THURSDAY, JANUARY 23, 2025

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14520 PRDL Division 10 IN RE: ESTATE OF WILLIAM F GRIFFIS, aka BILL GRIFFIS

Deceased. The administration of the estate of WIL-LIAM F GRIFFIS, also known as BILL GRIFFIS, deceased, whose date of death was November 2, 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 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 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 23, 2025.

DONNA J GRIFFIS Personal Representative

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@heidiwebb.com 25-00039I January 23, 30, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 13753 PRDL Division 10

IN RE: ESTATE OF EDWARD JOSEPH LABONVILLE, aka EDWARD J LABONVILLE

Deceased.The administration of the estate of EDWARD JOSEPH LABONVILLE, also known as EDWARD J LABONVILLE, deceased, whose date of death was July 8, 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 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 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 23, 2025.

ROBERT JOSEPH ROY JR. Personal Representative

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@heidiwebb.com 25-000401 January 23, 30, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY FLORIDA Case No.: 2025-CP-000144 IN RE: THE ESTATE OF CARLOS MANUEL ROLON VILLAFANE, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Formal Administration has been entered into in the estate of CARLOS MANUEL ROLON VILLAFANE, deceased, Case Number 2025-CP-000144, by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724, that the decedent's date of death was May 18. 2022, and that the total value of the estate is \$281,200.00 and that the names and address of those to whom it has been assigned

by such order are: Carlos Yariel Rolon Santiago 2020 E 131st Ave Apt. 21 Tampa FL 33612 Bryan Lee Rolon Santiago Urb. Baldorioty Calle Golondrina #4036 Ponce, PR 00728 Jesus Yamil Rolon Santiago 62 Joline Ave Staten Island, NY Charlyn Alice Rolon Cruz 130 Collores Carr

512 KM 4 Sect. Rabanos Juana Diaz, ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Formal Administration must file their claims with this court WITHIN THE TIME PEROD SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERSON, ANY CLAIM FILED TWO (2)OR MORE YEARS AFTER THE DECE-DENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 1/23/25. **Person Giving Notice:**

/s/ Carlos Y. Rolan Santiago CARLOS Y. ROLON SANTIAGO /s/ Stuart Glenn, Esq. STUART GLENN, ESQ. Attorney for the Estate Florida Bar ID NO.: 0102192 1728 Salem Drive Orlando Florida 32807 Tel.: 407-632-1000 E-Mail: Stuart@myorlandolaw.comSecondary E-Mail: paralegal@myorlandolaw.com

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 12507 CICI U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP2.

JESSIE D. ROGERS; GARY E. ROGERS; 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 14 day of February, 2025, the following described property as set forth in

said Final Judgment, to wit: LAND SITUATED IN THE CITY OF ORMOND BEACH, IN THE COUN-TY OF VOLUSIA, IN THE STATE OF FLORIDA:

THE NORTH 70 FEET OF: BEGINNING AT THE NORTHEAST COR-NER OF HIGHLAND PARK SUB-DIVISION, WHICH SUBDIVISION IS RECORDED IN MAP BOOK 10, PAGE 64, OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTHERLY 55 FEET ALONG A CONTINUA-TION OF THE OLD KINGS ROAD EXTENDING TO A POINT, WHICH

32174

POINT IS AT THE NORTH SIDE OF ALABAMA AVENUE, A 55 FOOT STREET; THENCE WESTERLY ALONG THE NORTHERLY SIDE OF ALABAMA AVENUE, A 55 FOOT STREET A DISTANCE OF 436 2/3 FEET TO A POINT; THENCE NORTHERLY, ALONG THE WEST-ERLY SIDE OF MARYLAND AVENUE, A DISTANCE OF 710 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING OF THE PROPERTY HEREBY CONVEYED, SAID MARYLAND AVENUE BE-ING A 50 FOOT STREET EXTEND-ING FROM ALABAMA AVENUE NORTH TO KANSAS AVENUE, AND RUNNING PARALLEL TO A CONTINUATION OF THE OLD KINGS ROAD; THENCE WEST-ERLY AND PARALLEL TO THE NORTHERLY SIDE OF ALABAMA AVENUE, A DISTANCE OF 193 1/3 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO MARYLAND AVENUE, A DIS-TANCE OF 140 FEET TO A POINT; THENCE EASTERLY AND PAR-ALLEL TO ALABAMA AVENUE, A DISTANCE OF 193 1/3 FEET TO THE WESTERLY SIDE OF MARY-LAND AVENUE; THENCE SOUTH-ERLY ALONG THE WESTERLY SIDE OF MARYLAND AVENUE A DISTANCE OF 140 FEET TO THE POINT OR PLACE OF BEGINNING SAID PROPERTY BEING LOCAT-ED IN LOT 15, BLOCK 21, IN THE MARY FLEMING PURCHASE OF THE THOMAS FITCH GRANT, AS

PROPERTY ADDRESS: 1730 MARY-LAND AVE, ORMOND BEACH, FL

RECORDED IN MAP BOOK 1, PAGE

1 OF THE PUBLIC RECORDS OF

VOLUSIA COUNTY, FLORIDA.

