

REAL ESTATE TRANSACTIONS

PALM COAST

Pine Lakes house is the top seller

A house in Pine Lakes was the top real estate transaction for Feb. 2-8 in Palm Coast and Flagler County. Maureen McMoran, of Palm Coast, sold 7 Wembley Place to Roseanne and Kenneth Swartz, of Palm Coast, for \$490,000. Built in 1991, the house is a 3/2 with a gas fireplace, a heated pool, a hot tub and 2,426 square feet. It sold in 2003 for \$245,000.

ALEXIS MILLER
CONTRIBUTING WRITER

PALM COAST

Belle Terre
Holiday Builders, Inc., of Melbourne, sold 27 Palm Lane to The Roger F. Lever-ton Revocable Trust, of Palm Coast, for \$322,000. Built in 2022, the house is a 4/2 and has 1,806 square feet.

Grand Haven
Allen Tatttrie and Joan Bartle, of Palm Coast, sold 26 West Waterside Parkway to Mau-reen Malia, of Palm Coast, for \$343,000. Built in 2001, the house is a 2/2 and has 1,637 square feet. It sold in 2020 for \$250,000.

Grand Landings
Dream Finders Homes LLC, of Jacksonville, sold 160 Wood Stork Lane to James and Joan Cothern, of Palm Coast, for \$377,500. Built in 2022, the house is a 4/2 and has 1,908 square feet. It sold in 2022 for \$918,400.

Hidden Lakes
Ronnie and Sharon Wagner, of New Caney, Texas, sold 35 Arrowhead Drive to Allen and Mandy Steele, of Palm Coast, for \$385,000. Built in 2014, the house is a 4/2 and has 1,806 square feet. It sold in 2015 for \$222,000.

Indian Trails
Timothy Beulen, of Berlin, Wisconsin, sold 50 Boul-

der Rock Drive to Shorelink Properties, LLC, of Palm Coast, for \$335,000. Built in 2003, the house is a 4/2 and has 1,480 square feet. It sold in 2022 for \$280,800.

Lehigh Woods
OP SPE TPA1, LLC, of Chandler, Arizona, sold 29 Richardson Drive to Michael La Pierre, of Palm Coast, for \$330,000. Built in 2002, the house is a 3/2 and has 2,116 square feet. It sold in 2022 for \$402,500.

Chevy Chase Funding LLC, of Greenwood Village, Colo-rado, sold 4 Rainstone Lane to Tommy and Margarette Sears, of Arlington Heights, Illinois, for \$309,800. Built in 2000, the house is a 4/3 with an inground pool, a hot tub and has 2,456 square feet. It sold in 2022 for \$240,200.

Palm Harbor
Marthe and Robert Demers, of Palm Coast, sold 142 Fos-ter Lane to Veniamin Mos-kalenko, of Palm Coast, for \$210,000. Built in 1978, the house is a 2/2 and has 1,417 square feet. It sold in 2015 for \$108,500.

Daniel and Marjorie McNa-mara, of South Portland, Maine, sold 11 Fernwood Lane to Nathaniel and Tyra Drew, of Palm Coast, for \$285,000. Built in 1975, the house is a 3/2 with solar pan-els, a solar hot water heater and has 1,536 square feet. It

REAL ESTATE TRANSACTIONS FEB. 2 - FEB. 8

sold in 2012 for \$75,000.

INB Fund 1 LLC, of Orlando, sold 21 Frenora Lane to Two Group LLC, of St. Augustine, for \$369,900. Built in 2022, the house is a 3/2 and has 1,753 square feet.

Pine Grove
Fin Homes LLC, of Jackson-ville, sold 28 Primerose Lane to Karie Chitwood, of Palm Coast, for \$312,500. Built in 2006, the house is a 3/2 and has 1,840 square feet. It sold in 2022 for \$236,000.

Pine Lakes
Corey and Olinda Nedeau, of Palm Coast, sold 11 War-wick Place to Din Dy and Kesor Sith, of Palm Coast, for \$299,900. Built in 2004, the house is a 3/2 and has 1,672 square feet. It sold in 2011 for \$93,000.

Business Suites Corpora-tion, of Palm Coast, sold 95 Westchester Lane to Kerry and Robin Simon, of Colo-rado Springs, Colorado, for \$419,000. Built in 2002, the house is a 3/2 and has 1,654 square feet. It sold in 2002 for \$280,000.

Quail Hollow
Hanna Pavlenko, of Brook-lyn, New York, sold 14 Zollinger Place to Larry and Deborah Wix, of Flagler Beach, for \$240,000. Built in 2002, the house is a 3/2 and has 1,632 square feet. It sold in 1999 for \$11,300.

