

REAL ESTATE

ORMOND BEACH

Halifax Plantation pool home tops the sales list

A house in Halifax Plantation was the top real estate transaction in Ormond Beach and Ormond-by-the-Sea for the week of Jan. 1-7 in the Multiple Listing Service. William and Janice Glennie, of Burlington, Vermont, sold 3621 Galway Lane to Iwona Pawezka, Janusz Pupiec and Angelika Pupiec, of Staten Island, New York, for \$614,000. Built in 2000, the house is a 3/2 and has a swimming pool and 2,059 square feet. It sold in 2013 for \$287,000.

ORMOND BEACH

Cypress Trail

Michael and Jennifer Colman, of Valdosta, Georgia, sold 225 Cypress Trail Drive to Dennis and Martha Ogburn, of Ormond Beach, for \$528,000. Built in 2020, the house is a 4/3 and has 2,735 square feet. It sold in 2021 for \$450,000.

Brian and Gloria Donley, of Tucson, Arizona, sold 283 Cypress Trail Drive to Barak and Lisa Baker, of Ormond Beach, for \$495,000. Built in 2020, the house is a 4/3 and has 2,308 square feet. It sold in 2020 for \$340,000.

Not in Subdivision

Stetson University Inc., of DeLand, sold 1635 U.S. 1, Unit 217, to James and Karen Robey, of Daytona Beach, for \$156,000. Built in 2005, the condotel is a 2/2 and has 1,117 square feet. Park Place

Armstrong Family Properties One LLC, of Sanford, sold 19 Park Terrace to Victor and Yelena Geppert, of Glenview, Illinois, and Aleksandr Polevoy and Irina Polevaya, of Morton Grove, Illinois, for \$260,000. Built in 1985, the townhouse is a 2/2.5 and has 1,429 square feet. It sold in 2021 for \$235,000.

Rio Vista Gardens

David and Martha Blumenauer, individually and as trustees, sold 605 Orchard Ave. to NDTCO, as trustee, for \$362,470. Built in 1976, the house is a 4/3.5 and has 2,318 square feet.

Tomoka Oaks Ross Manella, as representative, sold 42 N. St. Andrews Drive to Robert Cook and Donna Klein, of Ormond Beach, for \$340,500. Built in 1964, the house is a 3/2 and has 1,694 square feet.

Tomoka Oaks North

Heather Hanley, of Ormond Beach, sold 640 N. Nova Road, Unit 513, to Anna Balogh and Tamas Miklos, of Ormond Beach, for \$140,000. Built in 1976, the condo is a 1/1 and has 748 square feet.

Village of Pine Run

Albert Marzilli, of Ormond Beach, sold 1 Needles Lane to Trista Anderson, of Ormond Beach, for \$540,000. Built in 1978, the house is a 3/2 and has a fireplace, swimming pool and 1,665 square feet.

Woodmere South

Amanda and Russell Klotz, of Ormond Beach, sold 711 Lindenwood Circle to Eliessa Caplan and Ruth Kruger, of Ormond Beach, for \$369,900. Built in 1973, the house is a 3/2 and has 1,758 square feet. It sold in 2020 for \$240,000.

ORMOND-BY-THE-SEA

Danaland Development LLC, of Ormond Beach, sold 6 Friendly Circle to Rich and Julie Anderson, of North Branch, Minnesota, for

\$525,000. Built in 1962, the house is a 2/2 and has a swimming pool and 1,621 square feet. It sold in 2018 for \$240,000.

Michael and Linda Sherm, of Belle Mead, New Jersey, sold 124 Sandpiper Ridge Drive to John and Olena Elsea, of Orlando, for \$515,000. Built in 1993, the house is a 3/2 and has a swimming pool and 1,524 square feet.

Gilberto Caquias-Gonzalez and Carlos Caquias, of Ormond Beach, sold 63 Margaret Road to Cheryl and Milton Howard, of Ormond Beach, for \$305,000. Built in 1959, the house is a 2/1 and has 729 square feet. It sold in 2015 for \$129,900.

PORT ORANGE

Michael and Antoinette Wagoner sold 1893 E. Spruce Creek Blvd. to Ruth Johnson, of Port Orange, for \$590,300. Built in 1981, the house is a 3/2.5 and has a fireplace, swimming pool and 2,120 square feet. It sold in 2021 for \$469,900.