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

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,

THE LIS PENDENS MAY CLAIM THE

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

24-00142 January 23, 30, 2025

25-00036I

TREASURES found here. Looking for something? Your lucky discovery is closer than you think. REDPAGES

crossword

DOUBLE FRONT FLIPS by Michael David and Jeff Chen, edited by Jared Goudsmit

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©2024 Universal Uclick **ACROSS**

1 Talked back to 7 Not skilled in 12 Bread Week creation 16 Be present

19 Has an inkling 21 *"This, my dear piano students, is middle C," e.g.?

17 Twin brother of Artemis

23 Had some humble pie 25 The ___ of time

26 By way of 27 "My bad!"

29 "It's unremarkable"

30 *"I hate the end of daylight savings!," e.g.? 34 Prefix with "center"

36 "Levitating" singer Dua 37 Where squirrelly behavior occurs? 38 Nine-digit ID 39 Heineken product 43 "Wish I was there!" distress, for short

45 Top-left keyboard key 47 *"You'll get better at diving with practice," e.g.? 51 Worker-protecting org.

55 Limb with a humerus 56 Japanese sash 57 Fell slightly behind

60 There are 54 in a Jenga 64 Singer Kunkel 68 "Hidden Ivy" in Saratoga

69 *"What other brands of detergent are there?," e.g.?

73 Passage from a dam

75 Speech therapy focus 76 Pants measurement 81 Meditative sounds

84 Summer drink suffix

85 Tree of life's garden 86 *"Do I dare steal third?," e.g.? 93 Jawbreaker genre 96 Slanted column?

97 Materialized in a video game 98 Ice ___ (tool)

101 Freshly 104 Spooky-sounding lake 106 Director Craven 107 *"My ACL surgeon was so rude!," e.g.?

112 Superlative suffix

115 "Take your time"

116 GOP event 117 #___ (social movement) 79 Sunlight-reflecting device 119 Casually revealed

> 120 *"Oh no, I lost my wedding ring!," e.g.? 125 Like many jigsaw puzzles 50 "smh" sounds 126 Decisive step 127 Suitcase, in French 128 Stretches of time

DOWN

129 Windshield cleaner

130 Wily affirmative gesture

1 Nordstrom competitor 2 First-stringers 3 "Funny Girl" composer Jule

4 "SOS!" 5 Grandson in Genesis 6 "Silent Spring" pesticide 7 Pesto herb

9 Female deer Cannon 10 Bitter pub choice 11 Comforting acronym 12 "I'm thinking ..." 74 ___ XING

71 "Ally McBeal" actress

73 With 53-Down, a pronoun

77 Adderall targets it

80 Chinese restaurant

78 Ran into

82 ER workers

83 Auto shop brand 87 Fencing sword

90 Actress Goldie

94 Palma's island

98 Power tool brand

99 Tossed in some chips

100 Scottish terrier, for short

103 There are approx. 52 in

105 Ally Invest alternative

108 ___ Wiggin (Asa But-

109 Density symbols in

110 ___ circle (group of

111 "Monk" condition, briefly

113 Blotch of ketchup, e.g.

118 Gave the thumbs-up to

114 Statue's trunk

117 Elevenses or lunch

121 Texter's "Woo-hoo!"

122 Part of TGIF (Abbr.)

124 KOA sights

95 Oppressive

a year

terfield role)

physics

confidants)

91 Be in arrears

88 "Juno" actor Michael 89 Like many Keats poems

92 Not socially decorous

general

72 Atop

8 Shock greatly

13 Baby shower garments 14 Broad necktie 15 Chicago World's Fair designer

18 "Ah, I understand" 19 Flavor 20 Philanthropist George

22 Actress Mendes 24 Victorious-sounding surname 28 Choose

30 Huck ___ (character in the 2024 novel "James") 31 Whack sharply

32 Each 33 Bowhunter's garb, for short 35 Letter after chi

39 Knitting verb that sounds 102 Spew like Vesuvius like a gem 40 Not going anywhere 41 Inflated sense of self 42 Pull off a heist

