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# PUBLIC NOTICES

THURSDAY, DECEMBER 7, 2023

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## FLAGLER COUNTY LEGAL NOTICES

**FIRST INSERTION**  
 NOTICE TO CREDITORS  
 IN THE CIRCUIT COURT FOR  
 FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023CP000616**  
**IN RE: ESTATE OF**  
**LUCIA MARIE CHERIM**  
 Deceased.

The administration of the estate of Lucia Marie Cherim, deceased, whose date of death was June 27, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Boulevard, Building #1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 December 7, 2023.

**Personal Representative:**  
 /s/ Jay Allen Cherim  
 79 Egret Trail  
 Palm Coast, Florida 32164  
 Attorney for Personal Representative:  
 /s/ Zachary M. Rothman, Attorney  
 Florida Bar Number: 0117924  
 JONES FOSTER P.A.  
 505 South Flagler Drive, Suite 1100  
 West Palm Beach, FL 33401  
 Telephone: (561) 659-3000  
 Fax: (561) 650-5300  
 E-Mail: zrothman@jonesfoster.com  
 December 7, 14, 2023 23-00205G

**FIRST INSERTION**  
 NOTICE OF ACTION  
 IN THE CIRCUIT COURT OF THE  
 7TH JUDICIAL CIRCUIT, IN AND FOR  
 FLAGLER COUNTY, FLORIDA  
 CIVIL DIVISION  
**CASE NO.: 2023 CA 000937**  
**NEWREZ LLC D/B/A SHELLPOINT**  
**MORTGAGE SERVICING,**  
**Plaintiff, vs.**  
**ANNEMARIE KNOBLICH A/K/A**  
**ANNE MARIE KNOBLICH A/K/A**  
**ANN MARIE KNOBLICH A/K/A**  
**ANNMARIE KNOBLICH, et al.,**  
**Defendants.**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT W. KNOBLICH  
 24 SEDGEWICK TRL, PALM COAST, FL 32164

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

LOT 13, BLOCK 45, OF PALM COAST, MAP OF SEMINOLE WOODS, SECTION 58, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF, DESCRIBED IN MAP BOOK 19, PAGE 26, OF THE 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) 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.

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.

WITNESS my hand and the seal of this Court this day of 11/28/2023.

TOM W. BEXLEY  
 As Clerk of the Court  
 (SEAL) By: /s/ Amy Perez  
 As Deputy Clerk

De Cubas & Lewis, P.A.  
 Attorney for Plaintiff  
 PO BOX 5026  
 CORAL SPRINGS, FL 33310  
 23-01517  
 December 7, 14, 2023 23-00204G

**FIRST INSERTION**  
 NOTICE TO CREDITORS  
 IN THE CIRCUIT COURT, SEVENTH  
 JUDICIAL CIRCUIT, IN AND FOR  
 FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**FILE NO.: 2022 CP 000705**  
**DIVISION: 48**  
**IN RE: ESTATE OF**  
**PATSY ANNE TOMLINSON,**  
 Deceased.

The administration of the estate of PATSY ANNE TOMLINSON, deceased, whose date of death was January 7, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 December 7, 2023.

**/s/ DocuSigned by: Angela Tomlinson,**  
**Personal Representative**  
 40 Perthshire Lane  
 Palm Coast, FL 32164  
**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  
 December 7, 14, 2023 23-00207G

**FIRST INSERTION**  
 NOTICE TO CREDITORS  
 IN THE CIRCUIT COURT FOR  
 FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023 CP 000773**  
**Division 48**  
**IN RE: ESTATE OF**  
**LEE-ANN DALEY**  
 Deceased.

The administration of the estate of Lee-Ann Daley, deceased, whose date of death was December 16, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd, Bldg. 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 December 7, 2023.

**Personal Representative:**  
 /s/ Christopher Gamble  
 139 Forrester Pl  
 Palm Coast, Florida 32137  
 Attorney for Personal Representative:  
 /s/ David Pilcher, Attorney  
 Florida Bar Number: 0001562  
 Bogin, Munns & Munns, P.A.  
 P.O. Box 2807  
 Orlando, Florida 32802  
 Telephone: (407) 578-1334  
 Fax: (407) 578-2181  
 E-Mail: dpilcher@boginmunns.com  
 Sec. E-Mail: bmmsservice@boginmunns.com  
 Addl. E-Mail: kpilcher@boginmunns.com  
 December 7, 14, 2023 23-00202G

**FIRST INSERTION**  
 NOTICE TO CREDITORS  
 IN THE CIRCUIT COURT OF THE  
 SEVENTH JUDICIAL CIRCUIT, IN AND  
 FOR FLAGLER COUNTY, FLORIDA  
**Division 48**  
**File No. 2023 CP 667**  
**IN RE: THE ESTATE OF**  
**CLYDE BRYAN CANADY, JR.**  
 Deceased.