D.R. Horton, Inc., of St. Johns, sold 1 Zinnia Court to Valerie Stevenson, of Palm Coast, for \$386,000. Built in 2022, the house is a 3/3 and has 2,363 square feet. It sold in 2022 for \$116,500.

Toby Tobin, of gotoby.com, contributed to this report.

ORMOND BEACH

House with a pool leads list

A house in Heritage Forest topped the real estate transaction list for Jan. 29 to Feb. 4 in Ormond Beach and Ormond-by-the-Sea. Ronald and Arlene Willis, of Ormond Beach, sold 153 Heritage Circle to Truman and Sherry Gailey, of Ormond Beach, for \$1,400,000. Built in 1984, the house is a 4/3.5 and has a fireplace, pool, jacuzzi and 5,033 square feet of living space.

ALEXIS MILLER
CONTRIBUTING WRITER

ORMOND BEACH

Fleming Fitch
Eric and Frances Baum, of Ormond Beach, sold 860 Arroyo Parkway to Add USA, LLC, of Ormond Beach, for \$445,000. Built in 1980, the house is a 4/3.5 and has a fireplace, a heated pool, detached garage with an upstairs studio, and 3,240 square feet. It sold in 2018 for \$350,000.

Not in a subdivision
Randolph Jordan, of Las Vegas, Nevada, sold 1283 West Granada Blvd. to Sarah Cushing and Aaron Motes, of Ormond Beach, for \$489,000. Built in 1988, the house is a 3/2 and has a fire-place and 1,831 square feet. It sold in 2022 for \$402,500.

Robert and Deborah Yar-brough, of Jacksonville, sold 239 Landmark Circle to Brett and Mary Brennan, of Ormond Beach, for \$925,000. Built in 1967, the house is a 5/3 with two half baths, and has a fireplace, a pool and 4,290 square feet. It sold in 2011 for \$510,000.

Raymond Cavallo, of Ormond Beach, sold 101 Pine Creek Trail to Jorge and Adela Barrios, of Palmetto Bay, for \$360,000. Built in 1986, the

house is a 2/2 and has a fire-place and 1,309 square feet. It sold in 2019 for \$227,000.

Ormond Lakes
Michael and Jennifer Sibley, of Ormond Beach, sold 35 Lakecliff Drive to Ronald and Arlene Willis, of Ormond Beach, for \$710,000. Built in 1998, the house is a 4/3 and has a pool and 2,798 square feet. It sold in 2013 for \$375,000.

Ormond Oceanside Estates
Daniel and Deborah McGold-rick, of Weeki Wachee, sold 191 Ellicot Drive to Stu Fish Properties Investments, LLC, of Ormond Beach, for \$535,000. Built in 1963, the house is a 3/2 and has a fire-place, pool, hot tub and 1,790 square feet. It sold in 2019 for \$351,000.

Plantation Bay
Andrea Hadley, of Rock Hill, South Carolina, sold 905 Brookridge Lane to Benja-min Bowden Jr. and Marian Yarris-Ewert, of Ormond Beach, for \$395,000. Built in 1997, the house is a 3/2 and has 1,621 square feet. It sold in 2016 for \$210,000.

Ray Mar Heights
Frank Good Jr. and Pamela Hushman, of Leesburg, sold 133 Ray Mar Drive to Elise Crigar, of Ormond Beach, for \$495,000. Built in 1961, the

REAL ESTATE TRANSACTIONS JAN. 29 - FEB. 4

house is a 3/2 and has a fire-place and 1,619 square feet. It sold in 2020 for \$285,000.

Rima Ridge Ranchettes
Donald Gay, of Ormond Beach, sold 3200 West State Road 40 to Michael Dukes and Catrina Rossi, of Palm Coast, for \$530,000. Built in 1971, the house is a 3/1.5 and has a fireplace and 1,568 square feet. It sold in 1980 for \$90,000.

The Trails
Gary Hersom, of Crescent City, sold 27 Birchwood Trail to Iro Michal, of Fort Lee, New Jersey, for \$279,000. Built in 1979, the house is a 2/2 and has a fireplace and 1,261 square feet. It sold in 2020 for \$147,500.

Tymber Creek
Charles D'Assaro, of Ormond Beach, sold 252 Woodstock Court to Edward Pierce, of Ormond Beach, for \$299,000. Built in 1985, the house is a 2/2 and has a fire-place and 1,589 square feet. It sold in 2018 for \$146,000.

