

Observer

YOU. YOUR NEIGHBORS. YOUR NEIGHBORHOOD.

Get connected to your
community for only



\$4.99

per
month
for
digital.

New
Rates!

Want to add the weekly
print edition on your
driveway? It's only \$2 more.

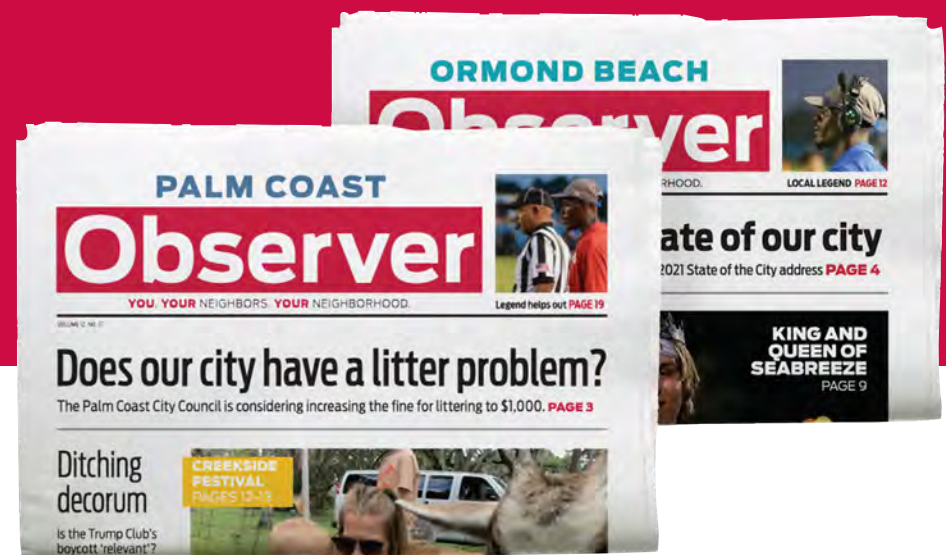


As of this month, the Observer now offers monthly rates. It's just \$4.99 for full digital access, and if you want to add driveway delivery of the print edition, it's just two bucks more: \$6.99 per month. Save a few bucks by subscribing at the annual rates of \$79 for print and digital, or \$52 for a year of full digital access.

The Observer's mission is to serve our readers with accurate, compelling and comprehensive reporting. If you like what you see in these pages, we hope you will consider supporting local journalism by subscribing and never miss an issue.

To subscribe, visit
www.observerlocalnews.com/subscribe
For rack locations to pick up a free copy,
visit www.observerlocalnews.com/rack-locations

Sincerely,
Brian and Hailey McMillan



10 REASONS TO SUBSCRIBE

1. Comprehensive local government reporting, with no political agenda
2. Inspiring stories of local triumphs
3. The best local sports coverage in the state, according one of our local high school athletic directors
4. Crossword puzzle!
5. Mike Cavaliere's humor column, now published every other week, alternating with Brian McMillan's "Make Yourself at Home" column
6. Reading print means less doom-scrolling on your phone
7. Multiple editors to give you the accuracy you deserve
8. Awarding winning photographers
9. Find out which local businesses are most committed to reaching you, through their advertisements
10. Letters to the editor, providing the community with a curated opinion page

FIRST INSERTION

AMENDED 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. 2021 31152 CICI MORTGAGE ASSETS MANAGEMENT LLC, Plaintiff, vs. UNKNOWN SUCCESSOR TRUSTEE UNDER THE TRUST AGREEMENT DATED SEPT 25, 2002, et al. Defendant(s).** TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT A. HILDEBRANDT, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses,

heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: THE EASTERLY 125 FEET OF LOT 1 AND THE EASTERLY 125 FEET OF THE NORTHERLY 32.5 FEET OF LOT 2, BLOCK 4, ORMOND TERRACE ANNEX, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 10, PAGE 137, 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 DEC 04 2023/(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 19 day of October, 2023 LAURA E ROTH CLERK OF THE CIRCUIT COURT BY: /s/ Jennifer M. Hamilton DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 20-019419 Oct. 26; Nov. 2, 2023 23-002971