44 ___ tanker 46 Universe, or a science 47 Boxer's punch

48 Big name in athleisure 49 It smells 52 Totally out-of-date 53 See 73-Down

54 Bonobo or human

58 Monkey hidden in "Isn't it ironic?" 59 Tennis score after deuce, 123 Pelvis-to-femur joint maybe

61 Pop singer Dion 62 "Star Wars" character Ren 63 Scatters seeds 65 Building addition

66 "Beef" actress Wong 67 Command centers (Abbr.) 70 Western alliance, for short

celebrity cipher

By Luis Campos

Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

"WUCY CY WUN LPLYLMT WUCPI MZVLW **PVPACVTNPXN -- PVZVFH CY**

FNBNMWNF, NANDHZVFH YUMDNY WUN ACXWVDH." OMDWCP TLWUND GCPI ED

Puzzle One Clue: B equals F

"IN MSN DSMZCZCH FZXP DR AMTN HNCXNS GZMP MHMZCPD HZSUP. DANSNERSN IANC JRY MSN MC MXYUD ... IN DAZCF ZD'P CRSKMU." -- HNNCM

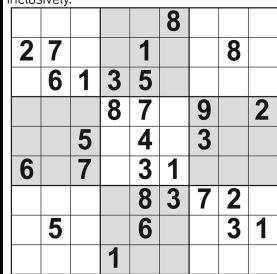
U slsupe Y :equals U slsupe Y :equals U

"MPFIK ZSF ZRXZJK ZYFZO PE IYDWTK DW Z GFSIZDW XZJ, IYFDS KFWKF PE RZWTVZTF ZWO IYFDS LDKDPW." --KGSFFWXSDIFS CDB CZSBVKGY

Puzzle Three Clue: E equals F

XMTZP

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.



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01-23-2

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2024 14380 PRDL DIVISION: 10 IN RE: ESTATE OF JOHN WILLIAM OLIVA JR. a/k/a JOHN W. OLIVA,

Deceased. The administration of the estate of JOHN WILLIAM OLIVA JR. a/k/a JOHN W. OLIVA, deceased, whose date of death was June 18, 2023, 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 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 23, 2025.

Signed by: /s/ Patricia A. Oliva Patricia A. Oliva. Personal Representative 1 John Anderson Drive, #721

Ormond Beach, FL 32176 /s/ Fred B. Share FRED B. SHARE, ESQUIRE Florida Bar No. 256765 1092 Ridgewood Avenue Holly Hill, FL 32117 Telephone: (386) 253-1030 Fax: (386) 248-2425 E-Mail: fredshare@cfl.rr.com 2nd E-Mail: brobins@cfl.rr.com Attorney for Personal Representative January 23, 30, 2025 25-00034I

The Observer is now offering Tributes to honor your loved ones. yourobserver.com/trlbutes to view our informational Tributes booklet.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14570 PRDL Division 10 IN RE: ESTATE OF RICHARD VERNON SECORD,

aka RICHARD V. SECORD

Deceased.The administration of the estate of Richard Vernon Secord, also known as Richard V. Secord, 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 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 ersons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR 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.

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 23, 2025.

Personal Representative: John Frederick Secord c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave.

Daytona Beach, FL 32114 Attorney for Personal Representative: Edward A. Dimayuga, Attorney Florida Bar Number: 50634 Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: ed@legacylaw313.com Secondary E-Mail: paralegal@legacylaw313.com January 23, 30, 2025 25-00032I

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 14385 PRDL Division 10 IN RE: ESTATE OF CATHERINE T. CAWLEY. aka KITTY CAWLEY

Deceased. The administration of the estate of Catherine T. Cawley, also known as Kitty Cawley, deceased, whose date of death was November 2, 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 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.

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 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 23, 2025.

Personal Representative: Jean M. Cawley 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 23, 30, 2025 25-000331

FIRST INSERTION

will sell to the highest and best bidder for RE-NOTICE OF FORECLOSURE SALE cash BY ELECTRONIC SALE AT: WWW. IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA VOLUSIA.REALFORECLOSE.COM, at 11:00 A.M., on February 19, 2025, the fol-CIVIL DIVISION lowing described property as set forth in

CASE NO. 2023 32805 CICI NATIONSTAR MORTGAGE LLC,

ALL UNKNOWN HEIRS.