ORMOND-BY-THE-SEA

Seabreeze Shores
K2Z Investments LLC, of Minneola, sold 52 Seacrest Drive to Ashlee Kunz and Theresa Zoani, of Ormond Beach, for \$278,600. Built in 1962, the house is a 2/1 and has 825 square feet. It sold in 2022 for \$175,000.

Verona Oceanside
Leroy Stotelmeyer, of Ormond Beach, sold 55 Marden Drive to John and Lucia Madey, of Ormond beach, for \$700,000. Built in 2020, the house is a 3/2 and has a pool and 1,824 square feet. It sold in 2020 for \$541,900.

John Adams, of Adams, Cam-eron & Co. Realtors, contrib-uted to this report.



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PUBLIC NOTICES

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 No. 23-CP-000036
Division Probate
IN RE: ESTATE OF
DOROTHY C. YOUNG/
Deceased.

The administration of the estate of DOROTHY C. YOUNG, deceased, whose date of death was December 2, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd, Bldg 1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file

their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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: March 16, 2023.

Signed on this 9th day of March, 2023.

/s/ Christine Young
(Mar 9, 2023 06:25 MST)
Christine W. Young
Personal Representative
4572 N. Avenida del Cazador
Tucson, AZ 85718

/s/ Jolyon D. Acosta
Jolyon D. Acosta, Esq.
Attorney for Petitioner
Florida Bar No. 31500
Bush Ross, P.A.
1801 N. Highland Ave.
Tampa, FL 33602
Telephone: 813-224-9255
Email: jacosta@bushross.com
Secondary Email: jcason@bushross.com
March 16, 23, 2023 23-00033G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT IN AND FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000077
IN RE: ESTATE OF
NANCY JANE WARD,
Deceased.

The administration of the estate of NANCY JANE WARD, Deceased, whose date of death was December 12, 2022, is pending in the Circuit Court for FLAGLER County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E Moody Blvd, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

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

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

The date of first publication of this notice is March 16, 2023.

MELISSA SITES,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
March 16, 23, 2023 23-00031G

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
FLAGLER COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-000004
IN RE: ESTATE OF
ANNA MARIE BANCROFT
Deceased.

The administration of the estate of Anna Marie Bancroft, deceased, whose date of death was August 11, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East Moody Blvd., Bulding. #1, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is March 16, 2023.

Personal Representative:
George Philip Smith,
3498 Woodholme Drive,
Hampstead, Maryland 21074

Attorney:
R. Nadine David, Esq.,
FBN: 89004,
Florida Probate Law Group,
PO Box 141135,
Gainesville, FL 32614
Phone: (352) 354-2654,
ndavid@floridaprobatelawgroup.com
www.floridaprobatelawgroup.com
March 16, 23, 2023 23-00035G

FLAGLER COUNTY LEGAL NOTICES

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, March 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	
March 16, 2023	23-00045F
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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, March 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	
March 16, 2023	23-00046F


FIRST INSERTION	
NOTICE OF FORFEITURE A 2011 Hyundai Sonata, Florida tag#40AMMC (VIN: 5NPE-B4AC8BH41209) was seized for forfeiture by the Flagler County Sheriff’s Office on January 10 , 2023. The item was seized at or near London Drive, Palm Coast FL. The Flagler County Sheriff is holding the property for purposes of a current forfeiture action 2023 CA 000066 in the 7th Circuit Court. March 16, 23, 2023 23-00043F	

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 MKL Design Group LLC located at 48 Persimmon Dr, 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 4th day of March, 2023 Miguel Morales, Jr. March 16, 2023 23-00044F	

A NEW & AFFORDABLE OPTION

PUBLIC NOTICES

The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.



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FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY FLORIDA PROBATE DIVISION File Number: 2022-CP-000819 IN RE: ESTATE OF DIANA K. SWEET Deceased. The administration of the estate of DIANA K. SWEET, whose date of death was October 19, 2022, is pending in the Circuit Court for Flagler County, Probate Division, the address of which is 1769 East Moody Blvd, 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 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 March 16, 2023.	

Personal Representative: /s/ Leslie A. Lewis Leslie A. Lewis, Esq. 1220 Commerce Park Drive, Suite 203 Longwood, FL 32779 Attorney for Personal Representative: /s/ Kelly Cary Kelly Cary, Esq. Florida Bar No. 878294 Kelly Cary Law, P.A. 114 Juniper Lane Longwood, FL 32779 Office: 407-334-0453 Kelly@KellyCaryLaw.com March 16, 23, 2023 23-00030G	
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FIRST INSERTION	
NOTICE OF ACTION FOR Dissolution of Marriage IN THE CIRCUIT COURT OF THE 7 JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2023 DR 000228 Division: 47	