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA **CASE NO.: 2021 10345 CIDL WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2017-2, Plaintiff, vs. STEPHANIE BETH BARRIOS; UNKNOWN SPOUSE OF STEPHANIE BETH BARRIOS; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et al., Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated September 9, 2021 and an Order Rescheduling Foreclosure Sale dated October 4, 2023, entered in Civil Case No.: 2021 10345 CIDL of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2017-2, Plaintiff, and STEPHANIE BETH BARRIOS, is Defendant. LAURA E. ROTH, The Clerk of the Cir-

cuit Court, will sell to the highest bidder for cash, at www.volusia.realforeclose.com, at 11:00 AM, on the 16th day of November, 2023, the following described real property as set forth in said Judgment, to wit: LOT 8, BLOCK 2, BREEZEWOOD PARK - UNIT 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 29, PAGE 9, 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 before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an 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, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS

SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDAD Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL. Dated: October 17, 2023 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard, Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 20-48973 Oct. 26; Nov. 2, 2023 23-002881

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2023 12339 PRDL Division 10 IN RE: ESTATE OF SCOTT EDWARD THOMAS Deceased.**

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2023 12257 PRDL Division 10 IN RE: ESTATE OF RICHARD L. BOSTYAN, aka RICHARD LEE BOSTYAN Deceased.**

The administration of the estate of Scott Edward Thomas, deceased, whose date of death was February 12, 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 26, 2023. **Personal Representative: Lauren M. Thomas** c/o Legacy Law Associates, P.L.L.C. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: W. Denis Shelley, Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L.L.C. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: shelley@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com Oct. 26; Nov. 2, 2023 23-002811

The administration of the estate of Richard L. Bostyan, also known as Richard Lee Bostyan, deceased, whose date of death was July 25, 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 26, 2023. **Personal Representative: James D. Ownby II** c/o Legacy Law Associates, P.L.L.C. 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.L.C. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: holland@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com Oct. 26; Nov. 2, 2023 23-002821

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2023 12273 PRDL Division 10 IN RE: ESTATE OF BETTY J. CALLAHAN, aka BETTY CALLAHAN Deceased.**

The administration of the estate of Betty J. Callahan, also known as Betty Callahan, deceased, whose date of death was June 30, 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 26, 2023. **Personal Representative: Richard D. Callahan** c/o Legacy Law Associates, P.L.L.C. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Attorney for Personal Representative: W. Denis Shelley, Attorney Florida Bar Number: 273872 Legacy Law Associates, P.L.L.C. 313 S. Palmetto Ave. Daytona Beach, FL 32114 Telephone: (386) 252-2531 Fax: (386) 258-0392 E-Mail: shelley@legacylaw313.com Secondary E-Mail: linda@legacylaw313.com Oct. 26; Nov. 2, 2023 23-002831

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA **Case No. 2020 10402 CIDL Mortgage Lenders Investment Trading Corporation d/b/a R P Funding f/k/a R P Funding, Inc., Plaintiff, vs. The Unknown Heirs or Beneficiaries of the Estate of Craig F. Lipscomb a/k/a Craig Lipscomb a/k/a Craig Farrell Lipscomb, Deceased, et al., Defendants.** NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2020 10402 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Mortgage Lenders Investment Trading Corporation d/b/a R P Funding f/k/a R P Funding, Inc. is the Plaintiff and The Unknown Heirs or Beneficiaries of the Estate of Craig F. Lipscomb a/k/a Craig Lipscomb a/k/a Craig Farrell Lipscomb, Deceased; Mortgage Electronic Registration Systems, Inc., as Mortgagee, as Nominee for Quick-enc Loans, Inc., its successors and assigns; LORENA LIPSCOMB A/K/A LORENA JOHANNA LIPSCOMB; MELANIE MARIE LEDGERWOOD; JOHN RAYMOND LIPSCOMB are the Defendants, that Laura Roth, Volusia County Clerk of Court will sell to the highest and best bidder for cash at, www.volusia.realforeclose.com, beginning at 11:00 AM on the 9th day of November, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 9, BLOCK 128, DELTONA LAKES UNIT FOUR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE(S) 121 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS 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.

REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at not cost to you, to the provision of certain assistance. Please contact Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711. THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDAD ADES Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con la Oficina de Administración Judicial (Court Administration), 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL. Dated this 10th day of October, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDoes@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 20-F01777 October 19, 26, 2023 23-002761

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA **CASE NO. 2021 11414 CIDL WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HBI, Plaintiff, vs. GERALDINE KATRINA HANEY, et al. Defendant(s).** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 23, 2023, and entered in 2021 11414 CIDL of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HBI is the Plaintiff and GERALDINE KATRINA HANEY; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 November 07, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 727, DELTONA LAKES UNIT THIRTY-ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 27, PAGES 97 THROUGH 100, INCLUSIVE, OF THE PUBLIC RE-

CORDS OF VOLUSIA COUNTY, FLORIDA. Property Address: 2057 HEATHWOOD ST, DELTONA, FL 32725 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. 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 October, 2023. 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 20-061525 - MIM October 19, 26, 2023 23-002781

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2023-12149-PRDL Division 10 IN RE: ESTATE OF STANLEY RAYMOND NOVIDOR Deceased.**

The administration of the estate of Stanley Raymond Novidor, deceased, whose date of death was May 31, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 19, 2023. **Personal Representative: Linda Novidor** 838 Attitude Avenue Daytona Beach, Florida 32124 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com October 19, 26, 2023 23-002801

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2023-12323-PRDL Division 10 IN RE: ESTATE OF GLORIA MARIE MOISAN a/k/a GLORIA M. MOISAN Deceased.** The administration of the estate of Gloria Marie Moisan, deceased, whose date of death was August 18, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 19, 2023. **Personal Representative: Gregory A. Moisan** 7590 Preservation Drive Sarasota, Florida 34241 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32117 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com October 19, 26, 2023 23-002731

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2023 12265 PRDL Division 10 IN RE: ESTATE OF NAOMI MINNIE FILLMAN Deceased.** The administration of the estate of Naomi Minnie Fillman, deceased, whose date of death was January 16, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Avenue, DeLand, Florida 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 19, 2023. **Personal Representative: Kathleen Ann Brummett** 216 Daventry Drive Debarry, Florida 32713 Attorney for Personal Representative: FAMILY FIRST FIRM /s/ Jeanette Mora Beth Roland Florida Bar Number: 103764 Jeanette Mora Florida Bar Number: 296735 1901 W. Colonial Drive Orlando, Florida 32804 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: jeanette.mora@fff.law Secondary E-Mail: probate@familyfirstfirm.com October 19, 26, 2023 23-002741

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL ACTION **CASE NO.: 2022 31572 CICI WELLS FARGO BANK, N.A., Plaintiff, vs. BASIL ROY-SCOTT SEELEY, et al, Defendant(s).** NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 7, 2023, and entered in Case No. 2022 31572 CICI of the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Michelle Donley, Basil Roy-Scott Seeley, Unknown Party #1 N/K/A Kevin Gill, are defendants, the Volusia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.volusia.realforeclose.com, Volusia County, Florida at 11:00AM EST on the November 8, 2023 the following described property as set forth in said Final Judgment of Foreclosure: LOT(S) 5, BLOCK C OF OAK LEA VILLAGE SUBDIVISION, SECTION 1 AS RECORDED IN PLAT BOOK 25, PAGE 44, ET SEQ., OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. A/K/A 510 BROOK CIR SOUTH DAYTONA FL 32119 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. ATTENTION PERSONS WITH DISABILITIES: If you are a person with a disability who needs an 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., St. 300, Daytona Beach, FL 32114, 386-257-6096, within 2 days of your receipt of this notice. If you are hearing impaired, call 1-800-955-8770. THIS IS NOT A COURT INFORMATION LINE. To file response please contact Volusia County Clerk of Court, 101 N. Alabama Ave., DeLand, FL 32724, Tel: (386) 736-5907. Dated this 10 day of October, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq. CT - 22-010541 October 19, 26, 2023 23-002751

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, require certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: October 4, 2023. LAURA E. ROTH CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Lisa Sheppard Deputy Clerk Oct. 19, 26; Nov. 2, 9, 2023 23-002791

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION **File No. 2023 11997 PRDL Division 10 IN RE: ESTATE OF PAUL E. DVORAK a/k/a PAUL EDWARD DVORAK, Deceased.** The administration of the estate of PAUL E. DVORAK a/k/a PAUL EDWARD DVORAK, deceased, whose date of death was July 12, 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 19, 2023. **Personal Representative: FRANK DVORAK** 255 South Ridgewood Avenue Ormond Beach, Florida 32174 Attorney for Personal Representative: GEORGE S. PAPPAS, Attorney Florida Bar Number: 224642 PAPPAS & RUSSELL PA 213 Silver Beach Avenue Daytona Beach, FL 32118 Telephone: (386) 254-2941 Fax: (386) 238-0350 E-Mail: gpappas@pappasrussell.com Secondary: jr@pappasrussell.com October 19, 26, 2023 23-002771