The administration of the Estate of Clyde Bryan Canady, Jr., Deceased, whose date of death was December 26, 2021, is pending in the Circuit Court for Flagler County, Florida Probate Division, the address of which is Flagler County Courthouse, 1769 E. Moody Boulevard, Bunnell, FL, 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

**SECOND INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Go Store It 4601 E Moody Blvd A7 Bunnell, FL 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, Jacob Jean-Pierre # 011 & 012, Jacques Miscesma # 077, Wesley Brown #027, Brian McGuinness # 291, Christopher Sligh # 405, containing household and other goods will be sold for cash on 12/15/23 at 2:00pm. 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 online at www.storage-treasures.com

November 30, December 7, 2023 23-00303F

**SECOND INSERTION**  
**NOTICE OF FORFEITURE**  
 A gold Toyota Camry with VIN# 4T1BF1FK4GU266724 was seized for forfeiture by the Flagler County Sheriff's Office on October 6, 2023.

The item(s) were seized at or near E Moody Blvd, Flagler County FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 000991 in the 7th Circuit Court.

November 30, December 7, 2023 23-00308F

November 30, December 7, 2023 23-00303F

**SECOND INSERTION**  
 NOTICE TO CREDITORS  
 (Summary Administration)  
 IN THE CIRCUIT COURT FOR  
 FLAGLER COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023 CP 572**  
**Division 48**  
**IN RE: ESTATE OF**  
**BOBBIE G. MATHIS**  
 Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
 You are hereby notified that an Order of Summary Administration has been entered in the estate of BOBBIE G. MATHIS, deceased, File Number 2023 CP 572, by the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E. Moody Boulevard, Building #1 - Kim C. Hammond Justice Center, Bunnell, Florida 32110; that the decedent's date of death was January 29, 2023; that the total value of the estate is \$28,563.61 and that the names and addresses of those to whom it has been assigned by such order are:  
 Name Address  
 Margaret Mathis, Trustee of Bobbie G. Mathis Revocable Trust  
 15 Avenue De la Mer Unit 2802  
 Palm Coast, Florida 32137  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

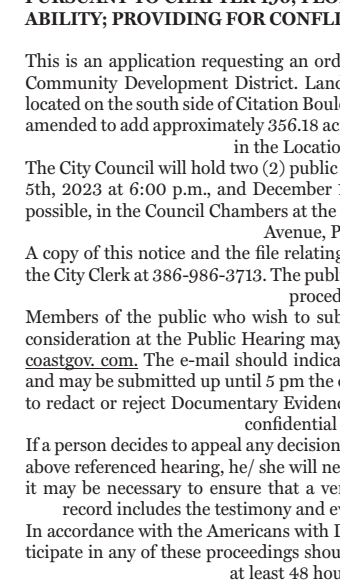
November 30, December 7, 2023 23-00200G

**THIRD INSERTION**  
**CITY OF PALM COAST NOTICE OF PROPOSED CITY COUNCIL PUBLIC HEARING**

The City Council will consider Ordinance No. 2023-XX Entitled: **AN ORDINANCE OF THE CITY OF PALM COAST, FLORIDA, AMENDING THE BOUNDARIES OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**  
 This is an application requesting an ordinance to amend the boundaries of the Landings Community Development District. Landings is a 204.68 +/- acre residential community located on the south side of Citation Boulevard and east of Belle Terre Boulevard and is to be amended to add approximately 356.18 acres to the District. All lands are located as depicted in the Location Map provided below.  
 The City Council will hold two (2) public hearings on the proposed ordinance on December 5th, 2023 at 6:00 p.m., and December 19th, 2023, at 9:00 a.m., or as soon thereafter as possible, in the Council Chambers at the Community Wing of City Hall located at 160 Lake Avenue, Palm Coast, Florida.  
 A copy of this notice and the file relating to the public hearing are available by contacting the City Clerk at 386-986-3713. The public is encouraged to participate in the processes and procedures of the City.  
 Members of the public who wish to submit comments, exhibits, or other documents for consideration at the Public Hearing may submit them to the following: [CityClerk@palm-coast.gov](mailto:CityClerk@palm-coast.gov). The e-mail should indicate that they are intended for public participation and may be submitted until 5 pm the day before the meeting. The City reserves the right to redact or reject Documentary Evidence containing obscene material or material that is confidential pursuant to state law.  
 If a person decides to appeal any decision made with respect to any matter considered at the above referenced hearing, he/ she will need a record of the proceedings. For such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.  
 In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 386-986-3713 at least 48 hours prior to the meeting.