Marcelia C. Brooks, Petitioner and Garrett S. Brooks, Respondent. TO: Garrett S. Brooks 2221 NE 164th St # 253 N. Miami, FL 33065 YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Marcelia C. Brooks, whose address is 36 Round tree Dr, Palm Coast, FL 32164, on or before 04/22/23, 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. {If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} 36 Round tree Dr, Palm Coast, FL, 32164 - Flagler. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request. You must keep the Clerk of the Circuit Court’s office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk’s office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 3/13/23 CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Deputy Clerk March 16, 23, 30; April 6, 2023 23-00034G	
March 16, 23, 30; April 6, 2023 23-00032G	

SUBSEQUENT INSERTIONS

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA 2023 CP 000153 IN RE: The Estate of MATTHEW MIKHAYLOVICH BRAGINSKIY aka Matthew Braginskiy DORA LYUBKIN aka Dora Dzekerman, Petitioner and NATALIA SOSHNIKOVA Respondent. TO: NATALIA SOSHNIKOVA last known address: unknown YOU are hereby notified that a Petition for Summary Administration of the Estate of Matthew Mihaylovich Braginskiy aka Matthew Braginskiy has been filed against you. You are required to serve a copy of your written defenses, if any, on petitioner or petitioner’s attorney: Ann W. Rogers Law Office of Ann W. Rogers P.A. 533 North Nova Road, Suite 104A Ormond Beach, FL 32174 on or before 20 day of APRIL, 2023 and file the original with the Clerk of the Circuit Court at Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Building #1, Bunnell, Flagler, 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. Dated: 3/6/2023 Clerk of the Circuit Court Flagler County, Florida (SEAL) By: /s/ Deputy Clerk Ann W. Rogers Law Office of Ann W. Rogers P.A. 533 North Nova Road, Suite 104A Ormond Beach, FL 32174 March 9, 16, 23, 30, 2023 23-00028G	
SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-000094 Division 10 IN RE: ESTATE OF MARCUS C. STRICKLAND, JR. a/k/a MARCUS C. STRICKLAND a/k/a M.C. STRICKLAND, JR. Deceased. The administration of the estate of Marcus C. Strickland, Jr., deceased, whose date of death was January 25, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 East 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 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 March 9, 2023. Personal Representative: Susan J. Strickland PO Box 248 Bunnell, Florida 32110 Attorney for Personal Representative: Thomas J. Upchurch, Esquire Florida Bar No. 0015821 Upchurch Law 1616 Concierge Blvd., Suite 101 Daytona Beach, Florida 32110 Telephone: (386) 492-3871 Email: service@upchurchlaw.com 2nd Email: clutes@upchurchlaw.com March 9, 16, 2023 23-00029G	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO.: 2022 CP 000847 IN RE: ESTATE OF PATRICIA T. RIVETTI, Deceased. The administration of the estate of Patricia T. Rivetti, deceased, whose date of death was November 3, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Kim C. Hammond Justice Center, 1769 E. Moody Blvd., Bldg. 1, Bunnell, FL 32110-0787. 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 March 9, 2023. Co-Personal Representative: Patricia A. Holterhoff 109 East Crocus Road Wildwood Crest, NJ 08260 Co-Personal Representative: Elisa A. Rivetti 2228 Kings House Road Silver Springs, MD 20905 Attorney for Personal Representatives: /S/ Dawn Ellis, Esq. Attorney for Personal Representatives E-mail Address: Dawn@MyFloridaProbate.com Florida Bar Number: 091979 My Florida Probate, PA Dawn Ellis, Esq., for the firm PO Box 952 Floral City, FL 34436-0952 (352) 726-5444 March 9, 16, 2023 23-00026G	
THIRD INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2022-CA-000508 Division: 49 MICHAL A. WIEJA, Plaintiff, vs. DAYTONA AVIATION, INC., Defendant. TO: DAYTONA AVIATION, INC. C/O KEN ALL, Registered Agent YOU ARE NOTIFIED that a Verified Complaint and Demand for Jury Trial action in Flagler County, Florida has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of Vagovic & Associates, P.A., Petitioner’s attorney, at 210 S. Beach Street, Suite 203, Daytona Beach, Florida, 32114, Phone Number (386) 265-0900, within 30 days of the first date of publication of this Notice, and file the original with the clerk of this Court at 1769 E. Moody Blvd, Building #1, Kim C. Hammond Justice Center, 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. Dated: 2/20/2023 Tom Bexley CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Amy Perez Deputy Clerk The Law Office of Vagovic & Associates, P.A. Petitioner’s attorney 210 S. Beach Street, Suite 203 Daytona Beach, Florida, 32114 March 2, 9, 16, 23, 2023 23-00025G	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA, PROBATE DIVISION Case Number: 2023 CP 3 IN RE: THE ESTATE OF RODGER FRANCIS IVERSON Deceased. The administration of the Estate of Rodger Francis Iverson, Deceased, whose date of death was September 18, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Flagler County Courthouse, 1769 E. Moody Boulevard, Bunnell, FL, 32110. The name and address 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 the 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 DATE OF 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 Decedent and other persons having claims or demands against Decedent’s Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication of this notice is March 9, 2023. Nicola Rodger Iverson, Personal Representative, 5753 Highway 85N, #6582, Crestview, FL 32536 By: Stacy Geiger, Esq. Florida Bar Number: 0015711 Geiger Law, PLLC Post Office Box 352951 Palm Coast, FL 32135 (386) 264-6937 telephone Attorney for Petitioner stacygeigeresq@yahoo.com March 9, 16, 2023 23-00027G	
FOURTH INSERTION	
NOTICE OF ACTION FOR PETITION FOR CONCURRENT CUSTODY BY EXTENDED FAMILY IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA Case No.: 2023 DR 000173 Division: 47 KELLY STAVELY, Petitioner and CHRISTOPHER ALAN ROCK, Respondent. TO: CHRISTOPHER ALAN ROCK 44 Milton Avenue, #1, Amsterdam, New York 12010 YOU ARE NOTIFIED that an action for Petition for Concurrent Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Kelly Stavely c/o her attorney The Law Place of Jacksonville Anthony Paul Penoso, whose address is 8081 Normandy Blvd., Suite 9, Jacksonville, Florida 322221, on or before MARCH 31, 2023, and file the original with the clerk of this Court at Flagler County Clerk of the Circuit Court, 1769 E. Moody Blvd., #1 Kim C. Hammond Justice Center, 1769 E. Moody Blvd., 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 Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk’s office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 02/16/2023. CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ {Deputy Clerk} Feb. 23, Mar. 2, 9, 16, 2023 23-00023G	