D.R. Horton Inc., of Orlando, sold 48 Bella Lago Circle to Tamaris Irizarri and Francisco Guzman, of Port Orange, for \$321,720. Built in 2022, the house is a 2/2.5 and has 1,624 square feet.

Ginny Cutter, individually and as trustee, sold 1439 Chamale Lane to Phillip Dwinall, of Oak Hill, for \$265,000. Built in 1985, the house is a 2/2 and has 1,096 square feet.

Louise Gagnon, of Port Orange, sold 4483 Hidden Village Drive to

RESIDENTIAL REAL ESTATE TRANSACTIONS JAN. 1 - JAN. 7

Toni Brinklow and Tandi Kennison, of Port Orange, for \$235,000. Built in 1987, the house is a 2/2 and has 1,134 square feet.

William and Joyce Clark, of Thomsville, Georgia, sold 3552 Forest Branch Drive, Unit A, to Yuliya Marinova, of Brooklyn, New York, for \$160,000. Built in 1988, the townhouse is a 2/2 and has 1,144 square feet.

Michael and Gabrielle Sergent, of Port Orange, sold 980 Canal View Blvd., Unit K4, to Stephen Slowinski, of Port Orange, for \$150,000. Built in 1984, the condo is a 2/1.5 and has 1,024 square feet. It sold in 2020 for \$88,000.

South Daytona Shawn and Heide Hurd, of Daytona Beach, sold 2839 Regent Crescent Drive to Ronald Mirabel, of Daytona Beach, for \$310,000. Built in 1997, the house is a 3/2 and has 1,344 square feet. It sold in 2012 for \$110,000.

Altered Properties LLC, of Daytona Beach, sold 715 Steele Ave. to Stacey Rhodewait, of Daytona Beach, for \$302,500. Built in 1960, the house is a 3/1.5 and has 1,400 square feet. It sold in 2022 for \$195,000.

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

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

PUBLIC NOTICES

THURSDAY, FEBRUARY 16, 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 OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2021 CA 000600 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY D. MOORE, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 17, 2022, and entered in 2021 CA 000600 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY D. MOORE, DECEASED; MARK D. MOORE; GREGORY I. MOORE; HALIFAX HUMANE SOCIETY, INC are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on March 17, 2023, the following described property as set forth in said Final

Judgment, to wit: LOT 4 AND THE NORTH 20 FEET OF LOT 5, BLOCK 54, MOODY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 1, PAGE(S) 24 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 914 SOUTH DAYTONA AVE, FLAGLER BEACH, FL 32136 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste D-305, DeLand, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 6 day of February, 2023. By: (S) Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 20-083431 - MaM February 16, 23, 2023 23-00021G

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP 000082 Division 48 IN RE: ESTATE OF JOSE M. LOPEZ (A/K/A JOSE MARIO LOPEZ) Deceased. The administration of the estate of JOSE M. LOPEZ (A/K/A JOSE MARIO LOPEZ), deceased, whose date of death was March 9, 2022, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Building #1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal 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 de-

mands 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 16, 2023. Personal Representative: SANDRA A. FORGASH 51 Eric Drive Palm Coast, Florida 32164 Attorney for Personal Representative: PAUL A. MARTIN, Esq., Attorney Florida Bar Number: 1000375 4015 Calusa Lane Ormond Beach, Florida 32174-9322 Telephone: (386) 361-3567 Fax: (386) 487-2140 E-Mail: Paul.A.Martin.Esq@gmail.com Secondary E-Mail: Paul@MartinEstateProbateLaw.com February 16, 23, 2023 23-00020G

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 Studio Seventeen PC, located at 101 W Waterside Pkwy, 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 14th day of February, 2023 Morgan B. Perkins, LLC February 16, 2023 23-00027F

FIRST INSERTION

NOTICE OF FORFEITURE A 2001 White GMC Box Truck, Florida tag#AV42VH (VIN: J8DC4B14717001216) was seized for forfeiture by the Flagler County Sheriff's Office on January 14, 2023. The item was seized at or near Old Kings Road North, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 000053 in the 7th Circuit Court. February 16, 23, 2023 23-00024F

