

REAL ESTATE

Hunter's Ridge home leads the sales list

A house in Hunter's Ridge was the top real estate transaction in Ormond Beach and Ormond-by-the-Sea for the week of Dec. 18-24 in the Multiple Listing Service. Jack Surette Jr., Terri Perkins, Amanda Perkins and Bryan Perkins, of Ormond Beach, sold 47 Cambridge Trace to William McKenzie and Kimberley Coker, of Ormond Beach, for \$650,000. Built in 2001, the house is a 4/3 and has a fireplace, swimming pool and 3,048 square feet.

WAYNE GRANT
REAL ESTATE EDITOR

ORMOND BEACH

Daytona Shores

Donald Remigio, of Ormond Beach, sold 30 Woodbourne Lane to Deborah and Leonard Maselli, of Ormond Beach, for \$335,000. Built in 1976, the house is a 3/2 and has 1,734 square feet.



The house at 30 Woodbourne Lane sold for \$335,000.

Fiesta Heights

Meredith Wilson, individually and as trustee, sold 117 Pinion Circle to Lukasz Scaber, of Ormond Beach, for \$182,000. Built in 1978, the house is a 2/2 and has 1,367 square feet.

Fitch Grant

Kevin and Theresa Mahoney sold 520 S. Center St. to Joseph Lee and Karley Sewell, of Ormond Beach, for \$349,900. Built in 1981, the



Courtesy photo

The top real estate transaction in Ormond Beach features four bedrooms, a fireplace and a swimming pool.

house is a 3/2 and has 1,464 square feet. It sold in 2020 for \$235,000.

Halifax Plantation

Cheryl Jansen, of Hollywood, South Carolina, sold 3632 Aran Circle to Brian Boatner, of Ormond Beach, for \$555,000. Built in 2000, the house is a 3/2 and has 2,017 square feet. It sold in 2015 for \$245,000.

Hickory Village

James and Jeanne Learn, of Jacksonville, sold 15 Aaron Circle to Nicholas Carroll, as trustee, for \$304,000. Built in 1986, the house is a 3/2 and has 1,279 square feet. It sold in 2017 for \$184,000.

Not in Subdivision

David Carter and Anne Howe, of Winter Haven, sold 176 Magnolia Drive to Charles and Angela Little for \$305,000. Built in 1956, the house is a 2/1 and has 1,166 square feet.

Plantation Bay

Linda and Michael Brady, of Daytona Beach, sold 1301 Hansberry Lane to Jennifer Chandler and Steven Bowers, of Ormond Beach, for \$365,000. Built in 2005, the townhouse is a 2/2 and has 1,551 square feet. It sold in January, 2022, for \$325,000.

Tanglewood Forest

James and Maryori Bollinger, of Ormond Beach, sold 208 Pawnee Drive to Angela Padgett, of Ormond Beach, for \$389,000. Built in 1964, the house is a 3/3 and has a swimming pool and 1,989 square feet. It sold in 2018 for \$200,000.

The Trails

Gulf Harbour Investments Corp., of Greenwood Village, Colorado,

sold 4 Rocky Creek Trail to Home Buyers of Northeast Florida LLC, of Flagler Beach, for \$367,500. Built in 1981, the house is a 3/3 and has a fireplace, swimming pool and 2,902 square feet.

Woodmere

Tyler Dean, individually and as trustee, sold 880 N. Lindenwood Circle to Ram Vasante, of Ormond Beach, for \$380,000. Built in 1978, the house is a 3/2 and has 1,706 square feet.

ORMOND-BY-THE-SEA

Nikolas Goodnow, Conrad Goodnow and Rachel and Anthony Goodnow, of Valdosta, Georgia, sold 40 Juniper Drive to Cameron and Hannah Seavers, of Ormond Beach, for \$450,000. Built in 1964, the house is a 4/2.5 and has 1,737 square feet. It sold in 2014 for \$145,000.

RESIDENTIAL REAL ESTATE TRANSACTIONS DEC. 18 - DEC. 24

Hilda Sola sold 2290 Ocean Shore Blvd., Unit 405, to Maged Botros and Mary Grace, of Concord, North Carolina, for \$310,000. Built in 1984, the condo is a 2/2 and has 1,121 square feet.

