

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 BARBARA 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 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. 732.221, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

DONNA A. ELLOW
Trustee

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@heidwebb.com
January 16, 23, 2025 25-000181

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

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

CYNTHIA ASHE
Trustee

Heidi S. Webb
Attorney for Personal Representative
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@heidwebb.com
January 16, 23, 2025 25-000301

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
Jan. 16/23 25-00099V

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE
SEVENTH JUDICIAL CIRCUIT IN AND
FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2023 CA 32318 CICI
UNITED WHOLESale MORTGAGE,
LLC,
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, FLORIDA.

Property Address: 703 HAWKS RIDGE RD, PORT ORANGE, FL 32127

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
23-135857 - MiM
January 16, 23, 2025 25-000261

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 ESTATE.
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, DeLand, Florida 32724. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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. 732.221, 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 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 25-000191

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. 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 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 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 732.221.

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@srblaw.com
Secondary Email:
jennifer@srblaw.com
January 16, 23, 2025 25-000201

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 is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 732.221.

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.

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

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 25-000291

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 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. 732.221, 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:
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
January 16, 23, 2025 25-000211

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,
Plaintiff, vs.
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, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGE(S) 193 THROUGH 206, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Property Address: 790 PINE BLUFF AVENUE, DELTONA, FL 32725
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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
24-230668 - MiM
January 16, 23, 2025 25-000271

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
KEITH RICHARD PAHEL
Deceased.

The administration of the estate of Keith Richard Pahl, 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.

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. 732.221, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 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
January 16, 23, 2025 25-000211

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 case 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 DUPLEXES, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 172, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 154 WOODBRIDGE 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 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 711.
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 25-000241

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 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 case 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, LINCOLN PARK, AS RECORDED IN PLAT BOOK 6, PAGE 141 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND
THE EAST 20 FEET OF LOT 1, BLOCK B, LINCOLN PARK, AS RECORDED 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

apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 Pahl
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 25-000221

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 case now pending in said court and as required by Florida Statute 45.031(2), LAURA E. ROTH as the

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.
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:
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 25-000101

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

You can pick it up for free on newsstands everywhere.

Or skip the trip into town and get it on your driveway every week for \$79 per year.

Observer
YOU. YOUR NEIGHBORS. YOUR NEIGHBORHOOD.

\$79

Scan the code today!
Or, call 386-447-9723.
Or, visit observerlocalnews.com/subscribe/

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 TITA HS 2745514666 . Last Tenants: LUIS E GONZALEZ A/K/A LUIS GONZALEZ JR AND MELANIE CRUZ ROLON and all unknown parties beneficiaries heirs . Sale to be at MHC LIGHTHOUSE POINTE LLC, 155 SPRING DRIVE, PORT ORANGE, FL 32129. 813-282-5925.
Jan. 9/16 25-00002V

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

THIRD 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 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.
Jan. 9/16 25-00007V

STUFF
found here.

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

MARKETPLACE

Made for where you live. Here!

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

CREATE BUZZ!
Advertise your business or services in the Red Pages.

Call 386-447-9723
Classifieds.PalmCoastObserver.com

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

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
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



SAVE TIME
Email your Legal Notice
legal@observerlocalnews.com



You can pick it up for free around your community.
Or get it delivered to your driveway every week for just

\$79.00



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