FIRST INSERTION

INVITATION TO BID FLORIDA GOVERNMENTAL UTILITY AUTHORITY FLAGLER COUNTY, FLORIDA Date: February 16, 2023 BID NO. FRP10: Plantation Bay Wastewater Treatment Plant Phase II Improvements Sealed proposals for FRP10: Plantation Bay Wastewater Treatment Plant Phase II Improvements submitted to the Florida Governmental Utility Authority via the DemandStar website (demandstar.com) will be received until 2:00 pm Local Time, on the 20 day of MARCH, 2023 at which time all proposals will be publicly opened and read aloud at the Florida Governmental Utility Authority Operations Office, 280 Wekiva Springs Road, Suite 2070, Longwood, FL 32779-6026. Any bids received after the time and date specified will not be accepted. A NON-MANDATORY pre-bid conference and project site tour shall be held at 10AM Local Time, on the 28 day of FEBRUARY, 2023 in the offices of FGUA PLANTATION BAY WASTEWATER TREATMENT PLANT, 1600 OLD DIXIE HIGHWAY, BUNNELL, FL 32110 at which time all prospective Bidders may have questions answered regarding the Bidding Documents for this Project. Attendance at the pre-bid conference is encouraged but not mandatory. All bids shall be submitted electronically to the FGUA via the DemandStar website (demandstar.com). Paper copies of bids hand delivered to the FGUA shall not be considered. No bid shall be considered unless it is made on the Bid Form which is included in the Bidding Documents. The Bid Form will be provided electronically as both a PDF document and an Excel spreadsheet. Bids may be submitted on either the PDF document or the Excel spreadsheet. One contract will be awarded for all work to be performed pursuant to this invitation to bid. Bidding Documents may be examined in the office of: Florida Governmental Utility Authority Operations Office, 280 Wekiva Springs Road, Suite 2070, Longwood, FL 32779-6026, Telephone (407)629-6900. Or FGUA LADY LAKE OFFICE, 510 HIGHWAY 466, SUITE 104, LADY LAKE, FL 32159, Telephone (352) 633-9700. Prospective bidders may obtain the Bidding Documents in downloadable PDF file format, from the DemandStar website at https://www.demandstar.com/app/buyers/bids/408705/details. Bid Documents will be made available by the close of business on Monday, February 20, 2023. Each bid submitted via DemandStar shall include a photocopy of a cashier's check or a Bid Bond in an amount not less than five percent (5%) of the total Bid to be retained as liquidated damages in the event the successful Bidder fails to execute the Agreement and file the required bonds and insurance within ten (10) calendar days after the receipt of the Notice of Award. Original Bid security shall be submitted separately to Florida Governmental Utility Authority Operations Office, 280 Wekiva Springs Road, Suite 2070, Longwood, FL 32779-6026, Telephone (407) 629-6900 and received prior to the deadline for receipt of Bids identified above. The successful Bidder shall be required to furnish the necessary Performance and Payment Bonds, as prescribed in the General Conditions of the Contract Documents. All Bid Bonds, Performance and Payment Bonds, Insurance Contracts and Certificates of Insurance shall be either executed by or counter-signed by a Florida licensed agent of the surety or insurance company doing business in the State of Florida. Further, the said surety or insurance company shall be duly licensed and qualified to do business in the State of Florida. Attorneys-in-fact that sign Bid Bonds or Performance and Payment Bonds must file with each bond a certified and effective dated copy of their Power of Attorney. In order to perform public work, the successful Bidder shall, as applicable, hold or obtain such contractor's and business licenses, certifications and registrations as required by State statutes and local ordinances. Before a contract will be awarded for the work contemplated herein, the FGUA shall conduct such investigations as it deems necessary to determine the performance record and ability of the apparent low Bidder to perform the size and type of work specified in the Bidding Documents. Upon request, the Bidder shall submit such information as deemed necessary by the FGUA to evaluate the Bidder's qualifications. The Successful Bidder shall be required to fully complete all Work to be performed pursuant to this invitation to bid within 480 calendar days from and after the Commencement Date specified in the Notice to Proceed. The FGUA reserves the right to reject all Bids or any Bid not conforming to the intent and purpose of the Bidding Documents, and to postpone the award of the contract for a period of time which, however, shall not extend beyond 90 days from the bid opening date. Dated this 16 day of February, 2023. FLORIDA GOVERNMENTAL UTILITY AUTHORITY Tallahassee, Florida BY: Robert W. Dickson, P.E. Capital Program Manager February 16, 2023 23-00023