November 23, 30, December 7, 14, 2023 23-00297F

**LOCATION MAP**



**SAVE TIME**  
 Email your Legal Notice  
[legal@palmcoastobserver.com](mailto:legal@palmcoastobserver.com)

**SAVE TIME**  
 Email your Legal Notice  
[legal@palmcoastobserver.com](mailto:legal@palmcoastobserver.com)

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- **2 Petite Red Navels** Gorgeous red flesh with berry undertones.
- **2 Petite Golden Navels** Snack-sized versions of the beloved classic.
- **2 Pears** Juicy, creamy, and perfectly ripe.
- **2 Orchard Fresh Apples** Crispy and fragrant with the sweet taste of fall.

**Call 1-877-649-1289 to order item 291X or Visit HaleGroves.com/H4YL16**

Order Item #291X Only \$24.99\* (reg. \$37.99) plus \$7.99 shipping & handling. Satisfaction completely guaranteed. This gift ships in December at the peak of freshness. Order by Dec. 17, 2023 for GUARANTEED Christmas delivery. AZ, CA, TX & LA order by Dec. 14, 2023.

**Hale GROVES** Since 1947, Hale Groves, Vero Beach, FL 32966

**IC: H4YL16**

**Call now and SAVE 34%!**

\*Plus \$7.99 handling per pack to the 48 contiguous states. Limited time offer, good while supplies last. Not valid with any other offer. Limit 5 boxes per customer.

**LOCATION MAP**

November 23, 30, December 7, 14, 2023 23-00297F



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Sincerely,  
Brian and Hailey McMillan



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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



# FLAGLER COUNTY LEGAL NOTICES

## SUBSEQUENT INSERTIONS

### FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA  
**Case No.: 2023 CA 000850**

**Division: 49**  
**ALEXANDRA THEODORE**  
 Plaintiff, v.  
**NOROY THEODORE**  
 Defendant  
 TO: NOROY THEODORE, Defendant, and to all parties claiming interest by, through, under or against Defendant, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for partition action. The action involves real property in FLAGLER County, Florida, more fully described as follows:

PALM COAST SEC 32 BL 33 LT 17 OR 553 PG 1539 OR 638 PG 1769 OR 642 PG 1428 OR 801 PG 1494 OR 2312/582-

DC

The action was instituted in the Seventh Judicial Circuit Court, FLAGLER County, Florida, and is styled ALEXANDRA THEODORE vs. NOROY THEODORE.

You are required to serve a copy of your written defenses, if any, to the action on Erica Johnson, Plaintiff's attorney, whose address is 840 Harrington Street, DAYTONA BEACH, FL 32114, on or before 30 days of the date of publication, and file the original with the clerk of this court either before service on Erica Johnson or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: 11/7/2023

Tom Bexley  
 Clerk of the Seventh Judicial Circuit Court  
 FLAGLER County, Florida  
 (SEAL) By /s/ Margarita Ruiz  
 Deputy Clerk  
 Nov. 16, 23, 30; Dec. 7, 2023 23-00195G

### SECOND INSERTION

NOTICE OF ACTION FOR Dissolution of Marriage IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA  
**Case No.: 2023DR000855**  
**Division: 47**

**Chaz Davis,**  
 Petitioner and  
**Daniel Wiley,**  
 Respondent.  
 TO: Daniel Wiley  
 745 Bellevue Avenue, apt #1 Daytona Beach, FL 32114

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Chaz Davis, whose address is 21 Sea front trail Palm Coast FL 32164, on or before 1/13/24, and file the original with the clerk of this Court at Kim C Hammond Justice Center, 1769 E Moody Blvd Building #1 Bunnell, FL 32110, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

(If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located) 21 Sea front trail Palm Coast FL 32164.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: Nov 22, 23.  
 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Makaela McCarthy (Deputy Clerk)  
 Nov. 30; Dec. 7, 14, 21, 2023 23-00199G

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION  
**FILE NUMBER: 2023 CP 000682**  
**IN RE: ESTATE OF PAVLINCH, Patricia Ann Deceased**

The administration of the ancillary estate of PATRICIA ANN PAVLINCH, deceased, whose date of death was April 16, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, File No. 2023 CP 000682, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd, Building #1, Bunnell, FL 32110. The names and addresses of the petitioners in formal administration and their 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 served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is November 30, 2023.  
 s/CAROLYN ENGLE  
 CAROLYN ENGLE,  
 Ancillary Personal Representative

s/Mark J. LaBate  
 MARK J. LABATE  
 Attorney for the Personal Representative  
 2744 E. Commercial Boulevard  
 Fort Lauderdale, FL 33308  
 (954) 545-3605 markjlabate@gmail.com  
 FBN: 752230  
 Nov. 30; Dec. 7, 2023 23-00201G