CREDITORS, DEVISEES,

BENEFICIARIES, GRANTEES,

AND ALL OTHER PARTIES

CLERK OF THE COURT OF

PROPERTY,

VOLUSIA COUNTY, FLORIDA; CITY OF DAYTONA BEACH,

CLAIMING AN INTEREST BY

ASSIGNEES, LIENORS, TRUSTEES

THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL A. DEW,

DECEASED; JORDAN ANTONE

HAMILTON; BRANDY LACHELLE HAMILTON; STATE OF FLORIDA;

FLORIDA; UNKNOWN PERSON(S)

IN POSSESSION OF THE SUBJECT

NOTICE IS HEREBY GIVEN pursuant to

an Order Rescheduling Foreclosure Sale

filed December 12, 2024 and entered in

Case No. 2023 32805 CICI, of the Circuit Court of the 7th Judicial Circuit in and for

VOLUSIA County, Florida, wherein NA-

TIONSTAR MORTGAGE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDI-

TORS, DEVISEES, BENEFICIARIES,

GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-

TIES CLAIMING AN INTEREST BY,

THROUGH, UNDER OR AGAINST THE ESTATE OF CAROL A. DEW, DE-

CEASED; JORDAN ANTONE HAM-

POSSESSION OF THE SUBJECT PROP-

ERTY; STATE OF FLORIDA; CLERK OF THE COURT OF VOLUSIA COUNTY,

FLORIDA; CITY OF DAYTONA BEACH,

FLORIDA; are defendants. LAURA E. ROTH, the Clerk of the Circuit Court,

BRANDY LACHELLE HAM-

UNKNOWN PERSON(S) IN

said Final Judgment, to wit: LOT 57, KINGSTON HILLS, AC-CORDING TO THE PLAT THERE-OF AS RECORDED IN MAP BOOK 11, PAGE 244 OF THE PUBLIC RE-CORDS OF VOLUSIA COUNTY,

FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, 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 provisions of certain assistance. Please contact the Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; call (386)257-6096 within two (2) working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); THIS IS NOT A COURT INFOR-MATION LINE; if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Re-

Dated this 17th day of January 2025. /s/ Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00885 NML V6.20190626 January 23, 30, 2025 25-00038I

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA CASE NO. 2020-31274-CICI

CHARLES TABACCHI, Plaintiff, vs. MINNIE P. DAVIS,

Defendant.NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure dated June 26, 2024, and the Order Scheduling Foreclosure Sale dated January 13, 2025 the Clerk will sell to the highest and best bidder for cash, on line, at www. volusia.realforeclose.com. in accordance with Section 45.031, Florida Statutes, by electronic sale beginning at 11:00 a.m. on February 21, 2025, the following described

Lot 16, LAKEWOOD PARK SUB-DIVISION UNIT NO. 5, as per plat thereof recorded in Plat Book 28, Page 32A, Public Records of Volusia Countv. Florida.

IF THIS PROPERTY IS SOLD AT PUB-LIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIEN-HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM. YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWN-ER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT. (INSERT INFORMATION FOR AP-PLICABLE COURT) WITHIN TEN
(10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY

FROM THE FORECLOSURE THAT THE CLERK HAS IN THE REG-ISTRY OF THE COURT. IF YOU DE-CIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UN-DERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFER-RING YOUR PROPERTY OR THE EQ-UITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION, IF YOU CANNOT AFFORD TO PAY AN ATTOR-NEY, YOU MAY CONTACT COMMU-NITY LEGAL SERVICES, 1440 N NOVA RD STE 101, DAYTONA BEACH, FL (386) 255-6573 TO SEE IF YOU QUALIFY FI-NANCIALLY FOR THEIR SERVICES IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT COMMUNITY LEGAL SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

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 on January 14, 2025. By: /s/ Charles Ruse Jr.

CHARLES RUSE, JR. For The Court

CHARLES RUSE, JR. Attorney for Plaintiff 500 N. E. 8th Avenue Ocala, Florida 34470 (352) 351-1515 Florida Bar #164930F January 23, 30, 2025

24-00037I

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 12269 CIDL U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DARREN NEALY; FLORIDA

HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: UNKNOWN SPOUSE OF DARREN NEALY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

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 11 day of February, 2025, the following described property as set forth in said Final Judg-

LOTS 24, 25, 26 AND THE NORTH
11 FEET OF LOT 27, BLOCK B,
STETSON HIGHLANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PROPERTY ADDRESS: 521 S DEX-TER AVE, DELAND, FL 32720 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 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 2.516eservice@debuaslewis.com24-02007

January 23, 30, 2025 25-00035I FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE: FEBRUARY 24, 2025 HONEST 1 AUTO CARE 2200 S RIDGEWOOD AVE 2011 BMW WBAK-B8C52BCY64944 \$7,775.90 SLEDZ EAST KUSTOMZ 298 10TH ST

