivlex Grev McKelvin City of Roanoke DSS

Donovan James McKelvin

The object of this suit is to: terminate the residual parental rights of Donovan James McKelvin pursuant to Virginia Code Sections 16.1-283(B) and 16.1-283(C) and 16.1-283(C)(1) and approve the goal set at the permanency planning hearing of adoption. "Residual parental rights are defined by Section 16.1-228 of the Code of Virginia (1950) as amended as the rights and responsibilities remaining with a parent after the parent loses custody of a child, including, but not limited to the right to visitation, consent to adoption, the right to determine religious affiliation, and the responsibility for support. The termination of your residual parental rights will permanently end all of your rights and responsibilities to the child named in the petition. The ties between you and your child are severed forever and you become a legal stranger to the child."

It is ordered that the defendant Donovan James McKelvin appear at the abovenamed Court to protect his or her interest on or before March 6, 2025 at 9:00 am. Michelle Esparagoza, Clerk

Jan. 16, 23, 30; Feb. 6, 2025 25-00010G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

PROBATE DIVISION File Number: 2024-CP-856 IN RE: Estate of ISABELLE HOXIE MAVER aka Isabelle H. Maver Deceased.

The administration of the estate of Isabelle Hoxie Maver aka Isabelle H. Maver, deceased, File Number 2024-CP-856 whose date of death was October 31, 2024, is pending in the Circuit Court of Flagler County, Florida, Probate division, the address of which is Kim C. Hammond Justice Center, 1769 East Moody Blvd, Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representatives and the personal representative's attorney are

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

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 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 PE-RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S 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 described in sections 732.2166-732.228 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 16, 2025.

Personal Representatives: Jennifer Annanie

7 Mastro Lane Enfield, NH 03748 Georganne P. Crisp 360 Westchester Ave, #220 Portchester, NY 10573

Attorney for Personal Representative Ann W. Rogers 6342 Cardinal Crest Drive Ormond Beach, FL 34655 (386)672-4014; FBN: 9430 January 16, 23, 2025

25-00011G



Email your Legal Notice

legal@observerlocalnews.com

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 SUNWASH LAUNDRY FLORIDA located at 9 Fielding Ln, 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 8th day of January, 2025

EDM MANAGEMENT LLC 25-00009F

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 2024-CA-000615 NATIONSTAR MORTGAGE LLC Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES

AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF CAROL RICHARDSON A/K/A CAROL ANN RICHARDSON A/K/A CAROL ANDRYKOVITCH, et al., Defendants. UNKNOWN

BENEFICIARIES, DEVISEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF CAROL RICHARDSON A/K/A CAROL ANN RICHARDSON A/K/A CAROL ANDRYKOVITCH 7 WILKINS PLACE.

LAST KNOWN ADDRESS: STATED; CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an

action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 10, OF BLOCK 47, OF PALM COAST, MAP OF WYNNFIELD, SECTION 19, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 7, PAGES 25 THROUGH 30, OF THE PUB-LIC RECORDS OF FLAGLER COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Orlando DeLuca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of said

Court on the day of 12/17/2024. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Amy Perez

Deputy Clerk DELUCA LAW GROUP PLLC PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com

January 16, 23, 2025 25-00009G

FIRST INSERTION

NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 7:00 P.M. on the 27th day of January 2025, for the purpose of First Reading to consider entering into a development agreement, before the City Commission, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

DEVELOPMENT AGREEMENT

2025-01 REGARDING THE PROPOSED DEVELOPMENT RESERVE AT HAW CREEK A PROPOSED DEVELOPMENT OF APPROXI-MATELY 2,787 ACRES LOCATED BETWEEN STATE HIGHWAY 100 WEST AND STATE ROAD 11

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed development agreement, either in person or in writing, might pre-clude the ability of such person to contest the development agreement at a later date. A copy of all pertinent information this development agreement can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting. **NOTICE:** If a person decides to appeal

any decision made by the City Commission on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida

Jan. 16 25-00012F

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 Foster & Co located at 277 Ocean Palm dr, 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 13th day of January, 2025 Joseph Foster Jan. 16

25-00014F

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2024 CA 000653 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

UNKNOWN SUCCESSOR TRUSTEE OF THE LYNN E. WEST DECLARATION OF TRUST DATED JULY 14, 2003, et al. Defendant(s).

