

# REAL ESTATE

## Gated community home sells for \$1.29 million

A house in Plantation Bay was the top real estate transaction in Ormond Beach and Ormond-by-the-Sea for the week of July 17-23 in the Multiple Listing Service. Vladimir and Gloria Prerad, individually and as trustees, sold 1352 Dovercourt Lane to Floyd and Kathryn Eaton, of Ormond Beach, for \$1.29 million. Built in 2004, the house is a 3/3.5 and has a fireplace, swimming pool and 3,956 square feet.

**WAYNE GRANT**  
REAL ESTATE EDITOR

### ORMOND BEACH

Randall and Zoe Hendrix, of Searsport, Maine, sold 75 Lincoln Ave. to Abigail and Raj Shah, of Ormond Beach, for \$775,000. Built in 2018, the house is a 2/3 and has a fireplace and 2,462 square feet. It sold in 2017 for \$179,000.

Patricia Dixon, individually and as trustee, sold 175 Royal Dunes Circle to Russell and Jessica Allen, of Ormond Beach, for \$485,000. Built in 1963, the house is a 6/3 and has a fireplace, swimming pool and 2,648 square feet.

Raymond and Maria Naseman sold 4 Seafarers Drive to Joann Mulinx, of Ormond Beach, for \$454,000.

Built in 1973, the house is a 3/2 and has 1,537 square feet. It sold in 2013 for \$135,000.

OP SPE TPA1 LLC, of Chandler, Arizona, sold 19 Havenwood Trail to Richard and Anna Kupchunas, of Ormond Beach, for \$315,000. Built in 1979, the house is a 3/2.5 and has a fireplace and 1,780 square feet.

Lorraine Diloreto, of Ormond Beach, sold 76 S. Capri Drive to Nicholas Fuguet, of Ormond Beach, for \$310,100. Built in 1961, the house is a 3/2 and has 1,403 square feet.

Emily and John Mackenzie, of Port Orange, sold 3 Thomas St. to Kathleen and Michael Haddican, of Pearl River, New York, for \$263,000. Built in 1985, the house is a 3/2 and has



The house at 13 Highwood Ridge Trail sold for \$675,000.



The top real estate transaction in Ormond Beach has three bedrooms, three and a half baths and a swimming pool.

1,164 square feet. It sold in 2017 for \$165,000.

Judy Karmenzind, of Tucson, Arizona, sold 210 Lemon Tree Lane, Unit 210A, to Anthony Pizzo and Maria Caldas, of Ormond Beach, for \$235,000. Built in 1984, the condo is a 2/2 and has a fireplace and 1,100 square feet. It sold in 2016 for \$95,000.

### Halifax Plantation

Dorothy Denz, of Ormond Beach, sold 3033 Monaghan Drive to Osvaldo Fontanet and Camilla Taft, of Fort Lee, New Jersey, for \$400,000. Built in 2006, the house is a 3/2 and has 1,823 square feet. Hunter's Ridge Paul and Sandra Viscomi sold 13 Highwood Ridge Trail to Luke and Jessica Brown, of Ormond Beach, for \$675,000. Built in 1998, the house is a 5/2.5 and has a fireplace and 2,944 square feet. It sold in 2018 for \$322,500.

Diamond W Properties LLC, of Ormond Beach, sold 42 Levee Lane to Thomas and Julie Logan, of Ormond Beach, for \$420,000. Built in 2014, the house is a 3/2 and has 1,880 square feet. It sold in 2017 for \$256,000.

### Misners Branch

Jerald Barker and Shannon Sweetney, of Ormond Beach, sold 31 Misners Trail to Iris Bly, of Ormond Beach, for \$315,500. Built in 1988, the house is a 3/2 and has 1,408 square feet. It sold in 2020 for \$198,000.

### Oak Forrest

Steve Zellers, individually and as trustee, sold 1416 N. Beach St. to Zachary and Michelle Kanode, of Ormond Beach, for \$365,000. Built in 1984, the house is a 2/2 and has a fireplace and 1,892 square feet.

### Plantation Bay

Judy Papa, individually and as trustee, sold 1372 Sunningdale Lane to Lucio and Elsa Valerio, of Ormond Beach, for \$435,000. Built in 2003, the house is a 3/2 and has 1,956 square feet.