Paula Libbey and Marc Brown, of Maple Grove, Minnesota, sold 935 Ocean Shore Blvd., Unit 2170, to Counterwraps International Inc., Daniel Curtin and Leila Peralta, of Ormond Beach, for \$300,000. Built in 1981, the condo is a 1/1 and has 924 square feet. It sold in April for \$285,000.

Nicholas and Ashley McGinnis sold 5500 Ocean Shore Blvd., Unit 77, to Larry Haswell and Tiffany Manning, of Oklahoma City, for \$204,900. Built in 1973, the condo is a 2/2 and has 1,214 square feet. It sold in 2020 for \$145,000.

George and Donna Czurlanis, of Lanoka Harbor, New Jersey, sold 41 Brooks Drive to Michael and Michelle Sands, of Ormond Beach, for \$155,500. Built in 1951, the house is a 2/2 and has 528 square feet.

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



The house at 3632 Aran Circle sold for \$555,000.

Find your notices online at:
PalmCoastObserver.com,
FloridaPublicNotices.com and
BusinessObserverFL.com

PUBLIC NOTICES

THURSDAY, FEBRUARY 2, 2023

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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER: 2022 CP 814
IN RE: ESTATE OF
STACEY MARIE FIANDOLA,
Deceased.
The administration of the estate of Stacey Marie Fiandola, deceased, whose date of death was August 30, 2022, is pending in the Circuit Court for Flagler County County, Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Building 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 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 February 2, 2023.
Personal Representative:
William Anthony Horvath
18 Laughing Gull Lane
Palm Coast, FL 32137
Attorney for Personal Representative:
Kandace E. Rudd
E-Mail Addresses:
Kandace@mclawgroup.com
danielle@mclawgroup.com
Florida Bar No. 1003917
Waldock & McConaughay, P.A.
1632 Metropolitan Circle
Tallahassee, FL 32308
Telephone: 8503851246
February 2, 9, 2023 23-00012G

FIRST INSERTION
NOTICE OF JUDICIAL SALE
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
FLAGLER COUNTY, FLORIDA
CASE NO.: 18-2020-CA-000083
UNITED STATES OF AMERICA,
acting through the United States
Department of Agriculture, Rural
Development, f/k/a Farmers Home
Administration, a/k/a Rural Housing
Service,
Plaintiff, vs.
SAVVAS HARALAMBOUS, et al.,
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to an Order of Final Judgment entered in the above style case now pending in said court, that the clerk will sell to the highest and best bidder for cash on March 3, 2023, at 11:00 AM EST on www.flagler.realforeclose.com, on the following described property:
Lot 8, Block 22, of PALM COAST, MAP OF ULYSSES TREE, SECTION 57, A SUB-DIVISION, according to the Plat thereof, as recorded in Plat Book 17, Page 17, of the Public Records of Flagler County, Florida. Which has the address of 42 Ulmaceal Path, Palm Coast, Florida 32164.
This Notice shall be published once a week for two (2) consecutive weeks in the Business Observer. The second publication shall be at least 5 days before the sale.
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 GILCHRIST LAW FIRM, PA
Attorney for Plaintiff
Christina Vilaboa-Abel, Esq.
Florida Bar No.: 103186
February 2, 9, 2023 23-00011G

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 A & M Moving, located at 60 Felshire Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 30th day of January, 2023.
Matthew R. Demers
February 2, 2023 23-00014F

FIRST INSERTION
NOTICE OF FORFEITURE
A 2012 Silver Acura, Florida tag#6226BZ (VIN: 19UUA8F27CA037164) was seized for forfeiture by the Flagler County Sheriff's Office on January 6, 2023. The item was seized at or near 4 Magnolia Road, Palm Coast FL 32137. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2022 CF 001350 in the 7th Circuit Court..
February 2, 9, 2023 23-00010F

SUBSCRIBE TODAY
The Observer delivered to your driveway
Call 386.447.9723

SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com

When disaster strikes, you need businesses YOU CAN TRUST.