# VOLUSIA COUNTY LEGAL NOTICES

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY  
 GENERAL JURISDICTION DIVISION  
**Case No. 2023 32346 CICI**  
**SPECIALIZED LOAN SERVICING LLC,**  
 Plaintiff, vs.  
**MARISSA JOANN WAGNER, et al.,**  
 Defendant.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF PAMELA WAGNER A/K/A PAMELA CLAIR WAGNER A/K/A PAMELA CLAIRE WAGNER, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN  
 MARISSA JOANN WAGNER  
 411 14TH STREET, APT M6, RAMONA, CA 92065  
 UNKNOWN SPOUSE OF MARISSA JOANN WAGNER  
 411 14TH STREET, APT M6, RAMONA, CA 92065

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN  
 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 25, BLOCK 23, RIO VISTA, SECTION A, ACCORDING TO THE MAP OR PLOT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 25, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before JAN 12 2024 or 30 days from the first 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 28 day of November, 2023.  
 LAURA E ROTH  
 CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Jennifer M. Hamilton  
 Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC  
 225 East Robinson Street, Suite 155 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: AccountsPayable@mccalla.com  
 23-06900FL  
 December 7, 14, 2023 23-00359I

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**Case No. 2019 10542 CIDL**  
**BANK OF AMERICA, N.A.,**  
 PLAINTIFF, VS.  
**DIANE BASS, ET AL.**  
 DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 26, 2023 in the above action, the Volusia County Clerk of Court will sell to the highest bidder for cash at Volusia, Florida, on January 9, 2024, at 11:00 AM, at www.volusia.realforeclose.com for the following described property:

Lot 16, Block 280, Deltona Lakes Unit Seven, according to the plat thereof, recorded in Map Book 25, Page 149 through 162, 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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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 at 386-257-6096 , 101 N Alabama Ave., Ste D-305, DeLand, FL 32724 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.

Tromberg, Morris & Poulin, PLLC  
 Attorney for Plaintiff  
 1515 South Federal Highway, Suite 100  
 Boca Raton, FL 33486  
 Telephone #: 561-338-4101  
 Fax #: 561-338-4077  
 Email: eservice@tmppllc.com  
 By: /s/ Stephen Weinstein, Esq.  
 FBN: 740896

OUR CASE #: 19-000697/2019 10542  
 CIDL/SHELLPOINT  
 December 7, 14, 2023 23-00356I

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
 GENERAL JURISDICTION DIVISION  
**Case No. 2023 10150 CIDL**  
**Mortgage Lenders Investment Trading Corporation formerly known as R P Funding, Inc.,**  
 Plaintiff, vs.  
**William C. McBride, III a/k/a William C. McBride, et al.,**  
 Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 10150 CIDL of the Circuit Court of the SEVENTH Judicial Circuit, in and for Volusia County, Florida, wherein Mortgage Lenders Investment Trading Corporation formerly known as R P Funding, Inc. is the Plaintiff and William C. McBride, III a/k/a William C. McBride; Lisa Lynn McBride a/k/a Lisa L. McBride; T & T Builders of Volusia County, Inc. 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 11:00AM on the 30th day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 5927, 5928 AND 5929, BLOCK 196, FLORIDA SHORES UNIT NO. 06, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 109, 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 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 DISCAPACIDADES  
 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 Administración), 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 1st day of December, 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  
 FLCourtDocs@brockandscott.com  
 By /s/Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 File # 22-P00303  
 December 7, 14, 2023 23-00360I

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023 13432 PRDL**  
**IN RE: ESTATE OF PATRICIA A YOUNG,**  
 Deceased.

The administration of the estate of PATRICIA A YOUNG, Deceased, whose date of death was July 1, 2023, is pending in the Circuit Court for VOLUSIA County, Florida, Probate Division, the address of which is 101 N Alabama Ave. Suite #C335, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 7, 2023.

**JULIA WILLIAMSON,**  
 Personal Representative  
 Attorney for Personal Representative:  
 Scott R. Bugay, Esquire  
 Florida Bar No. 5207  
 Citicentre, Suite P600  
 290 NW 165TH Street  
 Miami FL 33169  
 Telephone: (305) 956-9040  
 Fax: (305) 945-2905  
 Primary Email: Scott@srblawyers.com  
 Secondary Email: angelica@srblawyers.com  
 December 7, 14, 2023 23-00355I

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023 12786 PRDL**  
**Division 10**  
**IN RE: ESTATE OF JUDITH ANN DAUGHERTY,**  
 aka JUDITH DAUGHERTY  
 Deceased.