### Spring Meadows

Nikolaos and Susan Petropouleas, of DeLeon Springs, sold 47 Spring Meadows Drive to Katerina and Brent Tripp, of Zebulon, North Carolina, for \$545,000. Built in 1997, the house is a 4/3 and has a swimming pool and 2,530 square feet.

### Trails North 40

Beverly Ferrell, of Statesboro, Georgia, sold 60 Big Buck Trail to Vicki Scott, of Ormond Beach, for \$334,777. Built in 1991, the townhouse is a 3/2 and has 1,995 square feet.

### Woodmere

William and Jasmine Butcher, of Gainesville, sold 959 Parkwood Drive to Randy and Andrea Packard, of Ormond Beach, for \$400,000. Built in 1963, the house is a 3/2 and has 1,568 square feet. It sold in 2015 for \$150,200.

### ORMOND-BY-THE-SEA

Erik and Kimberly Uhlik, of Port

## RESIDENTIAL REAL ESTATE TRANSACTIONS JULY 17 - JULY 23

Orange, sold 13 Seabridge Drive to Carol Dunkel, of Ormond Beach, for \$548,500. Built in 1980, the house is a 3/2 and has a fireplace, swimming pool and 1,547 square feet. It sold in 2018 for \$170,000.

Rhett and Brittney Hanks, of Ormond Beach, sold 102 Essex Drive to John Tarro, of Griffin, Georgia, for \$462,000. Built in 1956, the house is a 3/2 and has a fireplace, swimming pool and 1,608 square feet. It sold in 2020 for \$252,000.

Andrea and Randolph Packard, of Ormond Beach, sold 12 Palm Drive to Christopher and Theresa Thomas, of Ormond Beach, for \$360,000. Built in 1955, the house is a 2/2 and has 900 square feet. It sold in 2016 for \$170,000.

Hector and Nancy Guzman sold 6 Alamanda Drive to Melissa Stevens and Jack Watford, of Lilburn, Georgia, for \$352,000. Built in 1953, the house is a 3/2 and has 1,102 square feet. It sold in 2018 for \$172,000.

Sarah Dale, as trustee, sold 1133 Ocean Shore Blvd., Unit 207, to Russell and Loretta Wittenberg, of Ormond Beach, for \$350,000. Built in 1971, the condo is a 2/2 and has 1,065 feet.

Eugene Guglielmo, of Weirton, West Virginia, sold 35 Seabreeze Drive to Nicholas Jones, of Ormond Beach, for \$335,000. Built in 1957, the house is a 3/1.5 and has 984 square feet. It sold in 2019 for \$159,900.

Lynda Nezelek, Jane Shea and James Shea, of Kentucky, sold 49 Alamanda Drive to Wellington Ferreira and Thais dos Santos, of Ormond Beach, for \$160,000. Built in 1953, the house is a 1/1 and has 728 square feet.

*John Adams, of Adams, Cameron & Co. Realtors, contributed to this report.*

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# PUBLIC NOTICES

THURSDAY, SEPTEMBER 1, 2022

Additional Public Notices may be accessed on [PalmCoastObserver.com](#) and the statewide legal notice website, [FloridaPublicNotices.com](#)

## FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION FOR</b> Petition for Change of Name (Minor Child)</p> <p>IN THE CIRCUIT COURT OF THE 7 JUDICIAL CIRCUIT, IN AND FOR Flagler County, Florida Case No.: 2022 DR 000760 Division: 47</p> <p><b>Meghan Sarff,</b> <b>Petitioner and</b> <b>Donald Lee,</b> <b>Respondent.</b> TO: Donald Lee Unknown</p> <p>YOU ARE NOTIFIED that an action for Petition for Change of Name Minor Child has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Meghan Sarff, whose address is msarff28@gmail.com, on or before 10-01-22, and file the original with the clerk of this Court at 1769 E. Moody Blvd Bldg#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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Dated: 8/22/22. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ {Deputy Clerk} Sept. 1, 8, 15, 22, 2022 22-00106G</p>	<p><b>SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT</b> <b>NOTICE OF BOARD OF SUPERVISORS MEETING</b></p> <p>Notice is hereby given that a regular meeting of the Board of Supervisors of the Seminole Palms Community Development District (the "District") will be held on Monday, September 19, 2022, at 11:00 a.m. at the Hilton Garden Inn at 55 Town Center Blvd., Palm Coast, FL 32164. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.</p> <p>Copies of the agenda may be obtained from the District Manager, DPF&amp;G Management &amp; Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 741. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.</p> <p>Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 741. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.</p> <p>A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.</p> <p><b>Seminole Palms Community Development District</b> David McInnes, District Manager (321) 263-0132, Ext. 193</p> <p>September 1, 2022 22-00196F</p>	<p><b>RADIANCE COMMUNITY DEVELOPMENT DISTRICT</b> <b>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</b></p> <p><b>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</b></p> <p>The Board of Supervisors ("Board") of the Radiance Community Development District ("District") will hold a public hearing on Monday, September 26, 2022 at 11:00 a.m. at Hilton Garden Inn - 55 Town Center Blvd., Palm Coast, FL 32164 for the purpose of hearing comments and objections on the adoption of the proposed budget ("FY 2022 Proposed Budget") of the District for the fiscal year ending September 30, 2022 ("Fiscal Year 2021/2022") and the proposed budget ("FY 2023 Proposed Budget", together with FY 2022 Proposed Budget, "Proposed Budget") of the District for the fiscal year ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o DPF&amp;G Management and Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at radiancecdd.org, which is unavailable at this time.</p> <p>The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.</p> <p>Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.</p> <p>Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>District Manager</p> <p>September 1, 8, 2022 22-00197F</p>	<p><b>RADIANCE COMMUNITY DEVELOPMENT DISTRICT</b> <b>NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS</b></p> <p>Notice is hereby given that the Radiance Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Monday, September 26, 2022 at 11:00 a.m. at Hilton Garden Inn - 55 Town Center Blvd., Palm Coast, FL 32164.</p> <p>The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.</p> <p>Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact DPF&amp;G Management &amp; Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (321) 263-0132 ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>David McInnes District Manager</p> <p>September 1, 8, 15, 22, 2022 22-00198F</p>

OFFICIAL  
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September 1, 2022 22-00196F

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FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY RADIANCE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF RADIANCE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Radiance Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE: Monday, September 26, 2022

TIME: 11:00 AM

LOCATION: Hilton Garden Inn at 55 Town Center Blvd., Palm Coast, FL 32164

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the *Master Engineer's Report*, dated August 4, 2022 ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within various assessment areas, as set forth in the *Master Special Assessment Methodology Report*, dated August 22, 2022 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the Flagler County, Florida, and consists of approximately 611 acres of land. The site is generally located between Interstate 95 and Old Kings Road South and shares a southern boundary with Korona Canal. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (321)263-0132, ext. 741. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$83,535,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Single Family	1,200	1.0	\$83,535,000	\$6,396,897
*Amount includes principal only, and not interest or collect costs				
**Amount includes estimated 3% County collection costs and 4% early payment discounts				

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
RESOLUTION 2022-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Radiance Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the *Master Engineer's Report*, dated August 4, 2022 ("Project"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated August 22, 2022, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT:

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of and plans and specifications for the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
  - The total estimated cost of the Project is **\$69,735,200** ("Estimated Cost").
  - The Assessments will defray approximately **\$83,535,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$6,396,897** per year, again as set forth in **Exhibit B**.
  - The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.
- ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.
- PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: Monday, September 26, 2022

TIME: 11:00 AM

LOCATION: Hilton Garden Inn at 55 Town Center Blvd., Palm Coast, FL 32164

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Sumter County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Sumter County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22nd day of August, 2022.