FIRST INSERTION

FDOT PUBLIC MEETING When: Wednesday, March 1, 2023, at 5:30 p.m. Where: Virtually on GoTo Webinar By phone at 1-866-901-6455 with passcode 246-541-017 In person at Haw Creek Community Center Financial Project Identification (FPID) No. 439156-1 and No. 447082-1 S.R. 11 Improvements, Flagler County The Florida Department of Transportation (FDOT) will hold a public meeting regarding project plans on State Road (S.R.) 11 on Wednesday, March 1, at 5:30 p.m. The meeting will include information about two projects: 439156-1 involves intersection improvements at the intersection of S.R. 11 and County Road (C.R.) 304, and 447082-1 is a project to repave S.R. 11 from the Volusia County line to U.S. 1 in Bunnell. The purpose of the projects is to enhance traffic operations and safety. The Department is evaluating a roundabout as a potential safety solution at S.R. 11 and C.R. 304. FDOT is offering multiple ways to participate in the live meeting. Virtual: Join from a computer, tablet, or mobile device for free and listen to the live presentation over the internet. Advance registration at http://bit.ly/3GYyHxk is required. Participants will receive an email with information about joining the meeting online. Please note, Internet Explorer cannot be used to register or attend this webinar. If joining online, please allow adequate log-in time to view the presentation in its entirety. Phone (Listen Only): Join the meeting in listen-only mode by dialing 1-866-901-6455 and entering the passcode 246-541-017 when prompted. In-Person Open House: Attend in person at the Haw Creek Community Center, 9257 C.R. 304, Bunnell, FL 32110 anytime between 5:30 p.m. and 7:30 p.m. to view a looping presentation and project exhibits. If attending in person, please remember to follow all safety and sanitation guidelines. If you are feeling unwell, please consider attending the meeting virtually or by phone. All meeting materials and the presentation will be available on the project website at www.flroads.com/project/439156-1 before the meeting. Information on the resurfacing project is also available at www.flroads.com/project/447082-1. Persons with disabilities who require accommodations under the Americans with Disabilities Act (ADA), or persons who require translation services (free of charge), should contact Joseph Fontanelli by phone at (386) 943-5234, or via email at Joseph.Fontanelli@dot.state.fl.us at least seven (7) days prior to the meeting. If you are hearing or speech impaired, please contact us by using the Florida Relay Service, 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice). Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons wishing to express their concerns relative to FDOT compliance with Title VI may do so by contacting Melissa McKinney, FDOT District Five Title VI Coordinator at Melissa.McKinney@dot.state.fl.us. For more information, please contact FDOT Project Manager Joseph Fontanelli at (386) 943-5234, email at Joseph.Fontanelli@dot.state.fl.us, or U.S. mail at Florida Department of Transportation, 719 S. Woodland Blvd., MS 542, DeLand, FL 32720. February 16, 2023 22-00021F

FIRST INSERTION

NOTICE TO CREDITORS IN THE SEVENTH JUDICIAL CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-0842 Division 48 IN RE: ESTATE OF CONSTANCE LOIS LEPERA, Deceased. The administration of the estate of CONSTANCE LOIS LEPERA, deceased, whose date of death was November 6, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Building #1, Bunnell, Florida, 32110. The names and addresses of the personal representative and the personal 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 de-

mands 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 16, 2023. Personal Representative: GREGORY CHARLES LEPERA 250 Rosario St. St. Augustine, FL 32086 Attorney for Personal Representative: Heather S. Maltby HEATHER@EPPGLAW.COM Florida Bar No. 116571 E.P.P.G. Law of St. Johns, PLLC 200 Malaga Street, Suite 2 St. Augustine, FL 32084 Telephone: 904-875-3774 February 16, 23, 2023 23-00022G

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

RADIANCE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Radiance Community Development District (the "District") will be held on Monday, February 27, 2023, at 11:00 a.m. at the Hilton Garden Inn, 55 Town Center Blvd., Palm Coast, FL 32164. The purpose of the meeting is to discuss any topics presented to the board for consideration. Copies of the agenda may be obtained from the District Manager, DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

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.