TO: UNKNOWN SUCCESSOR TRUSTEE OF THE LYNN E. WEST DECLARATION OF TRUST DATED JULY 14, 2003, and UNKNOWN HEIRS/BENEFICIARIES IN THE ESTATE OF LYNN E. WEST AKA LYNN ELIZABETH WEST, DECEASED, and UNKNOWN BENEFICIARIES OF THE LYNN E. WEST DECLARATION OF TRUST DATED JULY 14, 2003,

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 fol-

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2024 CA 000195 SPECIALIZED LOAN SERVICING

Plaintiff vs RICHARD N. MARIER AND KATHLEEN HODGINS-MARIER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 04, 2024, and entered in 2024 CA 000195 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and RICHARD N. MARIER; KATHLEEN HODGINS-MARIER are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on February 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 11, OF PALM COAST, MAP OF BELLE TERRE, SECTION 12, ACCORDING TO THE PLAT THEREOF, RECORD-ED IN MAP BOOK 6, PAGES 73 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA AND AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RE-CORD BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA.

Property Address: 29 BALLENGER

LN, 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT 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 9 day of January, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com January 16, 23, 2025

25-00014G

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA FILE NUMBER: 2024 CP 000903

IN RE: THE ESTATE OF: JAMES FRANCIS TURNER II, **Deceased.**The administration of the Estate of JAMES

FRANCIS TURNER II, deceased, whose date of death was November 1, 2024, is pending in the Flagler County Clerk of the Circuit Court & Comptroller, Bunnell, Florida, Probate Division, the physical address of which is 1769 E. Moody Blvd. Bldg #1, Bunnell, FL 32110, and the mailing ad dress of which is the same. The name and address 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 THE DECE-DENT'S ESTATE, whether due or not, direct or contingent, liquidated or unliquidated, or for funeral or burial expenses for personal property in the possession of the personal representatives, or for damages, must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN SECTIONS 733.702 AND 733.710 FLORIDA STATUTES, THAT IS, THE LATER OF THREE MONTHS

LOT 7, BLOCK 49, WYNNFIELD - SECTION 23 PALM COAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 23, PUBLIC RECORDS OF FLAGLER 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 /(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 13 day of

TOM BEXLEY CLERK OF THE CIRCUIT COURT BY: Margarita Ruiz DEPUTY CLERK

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2024 CP 000883 **Division Probate** IN RE: ESTATE OF DOMENICA MARIE GRASS A/K/A DOMENICA GRASS Deceased.

FIRST INSERTION

The administration of the estate of Domenica Marie Grass a/k/a Domenica Grass, deceased, whose date of death was November 2, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, 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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty

to discover whether any property held at the time of the decedent's death by the de-cedent or the decedent's surviving 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 NO-ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is January 16, 2025. Personal Representative: Teresa M. Rogero

93 Flemingwood Lane Palm Coast, Florida 32137 Attorney for Personal Representative: Bonnie A. Brown, Esq. Florida Bar Number: 0011097 Law Offices of Bonnie A. Brown 400 Whitehead Street, Unit 4635 Key West, Florida 33041 Telephone: (772) 266-0411 Fax: (772) 266-0299 E-Mail: bonnie@bonnieabrownpa.com Secondary E-Mail: cynthia@flestateparalegal.com

25-00013G

January 16, 23, 2025

AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE, OR, IN AS TO ANY CREDITOR SERVED WITH A COPY OF THIS NOTICE TO CREDI-TORS, THIRTY DAYS AFTER THE DATE OF SERVICE OF THAT COPY, EVEN THOUGH THE PERSONAL REPRE-SENTATIVE HAS RECOGNIZED THE CLAIM OR DEMAND BY PAYING A PART OF IT, OR INTEREST ON IT, OR

OTHERWISE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE IS January 16, Thomas Demers Sr.