ATTEST:	RADIANCE COMMUNITY DEVELOPMENT DISTRICT
Secretary/Asst. Secretary	Chairman
Exhibit A: <i>Master Engineer's Report</i> , dated August 4, 2022	
Exhibit B: <i>Master Special Assessment Methodology Report</i> , dated August 22, 2022	



September 1, 8, 2022

22-00195F

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Radiance Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 610.72 acres, generally located between Interstate 95 and Old Kings Road South and shares a southern boundary with Korona Canal in Flagler County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: September 26, 2022

TIME: 11:00 AM

PLACE: Hilton Garden Inn  
55 Town Center Blvd.,  
Palm Coast, FL 32164

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o DPGF Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

David MInnes  
District Manager

September 1, 8, 202222-00199F

## SUBSEQUENT INSERTIONS

This Instrument Prepared By/ Returned to:  
Michael J Posner, Esq.,  
HUD Foreclosure Commissioner  
Ward Damon PL  
4420 Beacon Circle  
West Palm Beach, Florida 33407  
HECM#091-5216667  
PCN:07-11-31-7064-00110-0150  
NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 31, 2011, a certain Mortgage was executed by Thomas W. Divers as Mortgagor in favor of MetLife Home Loans which Mortgage was recorded September 9, 2011, in Official Records Book 1832, Page 1444 in the Office of the Clerk of the Circuit Court for Flagler County, Florida, (the "Mortgage"); and

WHEREAS, the Mortgage was assigned to Champion Mortgage Company by Assignment recorded October 3, 2012 in Official Records Book 1896, Page 168, in the Office of the Clerk of the Circuit Court for Flagler County, Florida; and

WHEREAS, the Mortgage was assigned to and is now owned by the Secretary, by Assignment recorded October 17, 2018 in Official Records Book 2312, Page 1906, in the Office of the Clerk of the Circuit Court for Flagler County, Florida; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (Marcia Fudge) (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that Mortgagor has abandoned the Property hereinafter defined and the Mortgage remains wholly unpaid as of the date of this Notice and no payment has been made to restore the loan to current status; and

WHEREAS, the entire amount delinquent as of July 12, 2022 is \$219,568.08 plus accrued unpaid interest, if any, late charges, if any, fees and costs; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; and

WHEREAS, the Unknown Spouse of Thomas W. Divers may claim some interest in the property hereinafter described, as the surviving spouse in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, Unknown Tenant(s) may claim some interest in the property hereinafter described, as a/the tenant(s) in possession of the property, but such interest is subordinate to the lien of the Mortgage of the Secretary; and

WHEREAS, the Secretary may have an interest in the property hereinafter described, pursuant to that Adjustable-Rate Home Equity Conversion Second Mortgage recorded September 9, 2011, in Official Records Book 1832, Page 1454 of the Public Records of Flagler County, Florida but such interest is subordinate to the lien of the Mortgage of the Secretary;

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, recorded on September 28, 2016 in Official

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, Chelsea Kemp-167, Christopher Ellis-111, Dennis Chervyakov-124 containing household and other goods will be sold for cash on 9/16/22 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](http://www.storage-treasures.com)

August 25 & September 1, 202222-000185F

# SUBSCRIBE TODAY

The Observer delivered to your driveway

Call 386.447.9723

Records Book 2160, Page 136 of the Public Records of Flagler County, Florida, notice is hereby given that on September 23, 2022 at 9:00 a.m. local time, all real and personal property at or used in connection with the following described premises (the "Property") will be sold at public auction to the highest bidder:

Lot 15, Block 11, LAGUNA FOREST - SECTION 64 SEMINOLE WOODS AT PALM COAST, according to the map or plat thereof, as recorded in Map Book 18, Page(s) 36 through 43, inclusive, of the Public Records of Flagler County, Florida

Commonly known as: 34 Llama Trail, Palm Coast, Florida 32164

The sale will be held at 34 Llama Trail, Palm Coast, Florida 32164. The Secretary of Housing and Urban Development will bid \$219,568.08 plus interest from July 12, 2022 at a rate of \$33.45 per diem (Subject) to increases applicable under the Note), plus all costs of this foreclosure and costs of an owner's policy of title insurance.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her/s its pro-rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling ten (10%) percent of the bid amount in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent of the bid amount must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) day increments for a fee equal to Five Hundred and NO/100 Dollars (\$500.00) per extension, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within, the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to

SECOND INSERTION

NOTICE OF FORFEITURE

A 2021 White Chevrolet Colorado, Tennessee tag #822BCNH (VIN:1GCFSBEN2M1298477) was seized for forfeiture by the Flagler County Sheriff on June 1, 2022. The item was seized at or near 2327 Wateroak Rd Bunnell FL 32110. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action #2022 CA 000403 in the 7th Circuit Court.