The administration of the estate of Judith Ann Daugherty, also known as Judith Daugherty, deceased, whose date of death was October 3, 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 December 7, 2023.

**Personal Representative:**  
**Michael Scott Daugherty**  
 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) 258-0392  
 E-Mail: ed@legacylaw313.com  
 Secondary E-Mail: paralegal@legacylaw313.com  
 December 7, 14, 2023 23-00354I

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY  
 GENERAL JURISDICTION DIVISION  
**Case No. 2022 11756 CIDL**  
**LOANDEPOT.COM, LLC,**  
 Plaintiff, vs.  
**JOSE BADILLO-MUNOZ A/K/A JOSE BADILLO MUNOZ A/K/A JOSE L. BADILLO MUNOZ, et al.,**  
 Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 2022 11756 CIDL of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Volusia County, Deland, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and Jose Badillo-Munoz a/k/a Jose Badillo Munoz a/k/a Jose L. Badillo Munoz, et al., are Defendants, the Clerk of Court, LAURA E. ROTH, ESQ., will sell to the highest and best bidder for cash electronically at www.volusia.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of January, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 95, Alexandria Pointe, according to the plat thereof as recorded in Plat Book 52, Pages 37-40, 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.

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 1 (800) 955-8770.

By: /s/Robyn Katz  
 Robyn Katz, Esq.  
 McCalla Raymer Leibert Pierce, LLC  
 Attorney for Plaintiff  
 225 East Robinson Street, Suite 155 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: MRService@mccalla.com  
 Fla. Bar No.: 146803  
 22-01690FL  
 December 7, 14, 2023 23-00361I

### FIRST INSERTION

NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT IN AND FOR VOLUSIA COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023-10918-PRDL**  
**IN RE: ESTATE OF CHARLENE A. KELLNER,**  
 Deceased.

The administration of the estate of Charlene A. Kellner, deceased, whose date of death was December 15, 2020, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Volusia County Courthouse, 101 N. Alabama Ave., DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 12/07/2023.

**Personal Representative:**  
**Drew Daddono**  
 1227 North Franklin Street  
 Tampa, Florida 33602  
 Attorney for Personal Representative:  
 Drew Daddono, Esq.  
 Attorney  
 Florida Bar Number: 111946  
 1227 North Franklin Street  
 Tampa, FL 33602  
 (813) 444-2573  
 contact@anchortrustmanagement.com  
 drew@anchortrustmanagement.com  
 December 7, 14, 2023 23-00353I

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
 GENERAL JURISDICTION DIVISION  
**Case No. 2022 30556 CICI**  
**SELECT PORTFOLIO SERVICING, INC.,**  
 Plaintiff, vs.  
**AZIZ AHMAD, ZAHIDA AZIZ AHMAD AND MOHAMMAD DIN, et al.**  
 Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2023, and entered in 2022 30556 CICI of the Circuit Court of the SEVENTH Judicial Circuit in and for Volusia County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is the Plaintiff and AZIZ AHMAD; MOHAMMAD DIN; ZAHIDA AZIZ AHMAD; UNKNOWN SPOUSE OF MOHAMMAD DIN N/K/A YASMIN DIN; TOWN PARK HOMEOWNERS ASSOCIATION, INC. 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 December 29, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 255, TOWN PARK P.L.D.- PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 49, PAGES 151 THOUGH 153, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

Property Address: 4257 MAYFAIR LN, PORT ORANGE, FL 32129  
 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 30 day of November, 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  
 22-016571 - EuE  
 December 7, 14, 2023 23-00357I

### FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on 12/29/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1973 CHMP HS 0439683881D . Last Tenants: JERRY GOOD, ROBERTA GOOD AND FRED W GOOD and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.

December 7, 14, 2023 23-00176V

### FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on 12/29/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 GREE HS 21621009AH & 21621009BH . Last Tenants: MARLENE B ALFONSO AND PABLO MANUEL GONZALEZ and all unknown parties beneficiaries heirs . Sale to be at MHC CARRIAGE COVE LLC, 5 CARRIAGE COVE WAY, DAYTONA BEACH, FL 32119. 813-282-5925.

December 7, 14, 2023 23-00175V

A NEW & AFFORDABLE OPTION  
**PUBLIC NOTICES**  
 The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.