Find local heroes in The Observer's **MARKETPLACE**
Made for where you live. Here!
Call 386-447-9723 or visit PalmCoastObserver.com/RedPages

GENERAC

Prepare for power outages today
WITH A HOME STANDBY GENERATOR

\$0 MONEY DOWN + LOW MONTHLY PAYMENT OPTIONS

Contact a Generac dealer for full terms and conditions

REQUEST A FREE QUOTE
CALL NOW BEFORE THE NEXT POWER OUTAGE
(866) 445-0210

FREE 7-Year Extended Warranty* - A \$695 Value!

*To qualify, consumers must request a quote, purchase, install and activate the generator with a participating dealer. Call for a full list of terms and conditions.

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT (DEBT ASSESSMENT HEARING - ENCLAVE EXPANSION PARCEL)

NOTICE OF SPECIAL MEETING OF THE SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Seminole Palms 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: February 27, 2023
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn - Palm Coast
55 Town Center Blvd.
Palm Coast, Florida 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 portion of the District known as the "Enclave," 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, including the Enclave.

The District is located entirely within the City of Palm Coast, Florida, and covers approximately 309.81 acres of land, more or less. The site is generally located west of Seminole Woods Boulevard, north of Grand Landings Parkway, and south of an existing drainage 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.

Pursuant to Resolutions 2022-26 and 2022-33, the District previously levied a debt assessment to secure the funding of the Project on the original 239.63 acres of land within the District. On October 4, 2022, the City Council for the City of Palm Coast, Florida adopted Ordinance 2022-19 amending the District's boundaries and adding the 70.18-acre Enclave parcel into the District. The District is now undertaking efforts to levy a debt assessment on the Enclave parcel.

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, Inc., 250 International Pkwy., Ste. # 208, Lake Mary, FL 32746, phone: 321-263-0132. 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 as follows:

Table with 7 columns: Lot Size, Lots, ERU, Par Debt Assessment Amt., Total Par Debt Assessment /Lot, Total Maximum Annual Debt Service, Max. Annual Debt Service /Lot*. Rows include TH, 40', 50', and Total.

*Not including early payment discounts and collection charges.
NOTE: THE ENCLAVE PARCEL IS PLANNED FOR 182 OF THE SF 50' UNITS SHOWN IN THE CHART. THE BALANCE OF THE LOTS ARE ALLOCATED TO THE ORIGINAL LANDS WITHIN THE DISTRICT.

The assessments shall 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.

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 2023-02

[RESOLUTION DECLARING DEBT ASSESSMENTS - ENCLAVE PARCEL]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEMINOLE PALMS 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 Seminole Palms 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 Revised Master and First Supplemental Engineer's Report, dated August 19, 2023 (as updated January 23, 2023) ("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 April 25, 2022, as supplemented by the Supplemental Special Assessment Methodology Report, dated January 23, 2023, 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 Pkwy, Suite 208, Lake Mary, Florida 32746 ("District Records Office");

Pursuant to Resolutions 2022-26 and 2022-33, the District previously levied a debt assessment to secure the funding of the Project on the original 239.63 acres of land within the District. On October 4, 2022, the City Council for the City of Palm Coast, Florida adopted Ordinance 2022-19 amending the District's boundaries and adding the 70.18-acre Enclave parcel into the District. The District is now undertaking efforts to levy a debt assessment on the Enclave parcel.

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

- 1. 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.
2. 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.
3. 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.
4. 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.

- A. The total estimated cost of the Project is \$52,483,200 (Total CIP) / \$13,434,518 (Enclave Only) ("Estimated Cost").
B. The Assessments will defray approximately \$ 64,500,000 (Total CIP) / \$14,610,923 (Enclave Only), 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 \$ 4,195,818 (Total CIP) / \$950,461 (Enclave Only) per year, again as set forth in Exhibit B.
C. 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.
5. 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.
6. 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.
7. 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.

8. 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: by declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: February 27, 2023
TIME: 11:00 a.m.
LOCATION: Hilton Garden Inn - Palm Coast
55 Town Center Blvd.
Palm Coast, Florida 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 Flagler 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 Flagler 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. This Resolution is not intended to affect in any way Resolution 2022-26 and 2022-33, which remain in full force and effect. y 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.

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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 23rd day of January, 2023.