August 25, September 1, 202222-00192F

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

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CALL 386-447-9723 TO PLACE YOUR NOTICE TODAY

the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is the principal balance set forth above, together with accrued, unpaid interest, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.  
Date: July 28 2022.

HUD Foreclosure Commissioner  
By: Michael J Posner, Esquire  
Ward Damon PL  
4420 Beacon Circle  
West Palm Beach, Florida 33407  
T:561.842.3000•F:561.842.3626  
Direct: 561.594.1452  
STATE OF FLORIDA  
COUNTY OF PALM BEACH ) ss:

Sworn to, subscribed and acknowledged before me this 28 day of July 2022, by mean of [XX] physical presence or [ ] on-line notarization, Michael J Posner, HUD Foreclosure Commissioner who [XX] is personally known to me or [ ] produced as identification.

Notary Public, State of Florida (SEAL) NOTARY PUBLIC  
STATE OF FLORIDA  
Adrielly Mendonca  
Comm.:GG 949023  
Expires: Jan. 20, 2024  
Notary Public - State of Florida

Unless you, within thirty days of your receipt of this notice, dispute the validity of the debt claimed in this letter, or any portion of the debt, we will assume that the debt alleged in this letter is valid. If we receive notice from you within thirty days of your receipt of this notice that the debt claimed in this notice, or any portion of the debt, is disputed, we will obtain verification of the debt and will forward that verification to you. Also, upon request to us within thirty days of your receipt of this notice, we will provide the name and address of the original creditor of the debt claimed in this notice, if different from the United States Secretary of Housing and Urban Development  
Aug. 25; Sept. 1, 8, 202222-00103G

# OFFICIAL COURT HOUSE WEBSITES:

FLAGLER COUNTY  
[flaglerclerk.com](http://flaglerclerk.com)

VOLUSIA COUNTY  
[clerk.org](http://clerk.org)



# SAVE TIME

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



SUBSEQUENT INSERTIONS

SECOND INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR FLAGLER COUNTY,  
FLORIDA  
FILE NUMBER: 2022 CP 000545  
IN RE: THE ESTATE OF:  
MICHAEL ARTHUR LINDSEY,  
also known as MICHAEL A. LINDSEY,  
Deceased.

The administration of the estate of MICHAEL ARTHUR LINDSEY, also known as MICHAEL A. LINDSEY, deceased, whose date of death was March 15, 2022, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division; the address of which is 1769 East 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 August 25, 2022.

Personal Representative:  
KELLY DEWOLFE LINDSEY  
85 Hidden Cove  
Flagler Beach, Florida 32136  
Attorney for Personal Representative:  
MELVIN D. STACK  
Florida Bar No. 297798  
EVERY & STACK  
444 Seabreeze Blvd., Ste 1003  
Daytona Beach, FL 32118  
Telephone: (386) 255-1925  
Facsimile: (386)255-9118  
E-Mail: mel@melstack.com;  
aletha@melstack.com  
Aug. 25; Sept. 1, 2022 22-00104G

SECOND INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022 CP 548  
Division 48  
IN RE: ESTATE OF  
RANDALL J. KUSIAK  
Deceased.

The administration of the estate of Randall J. Kusiak, deceased, whose date of death was June 10, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representatives and the personal representatives' 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 August 25, 2022.

Personal Representatives:  
Christopher Kusiak  
1767 Glen Laurel Drive  
Middleburg, Florida 32068  
Brian Kusiak  
10961 Burnt Mill Road, Apt.518  
Jacksonville, Florida 32256  
Attorney for Personal Representatives:  
Diane A. Vidal, Attorney  
Florida Bar Number: 1008324  
CHIUMENTO LAW  
145 City Place, Suite 301  
Palm Coast, FL 32164  
Telephone: (386) 445-8900  
Fax: (386) 445-6702  
E-Mail: DVIDal@legalteamforlife.com  
Secondary E-Mail:  
Proserv@legalteamforlife.com  
Aug. 25; Sept. 1, 2022 22-00105G

FIRST INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-12011 PRDL  
Division 10  
IN RE: ESTATE OF  
MARY JANE KOSS,  
Deceased.