For rates and information, call 386-447-9723



For rates and information, call 386-447-9723

### 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.: 2023 11663 CIDL**  
**U.S. BANK NATIONAL ASSOCIATION,**  
 Plaintiff, vs.  
**MARGARET A. MOODY; UNKNOWN SPOUSE OF MARGARET A. MOODY; 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 23 day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 46, BLOCK 12, DELTONA LAKES UNIT ONE, ACCORDING TO THE



SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 12797 PRDL**  
**Division: 10**  
**IN RE: ESTATE OF DIANA LYNN LAMB, Deceased.**

The administration of the estate of DIANA LYNN LAMB, deceased, whose date of death was September 21, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, , FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: November 30, 2023.

Signed on this day of, 11/21/2023.

**KELLY NOLAN**  
**Personal Representative**  
 Heidi S. Webb  
 Attorney for Personal Representative  
 Florida Bar No. 73958  
 Law Office of Heidi S. Webb  
 210 South Beach Street, Ste. 202  
 Daytona Beach, FL 32114  
 Telephone: (386) 257-3332  
 Email: heidi@heidwebb.com  
 Nov. 30; Dec. 7, 2023 23-003451

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO. 2023 32303 CICI**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSA HOME EQUITY TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5, Plaintiff, vs. CARLO S. SCROFANO; UNKNOWN HEIRS OF PALMA SCROFANO, ET AL. Defendants**

To the following Defendant(s): UNKNOWN HEIRS OF PALMA SCROFANO (CURRENT RESIDENCE UNKNOWN)  
 Last Known Address: UNKNOWN  
 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 2, BLOCK 6, ORTONA PARK, SECTION THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 232 AND 233 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
 A/K/A 3010 PRINCETON AVENUE, DAYTONA BEACH FL 32118  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, P.L.C, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before JAN 04 2023 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. This notice is provided to Administrative Order No. 2065.

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 Ad-

ministration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114. (386) 257-6096. Hearing or voice impaired, please call 711.

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, 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 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 DISCAPACIDADES 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), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (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

WITNESS my hand and the seal of this Court this 20 day of November, 2023

LAURA E. ROTH  
 VOLUSIA COUNTY CLERK OF COURT  
 By /s/ Jennifer M. Hamilton  
 As Deputy Clerk  
 J. Anthony Van Ness, Esq.  
 VAN NESS LAW FIRM, P.L.C  
 Attorney for the Plaintiff  
 1239 E. NEWPORT CENTER DRIVE,  
 SUITE #110  
 DEERFIELD BEACH, FL 33442  
 PHH18476-23/ng  
 Nov. 30; Dec. 7, 2023 23-003501

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023 12691 PRDL**  
**Division 10**  
**IN RE: ESTATE OF FREDERICK BRANDON MEYER, aka FREDERICK BRANDEN MEYER Deceased.**

The administration of the estate of Frederick Brandon Meyer, also known as Frederick Branden Meyer, deceased, whose date of death was September 13, 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 November 30, 2023.

**Personal Representative:**  
**Janet K. Rabe-Meyer**  
**c/o Legacy Law Associates, P.L.**  
 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.  
 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  
 Nov. 30; Dec. 7, 2023 23-003441

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 2023 12347 CIDL**  
**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. MIKEL WILLIAM GRIMM, et al., Defendants.**

TO: MIKEL WILLIAM GRIMM  
 3481 CORNELL TERR, DELTONA, FL 32738  
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 8, BLOCK 894, DELTONA LAKES UNIT THIRTY FOUR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 134 THROUGH 142, INCLUSIVE, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before JAN 04 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) 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.

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.

WITNESS my hand and the seal of this Court this 20 day of November, 2023.

LAURA E. ROTH  
 As Clerk of the Court  
 (SEAL) By /s/ Jennifer M. Hamilton  
 As Deputy Clerk  
 De Cubas & Lewis, P.A.  
 Attorney for Plaintiff  
 PO BOX 5026  
 CORAL SPRINGS, FL 33310  
 23-01858  
 Nov. 30; Dec. 7, 2023 23-003511

THIRD INSERTION

NOTICE BY FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO USE THE UNIFORM AD VALOREM METHOD OF COLLECTION OF A NON-AD VALOREM ASSESSMENT

Notice is hereby given to all owners of lands located within the boundaries of the Dunes CDD Stormwater Drainage District that Flagler County intends to use the uniform ad valorem method for collecting the non-ad valorem assessments levied by Flagler County as set forth in Section 197.3632, F.S., and that the Flagler County Board of County Commissioners will hold a public hearing on December 18, 2023, at 5:30 p.m., or as soon thereafter as possible, at the Flagler County Government Services Building - Board Chambers, 1769 E. Moody Blvd., Bldg. 2, 1st Floor, Bunnell, FL 32110.