1971 HOND CB3503029114 \$2618.16 January 23, 2025

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/7/2025all unknown parties beneficiaries heirs BEACH, FL 32119. 321-213-0825. 25-00011V Jan. 23/30

FIRST INSERTION

at 10:30 am, the following motor vehicle will be sold at public auction pursuant to F.S. 715.109. 2005 HONDA VTX130 MC #1HFSC523X5A208141 TAG# ZG95882 . Last Tenants: RITA JANE ABLE and Sale to be at WHAT BOX SON, LLC DBA RAMAR MOBILE HOME PARK, 1930 S RIDGEWOOD AVE, SOUTH DAYTONA FIRST INSERTION

WALKERS GREEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Walkers Green Community Development District (the "District") will hold a regular meeting on Tuesday, February 4, 2025, at 10:00 a.m. at 908 Taylor Rd, Port Orange, FL 32127. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by phone at (407) 723-5900 ("District Manager's Office"), during normal business hours, or from the District's website at https://walkersgreencdd.com/.

Any person requiring special accommo dations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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. Jane Gaarlandt

District Manager

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2024 13713 PRDL Division 10 IN RE: ESTATE OF MICHAEL K. HENNESSY

 $\begin{array}{c} \textbf{Deceased.} \\ \textbf{TO ALL PERSONS HAVING CLAIMS} \end{array}$ OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Michael K. Hennessy, deceased, File Number 2024 13713 PRDL by the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721: that the decedent's date of death was June 19, 2024; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Christine A. Stima c/o Legacy Law Associates, P.L. 313 S. Palmetto Ave. Daytona Beach, FL 32114

Name Address

ALL INTERESTED PERSONS ARE NO-TIFIED THAT: All creditors of the estate of the decedent

and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERI-

ODS SET FORTH IN FLORIDA STAT-UTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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. The date of first publication of this No-

tice is January 23, 2025.

Person Giving Notice: Christine A. Stima c/o Legacy Law Associates, P.L.

313 South Palmetto Ave Daytona Beach, FL 32114 Attorney for Person Giving Notice Edward A. Dimayuga, Attorney Florida Bar Number: 50634 Legacy Law Associates, P.L. 313 South Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 868-5371 E-Mail: ed@legacylaw313.com Secondary E-Mail: paralegal@legacylaw313.com January 23, 30, 2025

25-00031I

SUBSEQUENT INSERTIONS

SECOND 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 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.

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-TICE.

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

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

The date of first publication of this notice is 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 SECOND 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 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 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

25-00021I

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Fill the job here where you can actually meet and greet your next employee.

RED PAGES

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732.2211.

9B

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 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 11:00AM, 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 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 25-00026I

SECOND 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, De-Land, Florida 32724. The names and ads 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 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 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 $\hbox{E-mail: SG} @ \hbox{EasyEstateProbate.com} \\$

25-00019I January 16, 23, 2025

Florida Bar No. 101511

SECOND 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:

SECOND 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

being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the fol-

claiming to have any right, title or interest in the property described in the mortgage

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

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 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,

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, SUBDIVISION RECORDED IN MAP BOOK 29 AT PAGE 125,

SECOND INSERTION

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

File No. 2024-14200-PRDL Division 10 IN RE: ESTATE OF 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 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 FLORIDA STATUTES SECTION 733.702WILL 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 Ño. 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 25-00029I

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

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 January 2025.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC ROBERTSON, ANSCHUTZ, ANDSCHNEID, PL

ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com 25-00023I January 16, 23, 2025

SECOND INSERTION 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 25-00025I

SECOND INSERTION

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

CASE NO. 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 LEEA JA 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 24-230668 - MiM

25-00027I

January 16, 23, 2025

SECOND INSERTION

SUBSEQUENT INSERTIONS

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 ,

The administration of the estate of AR-THUR 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 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.

their claims with this court WITHIN THE

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 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

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

If you are a person with a disability who

needs an accommodation in order to access court facilities or participate in a court pro-

ceeding, you are entitled, at no cost to you,

To request such an accommodation,

please contact Court Administration in

advance of the date the service is needed:

Hearing or voice impaired, please call

Dated this 08 day of January 2025.

to the provision of certain assistance.

CLAIM THE SURPLUS.

Court Administration

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

De Cubas & Lewis, P.A.