The administration of the estate of MARY JANE KOSS, deceased, whose date of death was July 20, 2021, 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 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: September 1, 2022.

Signed on this 5 day of August, 2022.  
DAWN RICKARD  
Personal Representative  
7215 Waggoner Ranch Road  
Odessa, TX 79765  
R. KEVIN KOREY, ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 89108  
ROBERT KIT KOREY, P. A.  
595 W. Granada Blvd., Suite A  
Ormond Beach, FL 32174  
Telephone: (386) 677-3431  
Email: Kevin@koreylawpa.com  
Secondary Email:  
Michele@koreylawpa.com  
September 1, 8, 2022 22-00092I

FIRST INSERTION  
NOTICE OF ACTION  
IN THE CIRCUIT COURT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
CASE No.: 2022 11196 CIDL  
LAND TRUST #453 EDAN  
INVESTMENTS GROUP LLC AS  
TRUSTEE,  
Plaintiff, vs.  
THE ESTATE OF ALBERT G. LIPIRA,  
deceased, and all others claiming by,  
through and under THE ESTATE OF  
ALBERT G. LIPIRA, deceased, AND  
TRUST BANK f/k/a SUNTRUST  
BANK,  
Defendant,  
TO: THE ESTATE OF ALBERT G. LIPIRA, deceased, and all others claiming by, through and under THE ESTATE OF ALBERT G. LIPIRA, deceased  
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Volusia County, Florida:  
Lot (s) 30, 31 and 32, Block 32, Daytona Park Estates Section No. C, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 97A and 98, of the Public Records of Volusia County, Florida a/k/a 1380 2nd Ave DeLand, FL 32724.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before October 11, 2022, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

DATED This 24th day of August 2022.  
Laura E Roth  
Clerk of the Circuit Court  
By: /s/ J. Beach  
Deputy Clerk  
Sept. 1, 8, 15, 22, 2022 22-00093I

FIRST INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-12116-PRDL  
Division 10  
IN RE: ESTATE OF  
MARTIN H. LESTER  
Deceased.

The administration of the estate of Martin H. Lester, deceased, whose date of death was December 31, 2021, 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 September 1, 2022.

Personal Representative:  
Lawrence D. Lester  
3448 S. Taylor Ave., Apt. 4  
Milwaukee, Wisconsin 53207  
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  
September 1, 8, 2022 22-00095I

FIRST INSERTION  
Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of momorecymbals located at 386 s. Atlantic Avenue #1009, in the City of Ormond Beach, Volusia County, FL 32176 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 24th day of August, 2022.  
Lee Johnson  
September 1, 2022 22-00092V

FIRST INSERTION  
NOTICE OF PUBLIC SALE  
Notice is hereby given that on 9/16/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1984 BARR HS FLF-L2AE20337261 & FLFL2BE20337261 . Last Tenants: MARY E. DE JAN and all unknown parties beneficiaries heirs . Sale to be at SUN HOLLY FOREST LLC, 1000 WALKER ST, HOLLY HILL, FL 32117. 813-241-8269.  
September 1, 8, 2022 22-00093V

FIRST INSERTION  
NOTICE OF ACTION FOR  
DISSOLUTION OF MARRIAGE  
IN THE CIRCUIT COURT, SEVENTH  
JUDICIAL CIRCUIT IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
CASE NO.:2022-31284 FMCI  
DIVISION:35

In Re: The Marriage of  
Richard S Villa ,  
Petitioner and  
Marcelina Herrera Rodriguez,  
Respondent  
TO: Marcelina Herrera Rodriguez  
Unknown

YOU ARE HEREBY NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, on petitioner or petitioner's attorney: Brian Cantrell, Esq 200 Magnolia Avenue Daytona Beach, FL 32114 on or before October 10, 2022 and file the original with the Clerk of the Circuit Court at P. O. Box 6043, DeLand, FL 32721-6043 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.