The purpose of the public hearing is to consider the adoption of a Resolution authorizing the Flagler County Board of County Commissioners to use the uniform ad valorem method of collecting non-ad valorem assessments levied by the Flagler County Board of County Commissioners as provided in Section 197.3632, F.S.

The Flagler County Board of County Commissioners is considering adopting a non-ad valorem assessment for 2024-2025 fiscal year, and continuing from year to year thereafter, for the collection and conveyance of stormwater and the maintenance of stormwater drainage facilities within the Dunes CDD Stormwater Drainage District within unincorporated Flagler County, which is bounded on the north by 16th Road, bounded on the east by Hammock Dunes Parkway, bounded on the south by Jungle Hut Road, and bounded on the west by State Road A1A.

This non-ad valorem assessment is being levied for the first time. Interested parties may appear at the public hearing to be heard regarding the use of the uniform ad valorem method of collecting such non-ad valorem assessments.

If any person decides to appeal any decision made with respect to any matter considered at this public hearing such person will need a record of proceedings and for such purpose such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

November 23, 30, December 7, 14 23-00304F

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR VOLUSIA COUNTY GENERAL JURISDICTION DIVISION  
**CASE NO. 2023 12091 CIDL**  
**U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-1, ASSET-BACKED SECURITIES, TMTS SERIES 2006-1, Plaintiff, vs. SHAVONDA GIBSON, et al., Defendant.**

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF HATTIE M. GIBSON A/K/A HATTIE MAE GIBSON A/K/A HATTIE M. HAMILTON A/K/A HATTIE HAMILTON GIBSON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS  
 ADDRESS: UNKNOWN  
 SHAVONDA GIBSON  
 735 E CAROLINA AVENUE, DELAND, FL 32724  
 UNKNOWN SPOUSE OF SHAVONDA GIBSON  
 735 E CAROLINA AVENUE, DELAND, FL 32724  
 DAMIEN DANTRE NELSON, JR.  
 735 E CAROLINA AVENUE, DELAND, FL 32724  
 UNKNOWN SPOUSE OF DAMIEN DANTRE NELSON, JR.  
 735 E CAROLINA AVENUE, DELAND, FL 32724  
 ROBERT GIBSON A/K/A ROBERT LEWIS GIBSON, JR.  
 735 E CAROLINA AVENUE, DELAND, FL 32724  
 UNKNOWN SPOUSE OF ROBERT GIBSON A/K/A ROBERT LEWIS GIBSON, JR.  
 735 E CAROLINA AVENUE, DELAND, FL 32724  
 JERMAINE GUNN  
 ADDRESS: UNKNOWN  
 JERMAINE GUNN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOTS 62, 63 AND 64, ORANGE GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 218, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.  
 has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq. McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before Jan 2, 2023 or 30 days from the first 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 16th day of NOV, 2023.

LAURA E ROTH  
 CLERK OF THE CIRCUIT COURT  
 BY: /s/ Shawnee S. Smith  
 Deputy Clerk  
 MCCALLA RAYMER LEIBERT PIERCE, LLC  
 225 East Robinson Street, Suite 155  
 Orlando, FL 32801  
 Phone: (407) 674-1850  
 Fax: (321) 248-0420  
 Email: AccountsPayable@mccalla.com  
 23-06161FL  
 Nov. 30; Dec. 7, 2023 23-003521

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. 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/ 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/ Craig Farrell Lipscomb, Deceased; Mortgage Electronic Registration Systems, Inc., as Mortgagee, as Nominee for Quick-En Loans, Inc., its successors and assigns; LORENA LIPSCOMB A/K/A LORENA JOHANNA LIPSCOMB; MELANIE MARRIE 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 1st day of February, 2024, 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 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 DISCAPACIDADES 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, sinincurrir 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 24th day of November, 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  
 FLCourtDocs@brockandscott.com  
 By /s/Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 File # 20-F01777  
 Nov. 30; Dec. 7, 2023 23-003491

A NEW & AFFORDABLE OPTION  
**PUBLIC NOTICES**  
 The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.

For rates and information, call 386-447-9723



THIRD INSERTION

NOTICE BY FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO USE THE UNIFORM AD VALOREM METHOD OF COLLECTION OF A NON-AD VALOREM ASSESSMENT WITHIN UNINCORPORATED FLAGLER COUNTY FOR NUISANCE ABATEMENT

Notice is hereby given to all owners of lands located within unincorporated Flagler County that Flagler County intends to use the uniform ad valorem method for collecting the non-ad valorem assessments levied by Flagler County as set forth in Section 197.3632, F.S., and that the Flagler County Board of County Commissioners will hold a public hearing on December 18, 2023, at 5:30 p.m., or as soon thereafter as possible, at the Flagler County Government Services Building - Board Chambers, 1769 E. Moody Blvd., Bldg. 2, 1st Floor, Bunnell, FL 32110.