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

Bar Number: 93156

Submitted by:

PO Box 5026

(386) 257-6096

125 E. Orange Ave., Ste. 300

Daytona Beach, FL 32114

SECOND INSERTION

FL 32119

Primary Email: Scott@srblawyers.com

25-00020I

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

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 Prop-

erty 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

Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire

is January 16, 2025 HEIDI RAMSEY,

Florida Bar No. 5207

Citicentre, Suite P600 290 NW 165 Street

Fax: (305) 945-2905

Secondary Email:

Telephone: (305) 956-9040

jennifer@srblawyers.com

January 16, 23, 2025

Miami FL 33169

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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NO-TICE.

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

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@heidiwebb.com January 16, 23, 2025

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

File No. 2025 10108 PRDL Division 10 IN RE: ESTATE OF

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

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-

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702

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

The date of first publication of this notice

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@heidiwebb.com January 16, 23, 2025 25-00030I

Deceased.

decedent's estate on whom a copy of this notice is required to be served must file

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,

SECOND 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,

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. AND 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

 $46.68\ {\rm FEET}\ {\rm OF}\ {\rm LOT}\ 2,\ {\rm BLOCK}\ {\rm B,}$ 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

NORTH 100 FEET OF THE EAST

25-00024I

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 711. 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 23-03771January 16, 23, 2025

25-00028I

FOURTH 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 25-00001I

25 - 00018ISECOND INSERTION

PROBATE DIVISION

LEO TOMKIEWICZ, 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 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 CLAIMS NOT FILED WITHIN

WILL BE FOREVER BARRED.

DEATH IS BARRED.

is January 16, 2025. CYNTHIA ASHE

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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Brandon Calley, desiring to engage in business under the fictitious name of Thin Liners located at 9 Old Kings Road STE. 123 #1120, Palm Coast, FL 32137 intends to register the said name in Flagler county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 23, 2025

25-00018G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO.: 2024-CP-000634 DIVISION: 48 In re the estate of KENNETH VINCENT MANNING,

Deceased. The administration of the estate of Kenneth Vincent Manning, Deceased, Case No. 2024-CP-000634, Division 48, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Flagler County Courthouse, 1769 E. Moody Blvd., Building #1, Bunnell, Florida 32110. 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, including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is January 23, 2025.

McKenzi Manning English, Personal Representative Ray Elizabeth Dezern, FBN 95564

Attorney for Personal Representative Heekin Law, P.A. 7220 Financial Way Jacksonville, FL 32256 Tel.: (904) 355-7000 Email: ray@heekinlaw.com January 23, 30, 2025 25-00019G

FIRST INSERTION

NOTICE OF PUBLIC AUCTION Go Store It 4601 E. Moody Blvd Suite A7 Bunnell FL, 32110 hereby gives NO-TICE OF PUBLIC SALE of the storage space(s) listed below, containing household and other goods will be sold for cash on 2/20/2025 at 1:00pm with the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held on-

032 Kiona Gordon **Derrick Smith** 124 Fabiola Gutierrez

25-00017F Jan. 23/30

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 Smart Design Gallery located at 12 Llacer Pl, in the city of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of January, 2025 Oleg Meerson 25-00018F Jan. 23

The Observer is now offering Tributes to honor your loved ones. **Visit** Observerlocalnews. com/tributes to submit your tribute

FIRST INSERTION

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

 ${\tt GENERAL\,JURISDICTION}$

DIVISION CASE NO. 2022 CA 000677 GS MORTGAGE-BACKED SECURITIES TRUST 2019-SL1, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, Plaintiff, vs.
NILKA M WILLIAMS A/K/A NILKA

M. SCHULMAN A/K/A NILKA WILLIAMS, et al.,

Defendant.To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ESTATE OF STEVEN R. WILLIAMS A/K/A STEVEN WILLIAMS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for
Foreclosure of Mortgage on the following described property:

LOT 21, OF BLOCK 39, PALM COAST, MAP OF WYNNFIELD, SECTION 23, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 23 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF FLA-GLER COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Jamie Juster, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 30 days after first publication, a date which is within thirty (30) days after the first publication of this Notice in 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 demand in the complaint. WITNESS my hand and seal of this

> Tom Bexley Clerk of the Court (SEAL) By: Margarita Ruiz As Deputy Clerk

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: Kimberlee.Masters@mccalla.com

Court this day of 12/27/2024.

January 23, 30, 2025 25-00020G

FIRST INSERTION

NOTICE OF ADOPTION OF AMENDMENT TO THE FLAGLER COUNTY LAND DEVELOPMENT CODE

Pursuant to Chapter 125.66, Florida Statutes, the Flagler County Board of County Commissioners hereby gives notice of a roposal 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, AMEND-ING 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:
PLANNING AND DEVELOPMENT

BOARD - Public Hearing - Tuesday, February 11, 2025 at 6:00 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. 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,

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 Boule-

vard, Building 2, Bunnell, Florida, 32110. All interested persons are urged to attend the public hearing and be heard. Anyone 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.