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. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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.

Radiance Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193

February 16, 2023 23-00025F

FIRST INSERTION

SEMINOLE PALMS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

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, February 27, 2023, at 11:00 a.m. at the Hilton Garden Inn, 55 Town Center Blvd., Palm Coast, FL 32164. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

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.

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. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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.

Seminole Palms Community Development District
David McInnes, District Manager
(321) 263-0132, Ext. 193

February 16, 2023 23-00026F

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

CASE NO.: 2022 CP 000769
IN RE: ESTATE OF DAVID RICHARD WATT, Deceased.
The administration of the estate of David Richard Watt, deceased, whose date of death was August 7, 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 February 9, 2023.

Personal Representative:
Natalie Ann Frazure Watt
5368 Shirley Avenue
Jacksonville, Florida 32210

Attorney for Personal Representative:
/s/ Robert M. Fields
Robert M. Fields
Attorney for Personal Representative
Florida Bar Number: 0146706
DOWDA & FIELDS PA
413 St. Johns Ave.
Palatka, FL 32177
Telephone: (386) 325-2041
dowdfieldslaw@gmail.com
servicedowdfieldslaw@gmail.com
February 9, 16, 2023 23-00013G

THIRD 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

SECOND INSERTION

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

CASE NO. 2022-CA-000136
AJAX MORTGAGE LOAN TRUST 2021-F, MORTGAGE-BACKED SECURITIES, SERIES 2021-F, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST COSTA LASHLEY (DECEASED); ET. AL.,
Defendants.
TO: KEITH ROBERT LASHLEY
RESIDENCE: 6010 S. Falls Circle Drive, Apt 322
Lauderhill, Florida 33319

LAST KNOWN ADDRESS(ES):
6010 S FALLS CIRCLE DRIVE, APT 332, LAUDERHILL, FLORIDA 33319
and any unknown parties who are or may be interested in the subject matter of this action whose names and residences, after diligent search and inquiry, are unknown to Plaintiff and which said unknown parties may claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants claiming by, through, under or against the Said Defendant(s) either of them, who are not known to be dead or alive.

YOU ARE HEREBY NOTIFIED that this is an action to foreclose a mortgage of real property located in Flagler County, State of Florida in the following described property:
LOT 16 OF BLOCK 64, OF PALM COAST, MAP OF ROYAL PALMS SECTION 31, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 52, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.
a/k/a 18 RIVERVIEW DRIVE, PALM COAST, FL 32165
PARCEL ID: 071131703100640160

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: Lamchick Law Group, P.A., Plaintiff's attorney, whose address is 6910 North Kendall Drive, Miami, Florida 33156 on or before thirty (30) days from the date of the first publication, and to file the original of the defenses with the Clerk of this Court either before 3/24/2023 or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.

WITNESS my hand and the seal of said Court 1/31/2023

TOM BEXLEY
as Clerk of said Court
(SEAL) By: /s/ Tevin Galvin
as Deputy Clerk

Lamchick Law Group, P.A.
Plaintiff's attorney
6910 North Kendall Drive,
Miami, Florida 33156
February 9, 16, 2023 23-00016G

SECOND INSERTION

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

File No. 2022-CP-669
IN RE: ESTATE OF LAWRENCE P. NAPOLI, Deceased.
The administration of the estate of LAWRENCE P. NAPOLI, deceased, whose date of death was August 12, 2022, is pending in the Circuit Court for Flagler County Florida, Probate Division, the address of which is 1769 E Moody Boulevard, Building 1, Bunnell, Florida 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 9, 2023

Personal Representative:
JOHN L. NAPOLI
63 Woodbury Drive
Palm Coast, Florida 32164

Attorney for Personal Representative:
NORBERTO S. KATZ, ESQUIRE
Florida Bar No.: 399086
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Fax: (407) 849-7075
E-Mail: velizkatz@velizkatzlaw.com
Secondary: ydiaz@velizkatzlaw.com
February 9, 16, 2023 23-00018G

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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA

CASE No. 2022 CA 000744
PROVIDENT FUNDING ASSOCIATES, L.P.,
Plaintiff vs.
JAME E. MCGANN, AS TRUSTEE OF THE JAMES E. MCGANN AND MICHELE A. MCGANN, DECEASED, REVOCABLE LIVING TRUST DATED AUGUST 1, 2012, et al.,
Defendants
TO: JAMES E. MCGANN, AS TRUSTEE OF THE JAMES E. MCGANN AND MICHELE A. MCGANN REVOCABLE LIVING TRUST DATED AUGUST 1, 2012
42 OXFORD LN
PALM COAST, FL 32137
JAMES E. MCGANN & UNKNOWN SPOUSE OF JAMES E. MCGANN
42 OXFORD LN
PALM COAST, FL 32137
UNKNOWN BENEFICIARIES OF THE JAMES E. MCGANN AND MICHELE A. MCGANN REVOCABLE LIVING TRUST DATED AUGUST 1, 2012
42 OXFORD LN
PALM COAST, FL 32137

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Flagler County, Florida:

UNIT 5-202, OF THE WOODHAVEN CONDOMINIUM AT PALM COAST, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 177, PAGES 248 THROUGH 340, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM,

the aforementioned legal description includes the following language: as amended by Instrument recorded in Office Records Book 35, at page 528 of the Public Records of Flagler County, Florida)

KNOWN AS: 7 Ranwood Lane, Palm Coast, Florida 32164

KNOWN AS: 122 Spoonbill Court, Poinciana, Florida 34759

KNOWN AS: 41 Sawfish Court, Poinciana, Florida 34759

KNOWN AS: 1837 Hudson Court, Poinciana, Florida 34759

KNOWN AS: 569 Dillard Drive, Palm Bay, Florida 32909

KNOWN AS: 577 Dillard Court, Palm Bay, Florida 32909

KNOWN AS: 150 Bird of Paradise, Palm Coast, Florida 32137

KNOWN AS: 24 Pierce Lane, Palm Coast, Florida 32164

KNOWN AS: 612 Kangaroo Drive, Poinciana, Florida 34759

KNOWN AS: 612 Kangaroo Drive, Poinciana, Florida 34759

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KNOWN AS: 612 Kangaroo Drive, Poinciana, Florida 34759

AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in THE FLAGLER PALM COAST NEWS TRIBUNE, on or before 30 days from the first publication; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT
In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at COURT ADMINISTRATION, 125 E ORANGE AVENUE, SUITE 300, DAYTONA BEACH, FL 32114, 386-257-6096. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay System.

WITNESS MY HAND AND SEAL OF SAID COURT on this day of 2/2/2023.

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

Greenspoon Marder, LLP
Default Department
Attorneys for Plaintiff
Trade Centre South, Suite 700
100 West Cypress Creek Road
Fort Lauderdale, FL 33309
(22-00025-01)
February 9, 16, 2023 23-00017G

KNOWN AS: 122 Spoonbill Court, Poinciana, Florida 34759

KNOWN AS: 41 Sawfish Court, Poinciana, Florida 34759

KNOWN AS: 1837 Hudson Court, Poinciana, Florida 34759

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SECOND INSERTION

NOTICE OF ACTION FOR: Declaratory Judgement IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA

Case No.: 2023 CC 000044
SJD Services LLC
dba Jax Boat RV Storage
Steven Disbrow,
Petitioner, and
James M. Glenn
4472 Sparrow Hawk Ct., Jacksonville, FL 32210,
Respondent.
TO: James M Glenn
4472 Sparrow Hawk Ct., Jacksonville, FL 32210

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SJD SERVICES LLC, JAX BOAT RV STORAGE, Steven Disbrow, whose address is PO Box 353013 * Palm Coast FL 32135 on or before FEBRUARY 28, 2023, and file the original with the clerk of this Court at Clerk of the Circuit Court for Flagler County Florida, 1769 East Moody Blvd Bldg 1, Bunnell, Florida 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.

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 Notice of Current Address, Florida Family Law Form 12.915.) 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.

Dated: 02/06/2023.
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Deputy Clerk
February 9, 16, 2023 23-00019G

KNOWN AS: 122 Spoonbill Court, Poinciana, Florida 34759

KNOWN AS: 41 Sawfish Court, Poinciana, Florida 34759

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