The purpose of the public hearing is to consider the adoption of a Resolution authorizing the Flagler County Board of County Commissioners to use the uniform ad valorem method of collecting non-ad valorem assessments levied by the Flagler County Board of County Commissioners as provided in Section 197.3632, F.S.

The Flagler County Board of County Commissioners is considering adopting a non-ad valorem assessment for 2024-2025 fiscal year, and continuing from year to year thereafter, for the abatement of nuisance properties within unincorporated Flagler County.

This non-ad valorem assessment is being levied for the first time. Interested parties may appear at the public hearing to be heard regarding the use of the uniform ad valorem method of collecting such non-ad valorem assessments.

If any person decides to appeal any decision made with respect to any matter considered at this public hearing such person will need a record of proceedings and for such purpose such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

November 23, 30, December 7, 14

23-00305F

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.: 2023 11605 CIDL**  
**PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. PATRICK A. THOMAS; STATE OF FLORIDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; VOLUSIA COUNTY, FLORIDA CLERK OF COURT; 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 16 day of January 2024, the following described property as set forth in said Final Judgment, to wit:

BEGIN AT A POINT NORTH 09 DEGREES 56' 07" EAST, 3619.52 FEET OF THE SOUTHEAST CORNER OF SECTION 39, TOWNSHIP 16 SOUTH, RANGE 30 EAST, SAID POINT ALSO BEING ON THE EASTERLY LINE OF THE PAUL DUPONT GRANT; RUN THENCE NORTH 09 DEGREES 56' 07" EAST ALONG THE EAST LINE OF THE PAUL DUPONT GRANT 644.19 FEET; THENCE NORTH 55 DEGREES 58' 00" WEST, 169.80 FEET; THENCE SOUTH 09 DEGREES 56' 07" WEST, 713.52 FEET; THENCE SOUTH 80 DEGREES 03' 53" EAST, 155 FEET TO THE POINT OF BEGINNING, LYING IN VOLUSIA COUNTY, FLORIDA.

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  
 22-02493  
 Nov. 30; Dec. 7, 2023 23-003481

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No.: 2023 11599 PRDL**  
**Division: 10**  
**IN RE: ESTATE OF WALTER JOHN KEATING, JR., A/K/A WALTER J. KEATING, JR., A/K/A/WALTER J. KEATING, A/K/A WALTER JOHN KEATING Deceased.**

The administration of the estate of Walter John Keating, Jr., a/k/a Walter J. Keating, Jr., a/k/a Walter J. Keating, a/k/a Walter John Keating, deceased, whose date of death was April 7, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the mailing address of which is PO Box 6043, DeLand, Florida 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 November 30, 2023.

**Scott G. Keating**  
**Personal Representative**  
 4008 Creec Drive  
 Ormond Beach, Florida 32174  
 Wendy A. Mara, Esq.  
 Attorney for Personal Representative  
 Florida Bar Number: 69872  
 Mara Law. P.A.  
 555 West Granada Blvd., Ste.D-10  
 Ormond Beach, Florida 32174  
 Telephone: (386) 672-8081  
 Fax: (386) 265-5995  
 E-Mail: wamara@maralawpa.com  
 Secondary  
 E-Mail: fmgomez@maralawpa.com  
 Nov. 30; Dec. 7, 2023 23-003471

PROPERTY ADDRESS: 3845 GOLDEN HILLS, 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 REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration 125 E. Orange Ave., Ste. 300 Daytona Beach, FL 32114 (386) 257-6096  
 Hearing or voice impaired, please call 711.

Dated this 20 day of November 2023.

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  
 22-02493  
 Nov. 30; Dec. 7, 2023 23-003481

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2023-10075 PRDL**  
**Division 10**  
**IN RE: ESTATE OF CONSTANCE ROMANO A/K/A CONSTANCE A. ROMANO A/K/A CONSTANCE LOTT ROMANO, Deceased.**

The administration of the estate of CONSTANCE ROMANO A/K/A CONSTANCE A. ROMANO A/K/A CONSTANCE LOTT ROMANO, deceased, whose date of death was December 17, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P. O. Box 6043, DeLand, FL 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 WITHIN 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.

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

The date of first publication of this notice is: November 30, 2023.

Signed on this 21st day of November, 20