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION	
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 2018 12105 CIDL FLAGSTAR BANK, FSB., Plaintiff, vs. JENNIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JENNIFER MARIE RICHARDSON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH D. RICHARDSON JR, DECEASED; UNKNOWN SPOUSE OF JENNIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JENNIFER MARIE RICHARDSON; JAMIE ANN RICHARDSON; STEPHANIE RICHARDSON; COURTNEY RICHARDSON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF VOLUSIA COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 12, 2022 and an Order Resetting Sale dated March 7, 2023 and entered in Case No. 2018 12105 CIDL of the Circuit Court in and for Volusia County, Florida, wherein FLAGSTAR BANK, FSB, is Plaintiff and JENNIFER MARIE JUARIE AKA JENNIFER MARIE RICHARDSON; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH D. RICHARDSON JR, DECEASED; UNKNOWN SPOUSE OF JENNIFER MARIE JUARIE AKA JENNIFER M. RICHARDSON AKA JENNIFER MARIE RICHARDSON; JAMIE ANN RICHARDSON; STEPHANIE RICHARDSON; COURTNEY RICHARDSON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF VOLUSIA COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, LAURA E ROTH, Clerk of the Circuit Court, will sell to the highest and best bidder for cash www.volusia.realforeclose.com, 11:00 a.m., on April 13, 2023, the following described property as set forth in said Order or Final	

Judgment, to-wit: THE NORTH 76.7 FEET OF THE SOUTH 153.41 FEET OF THE WEST 160 FEET OF THE NW ¼ OF THE NW ¼ OF THE SE ¼ OF SECTION 18, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the appearance is less than 7 days; if you are hearing or voice impaired, call 711.	
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THESE ARE NOT COURT INFORMATION NUMBERS SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES Si usted es una persona con discapacidad que necesita una adaptacin para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuniquese con la Oficina de Administracin Judicial (Court Administration), 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114, (386) 257-6096, con no menos de 7 das de antelacin de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificacin si la cita de comparecencia est dentro de un plazo menos de 7 das; si usted tiene una discapacidad del habla o del odo, llame al 711. ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL DATED March 8, 2023. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1691-177904 / SM2 March 16, 23, 2023 23-00051I	
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FIRST INSERTION	
WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT’S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS Notice is hereby given that the Waypointe 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 April 14, 2023 at 11 a.m. at the Downtown Executive Center of Deland, 120 S Woodland Blvd, Deland, Florida 32720. 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. 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 DPGF 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“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.	
David McInnes District Manager	
March 16, 23, 30, April 6, 2023	23-00029V