Personal Representative In care of Bundza & Rodriguez, P.A. BUNDZA & RODRIGUEZ, P.A.

/s/ MICHAEL RODRIGUEZ MICHAEL RODRIGUEZ Daytona Beach, Florida 32118 Telephone Number: (386) 252-5170 Florida Bar Number: 18691 mike@daytonalawyers.com (primary) reception@daytonalawyers.com

FIRST INSERTION

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

CASE NO.: 2024-CP-000878 DIVISION: 48 IN RE: THE ESTATE OF THOMAS G. CRAIG Deceased.

The administration of the estate of Thomas G. Craig, deceased, whose date of death was August 19, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 16, 2025.

Personal Representative:

Dolores M. Craig

268 Mullholland Drive Wapwallopen, PA 18660 Attorney for Personal Representative: STEVEN L. ZAKROCKI, P.L. Steven L. Zakrocki Florida Bar No. 55056 1510 N. Ponce de Leon Blvd., Suite B St. Augustine, Florida 32084 Telephone: (904) 201-4149 Email: steve@zakrockilaw.com January 16, 23, 2025 25-00015G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000607 Division 48 IN RE: ESTATE OF MARILYN JEAN JOHNSON-BERMUDEZ a/k/a MARILYN JOHNSON-BERMUDEZ

Deceased. The administration of the estate of MARI-LYN JEAN JOHNSON-BERMUDEZ a/k/a MARILYN JOHNSON-BERMU-DEZ, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd, Building #1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal rep-

resentative'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 BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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 16, 2025.

Personal Representative: Jewel McKee 132 Sheppard Avenue Teaneck NJ 07666 Attorney for Personal Representative: Ann-Eliza M. Taylor Attorney Florida Bar Number: 70852

Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundylaw.com Secondary E-Mail: dmorris@olderlundylaw.com

25-00012G

January 16, 23, 2025

January 16, 23, 2025

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

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 Stat-

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 Cocoanut Row Palm Beach, Florida 33480 Telephone: (561) 613-8778 January 9, 16, 2025



Email your Legal Notice

legal@observerlocalnews.com

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

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

A/K/A DAISY M. MCKAY,

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

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

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@rqllaw.com January 9, 16, 2025 25-00002G

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $7\mathrm{TH}\,\mathrm{JUDICIAL}\,\mathrm{CIRCUIT},$ 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 Plaintiff, vs

BRUCE E. CASTEEL, et al

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, 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 AS RECORDED IN MAP BOOK 18, PAGES 24 THROUGH 35, INCLUSIVE, OF THE PUBLIC RECORDS OF FLA-

GLER COUNTY, FLORIDA.

Property Address: 3 ZODIAC PLACE, PALM COAST, FL 32164 ANY PERSON CLAIMING AN INTER-EST 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 January 9, 16, 2025 25-00005G 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), v 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 PUB-LIC 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 ACCOM-MODATION 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 ASSIS-TANCE, TO REQUEST SUCH AN AC-COMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN AD-VANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRA-TION, 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-

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 BE-FORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice

is 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 25-00004G January 9, 16, 2025

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, AC-CORDING TO THE MAP OR PLAT THEREOF, RECORDED IN MAP BOOK 9, PAGES 20 THROUGH 35 INCLUSIVE, PUBLIC RECORDS OF FLAGLER COUNTY, FLORI-

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 ACCOM-MODATION 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 ASSIS-TANCE. TO REQUEST SUCH AN AC-COMMODATION, PLEASE CONTACT COURT ADMINISTRATION IN ADVANCE OF THE DATE THE SERVICE IS NEEDED: COURT ADMINISTRA-TION, 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. 24-001437-1 January 9, 16, 2025

25-00006G



You can pick it up for free around your community.

Or get it delivered to your driveway every week for just



Subscribe today! 386-447-9723 observerlocalnews.com/subscribe/