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 Florida Family Law Form 12.915, Notice of Current Address.) Future papers in this lawsuit will be mailed to the address 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.

FIRST INSERTION  
NOTICE OF SALE  
IN THE CIRCUIT COURT OF THE  
SEVENTH JUDICIAL CIRCUIT IN AND  
FOR VOLUSIA COUNTY, FLORIDA  
CASE NO. 2019 11360 CIDL  
UNITED STATES OF AMERICA  
ACTING THROUGH RURAL  
HOUSING SERVICE OR SUCCESSOR  
AGENCY, UNITED STATES  
DEPARTMENT OF AGRICULTURE  
Plaintiff, v.  
DONALD GLEN SNYDER A/K/A  
DONALD G. SNYDER A/K/A  
DONALD SNYDER; HAYLEY  
MARIE CHAMBERS A/K/A HAYLE  
MARIE CHAMBERS A/K/A HAYLEY  
M. CHAMBERS A/K/A HAYLEY  
CHAMBERS A/K/A HAYLEY SNYDER  
A/K/A HAYLEY VENTURINI;  
UNKNOWN SPOUSE OF HAYLEY  
MARIE CHAMBERS A/K/A HAYLEY  
MARIE CHAMBERS A/K/A HAYLEY  
M. CHAMBERS A/K/A HAYLEY  
CHAMBERS A/K/A HAYLEY SNYDER  
A/K/A HAYLEY VENTURINI;  
UNKNOWN TENANT 1; UNKNOWN  
SPOUSE OF DONALD GLEN SNYDER  
A/K/A DONALD G. SNYDER A/K/A  
DONALD SNYDER; UNKNOWN  
SPOUSE OF HAYLEY MARIE  
CHAMBERS A/K/A HAYLE MARIE  
CHAMBERS A/K/A HAYLEY M.  
CHAMBERS A/K/A HAYLEY  
CHAMBERS A/K/A HAYLEY SNYDER  
A/K/A HAYLEY VENTURINI;  
UNKNOWN TENANT 1; UNKNOWN  
TENANT 2; CLERK OF CIRCUIT  
COURT VOLUSIA COUNTY,  
FLORIDA; STATE OF  
FLORIDA - DEPARTMENT OF  
REVENUE; STATE OF FLORIDA,  
DEPARTMENT OF REVENUE,  
CHILD SUPPORT ENFORCEMENT;  
RICHARD VENTURINI; VOLUSIA  
COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE  
OF FLORIDA  
Defendants.

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 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: August 24, 2022.

LAURA E. ROTH  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: /s/ C. Armon  
Deputy Clerk

CL-0745-1912  
Sept. 1, 8, 15, 22, 2022 22-00089J

VOLUSIA COUNTY  
LEGAL NOTICES

FIRST INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2022-11924 PRDL  
Division 10  
IN RE: ESTATE OF  
JEANENE BRADLEY GILLILAND,  
Deceased.

The administration of the estate of JEANENE BRADLEY GILLILAND, deceased, whose date of death was June 26, 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 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: September 1, 2022.

Signed on this 25th day of August, 2022.  
SUSAN GILLILAND SCHANDEL  
Personal Representative  
1744 John Anderson Drive  
Ormond Beach, FL 32176  
ROBERT KIT KOREY, ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 147787  
ROBERT KIT KOREY, P. A.  
595 W. Granada Blvd., Suite A  
Ormond Beach, FL 32184  
Telephone: (386) 677-3431  
Email: Kit@koreylawpa.com  
Secondary Email:  
Michele@koreylawpa.com  
September 1, 8, 2022 22-00090I

FIRST INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR THE  
7TH JUDICIAL CIRCUIT, IN AND FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-11666 PRDL  
IN RE: ESTATE OF  
SHANNON MICHAEL LEE  
Deceased.

The administration of the estate of SHANNON MICHAEL LEE, Deceased, whose date of death was June 02, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Probate Division, 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 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 ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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 September 1, 2022.