25-00016F

FIRST INSERTION

AMENDED NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA File No. 2024 CA 000574

Division: 61 Andrew S. Zarharchuck, Plaintiff, v.

Defendant.

TO: Leona Nuss, last known address of 5 Watkins Place, Palm Coast, Florida 32164 YOU ARE NOTIFIED that a Complaint for Partition has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's at-

torney, whose name and address are: Wendy A. Mara, Esq., 555 West Granada Blvd., Ste.D-10, Ormond Beach, Florida 32174 on or before March 6, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Signed on 1/10/2025

TOM BEXLEY Clerk of the Court (SEAL) /s/ Amy Perez

Wendy A. Mara, Esq. 555 W. Granada Blvd., Ste. D-10 Ormond Beach, Florida 32174 Jan. 23, 30; Feb. 6, 13, 2025 25-00021G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA FILE NUMBER: 2024 CP 000870 DIVISION NO.: 48

IN RE: THE ESTATE OF: RORY DOOLEY Deceased.

The administration of the Estate of RORY DOOLEY, deceased, whose date of death was October 25, 2024, is pending in the Flagler County Clerk of the Circuit Court & Comptroller, Bunnell, Florida, robate Division, the physical address of which is 1769 E. Moody Blvd. Bldg. #1, Bunnell, FL 32110, and the mailing address 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 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 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 23,

Sean Dooley, Personal Representative In care of Bundza & Rodriguez, P.A BUNDZA & RODRIGUEZ, P.A. /s/ MICHAEL RODRIGUEZ MICHAEL RODRIGUEZ 444 Seabreeze Boulevard, Suite 750 Daytona Beach, Florida 32118 Telephone Number: (386) 252-5170 Florida Bar Number: 18691 mike@daytonalawyers.com (primary) reception@daytonalawyers.com

(secondary) January 23, 30, 2025 25-00022G

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the un-

dersigned, desiring to engage in business under the fictitious name of: PALM COAST FLAGLER CHAMBER OF COMMERCE located at 145 City Place, Suite 300A, in the County of Flagler in the City of Palm Coast, Florida 32164 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-

Dated at Palm Coast, Florida, this 17th day of January, 2025 The Palm Coast Regional Chamber of Commerce, Inc. Jan. 23

Email your Legal Notice legal@observerlocalnews.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY, FLORIDA,

PROBATE DIVISION CASE NO.: CP24-0906 DIVISION: 59 IN RE: ESTATE OF: VICTOR TERELL SMITH

Deceased. The administration of the estate of VIC-TOR TERELL SMITH, deceased, whose date of death was 10/21/2024, is pending in the Circuit Court for ST. Johns County, Florida, Probate Division, the address of which is 4010 Lewis Speedway, St. Augustine, FL 32084. 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 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 the 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 23, 2025.

/s/ Jennifer Akin Jennifer Akin, Esq. Personal Representative 6045 A1A S St. Augustine, FL 32080 /s/ Jennifer Akin

Jennifer Akin, Esq. Florida Bar No. 113117 6045 A1A S. St. Augustine, FL 32080 Phone: (904) 320-0011 jennifer@jakinlaw.com Attorney for Petitioner January 23, 30, 2025

25-00023G

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. 2018 CA 000256 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
ANNEKE DILLARD TURNER, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated March 28, 2019, and entered in 2018 CA 000256 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ANNEKE DILLARD TURNER; UNKNOWN SPOUSE OF ANNEKE DILLARD TURNER; JAMES KUYKENDALL; CARLYN KUYKENDALL ; FLORIDA HOUSING FINANCE CORPORATION 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 3, OF BLOCK 47, OF PALM COAST, MAP OF PINE GROVE, SECTION 28, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN MAP BOOK 9, PAGE 51, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

Property Address: 21 PORT ROYAL DR, 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 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 21 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 18-151107 - MiM January 23, 30, 2025

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 6:00 P.M. on the 4th day of February 2025, for the purpose of hearing a special exception to operate a commercial non-emergency services business on property zoned R-1 (Application No. SE 2024-08), before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

SE 2024-08
REQUESTING APPROVAL OF A SPECIAL EXCEPTION USE TO OPERATE
A NON-EMERGENCY SERVICES COMMERCIAL BUSINESS ON PROPERTY ZONED R-1, LOCATED AT 425 ELM AVENUE.