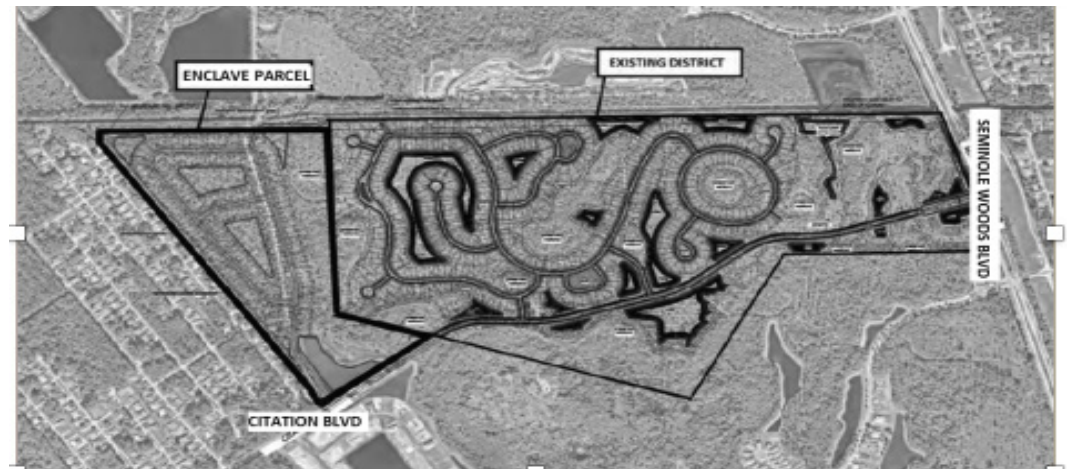
ATTEST:

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Asst. Secretary

Chairman

Exhibit A: Revised Master and First Supplemental Engineer's Report, dated August 19, 2023 (as updated January 23, 2023)
Exhibit B: Master Special Assessment Methodology Report, dated April 25, 2022, as supplemented by the Supplemental Special Assessment Methodology Report, dated January 23, 2023 April 25, 2022, as supplemented by the Supplemental Special Assessment Methodology Report, dated January 23, 2023



February 2, 9, 2023

23-0008F

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-749 Division 48 IN RE: ESTATE OF THOMAS DAQUILA Deceased.

The administration of the estate of Thomas Daquila, deceased, whose date of death was July 2, 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 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 February 2, 2023.

Personal Representative: Kimberly Ann Moore 9 Cherokee Court West Palm Coast, Florida 32137 Attorney for Personal Representative: /s/ R. Kevin Sharbaugh R. Kevin Sharbaugh, Attorney Florida Bar Number: 86240 DOUGLAS LAW FIRM 117 N 2nd Street Palatka, FL 32177 Telephone: (386) 530-2955 Fax: (386) 385-5914 E-Mail: kevin@dhlclawyers.com Secondary E-Mail: amandah@dhlclawyers.com February 2, 9, 2023 23-00010G

FIRST INSERTION

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS [ENCLAVE EXPANSION PARCEL]

Notice is hereby given that the Seminole Palms 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, February 27, 2023, at 11:00 a.m. at Hilton Garden Inn - Palm Coast 55 Town Center Blvd., Palm Coast, Florida 32164. 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 the Expansion Parcel, which was added to the District pursuant to an Ordinance adopted by the City Council of the City of Palm Coast, Florida. 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. 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.

The public hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and place to be specified on the record. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager, c/o DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Phone (321) 263-0132, at least forty-eight (48) hours prior to 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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

February 2, 9, 16, 23, 2023

23-00009F

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 Castle Care Home Watch located at 12 Fortress Place, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of January, 2023. Rachel Mulvey February 2, 2023 23-00011F

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 ERA Palm Coast Homes & Land located at 3 Cypress Branch Way, Suite 104, in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of January, 2023. PCHL Acquisition, LLC and Patriots Property Management Services, LLC February 2, 2023 23-00012F

SUBSEQUENT INSERTIONS

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, Robert Sawart #124 and William Crawford #162 containing household and other goods will be sold for cash on 2/10/23 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.storagetreasures.com

January 26, February 2, 2023 23-00003F



Email your Legal Notice legal@palmcoastobserver.com