CONNIE GRYTENHOLM,  
Personal Representative  
Scott R. Bugay, Esquire  
Attorney for the Personal Representative  
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  
September 1, 8, 2022 22-00091I

FIRST INSERTION  
NOTICE OF PUBLIC SALE  
Notice is hereby given that on 10/7/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1972 COVE HS 2444CE2L-F2131A & 2444CE2L-F2131B. Last Tenants: LARRY GENE HALL 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.  
September 1, 8, 2022 22-00088V

FIRST INSERTION  
NOTICE OF PUBLIC SALE  
Notice is hereby given that on 10/7/2022 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109 1972 CHEV HS CF9589AF & CF9589BF . Last Tenants: DAVID JOHN BUNDOCO 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.  
September 1, 8, 2022 22-00091V

TAKE  
NOTICE  
CALL  
386-447-9723  
TO PLACE YOUR  
NOTICE TODAY  
SUBSCRIBE  
TODAY  
The Observer delivered  
to your driveway  
Call 386.447.9723

SECOND INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-12052-PRDL  
Division 10  
IN RE: ESTATE OF  
JEFFREY B. LARRIMORE, SR.  
a/k/a JEFFREY BRAD LARRIMORE  
Deceased.

The administration of the estate of Jeffrey B. Larrimore, Sr., deceased, whose date of death was April 10, 2022, 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 August 25, 2022.

Personal Representative:  
Jeffrey Brad Larrimore, Jr.  
1208 Denece Terrace  
Holly Hill, Florida 32117  
Attorney for Personal Representative:  
Thomas J. Upchurch  
Florida Bar No. 0015821  
Upchurch Law  
1616 Concierge Blvd. Ste 101  
Daytona Beach, Florida 32117  
Telephone: (386) 492-3871  
Email: service@upchurchlaw.com  
2nd Email:  
clutes@upchurchlaw.com  
Aug. 25; Sept. 1, 2022 22-00087I

SECOND INSERTION  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-11931 PRDL  
Division 10  
IN RE: ESTATE OF  
GILBERT J. JONES,  
Deceased.

The administration of the estate of GILBERT J. JONES, deceased, whose date of death was September 23, 2021, 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 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: August 25, 2022.

Signed on this 23rd day of August, 2022.  
R. KEVIN KOREY  
Personal Representative  
18 Oak Bluff Lane  
Ormond Beach, FL 32174  
ROBERT KIT KOREY, ESQUIRE  
Attorney for Personal Representative  
Florida Bar No. 147787  
ROBERT KIT KOREY, P. A.  
595 W. Granada Blvd., Suite A  
Ormond Beach, FL 32174  
Telephone: (386) 677-3431  
Email: Kit@koreylawpa.com  
Secondary Email:  
Michele@koreylawpa.com  
Aug. 25; Sept. 1, 2022 22-00088I

FOURTH INSERTION  
NOTICE OF ACTION  
(Formal Notice by Publication)  
IN THE CIRCUIT COURT FOR  
VOLUSIA COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-11826-PRDL  
Division 10  
IN RE: ESTATE OF  
LOLA M. CAPLES  
Deceased.

TO: John Paul Caples, 3005 N. Pointe Drive, Apt K, Jackson, MI 49202  
John Paul Caples, 615 Bryant Ave. #1, Jackson, MI 49202  
John Paul Caples, 806 Annetta Ave., Jackson, MI 49203

YOU ARE NOTIFIED that a Petition for Administration, Petition to Waive Bond, Petition for Order Authorizing Sale of Homestead Real Property, and a Petition to Determine Homestead Status of Real Property have been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Thomas J. Upchurch, Esquire  
Upchurch Law  
1616 Concierge Blvd., Suite 10031  
Daytona Beach, Florida 32117

within thirty (30) days from the date of first publication of this notice, and to file the original of the written defenses with the clerk of this court, whose address is 101 North Alabama Avenue, DeLand Florida 32724, either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

The date of first publication of this notice is August 11, 2022.

Thomas J. Upchurch, Esquire  
Florida Bar No. 0015821  
Upchurch Law  
1616 Concierge Blvd., Suite 10031  
Daytona Beach, Florida 32117  
Telephone: (386) 492-3871  
Email: service@upchurchlaw.com  
2nd Email: clutes@upchurchlaw.com  
Aug. 11, 18, 25; Sept. 1, 2022 22-00076I

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