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-todate 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 special exception, either in person or in writing, might preclude the ability of such person to contest the special exception at a later date. A copy of all pertinent information to this special exception 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 Planning, Zoning, and Appeals Board 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 Statutes)



FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE: FEBRUARY 24, 2025 DOCTOR G TECH 18 HARGROVE GRADE UNIT 107 2022 RAM 3C63RRGL4NG398248 \$5,313.94 January 23, 2025

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 6:00 P.M. on the 4th day of February 2025, for the purpose of hearing Ordinance 2025-XX, before the Planning, Zoning and Appeals Board, in the Chambers Meeting Room of the Flagler County Government Services Building (GSB) located at 1769 East Moody Blvd, Bunnell, Florida 32110.

ORDINANCE 2025-XX
AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA AMEND ING THE SCHEDULE OF CAPITAL IMPROVEMENTS IN THE CAPI-TAL IMPROVEMENTS ELEMENT OF THE CITY OF BUNNELL 2035 COMPREHENSIVE PLAN PURSU-ANT TO CHAPTER 163.3177, FLOR-IDA STATUTES; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY AND APPLICABILITY AND PROVIDING FOR AN EFFECTIVIE DATE.
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.bunnellcitv.us on the homepage. The public is advised to check the City's website for up-to-date informa-tion 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 Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information to this Ordinance 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

NOTICE: If a person decides to appeal any decision made by the Planning, Zoning, and Appeals Board 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 Statutes)

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statut

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TND Junk Removal located at 27 Sand Wedge Ln, in the city of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahas-

Dated this 17th day of January, 2025 Anthony Desantoli

25-00019F

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 Junkzilla Junk Removal Service located at 27 Sand Wedge Ln, in the city of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of January, 2025Anthony Desantoli



legal@observerlocalnews.com



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SUBSEQUENT INSERTIONS

SECOND 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 following property:

SECOND 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

RICHARD N. MARIER AND KATHLEEN HODGINS-MARIER, et al.

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-

Property Address: 29 BALLENGER

Any person claiming an interest in the sur-

plus from the sale, if any, other than the

property owner as of the date of the lis pen-

dens must file a claim in accordance with

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

6409 Congress Ave., Suite 100

Service Email: flmail@raslg.com

Attorney for Plaintiff

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

By: \S\Danielle Salem

Danielle Salem, Esquire

Communication Email:

January 16, 23, 2025

dsalem@raslg.com

23-158750 - NaC

Florida Bar No. 0058248

GLER COUNTY, FLORIDA.

LN, PALM COAST, FL 32137

Florida Statutes, Section 45.031. IMPORTANT

SPECIALIZED LOAN SERVICING

Plaintiff, vs.

Defendant(s).

LOT 7. BLOCK 49. WYNNFIELD - SECTION 23 PALM COAST, AC-CORDING 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 (SEAL) BY: Margarita Ruiz DEPUTY CLERK

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com January 16, 23, 2025 25-00016G

ROBERTSON, ANSCHUTZ, AND

SECOND INSERTION

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.

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 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 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

January 16, 23, 2025

25-00013G

SAVETIME **Email your Legal Notice** legal@observerlocalnews.com

25-00014G

SECOND INSERTION

ORDER OF PUBLICATION COMMONWEALTH OF VIRGINIA noke City Juvenile and Domestic Relations District Court Case No. JJ052347

Commonwealth of Virginia, in re: Saiylex Grey McKelvin

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 above-named 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

SECOND 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 Mayer aka Isabelle H. Mayer 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 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 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 FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILL 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

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



The Observer delivered to vour driveway

Call 386.447.9723

SECOND 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 address 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 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 444 Seabreeze Boulevard, Suite 750 Daytona Beach, Florida 32118 Telephone Number: (386) 252-5170 Florida Bar Number: 18691 $mike@daytonalawyers.com\ (primary)$ reception@daytonalawyers.com (secondary)

January 16, 23, 2025

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR ${\it FLAGLER}~{\it COUNTY}, {\it FLORIDA}$ 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 DELUCA LAW GROUP PLLC

PHONE: (954) 368-1311 | FAX: (954) 200-8649 service@delucalawgroup.com 24-06426

January 16, 23, 2025 25-00009G

SECOND INSERTION

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 possession of 5810 Walnut Avenue, Bunnell, Florida 32110,

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

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. 58SGM302XPE034899has 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

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 Complaint.

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 ADMINISTRATION, 101 N. ALABAMA AVE., STE. D-305, DELAND, FL 32724, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.

Witness my hand and seal of 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 January 16, 23, 2025 25-00008G

SECOND 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



Observers now qualify to publish public and legal notices.



SECOND 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 January 16, 23, 2025 25-00012G



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