







# VOLUSIA COUNTY LEGAL NOTICES

## SUBSEQUENT INSERTIONS

### SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA  
**CASE NO. 2022 11164 CIDL**  
**REGIONS BANK D/B/A REGIONS MORTGAGE**  
**Plaintiff, v.**  
**RONANITA J RAHL; UNKNOWN SPOUSE OF RONANITA J. RAHL; UNKNOWN TENANT 2; UNKNOWN TENANT 1 ; REGIONS BANK**  
**Defendants.**

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 02, 2022, and Order Rescheduling Foreclosure Sale entered on March 3, 2023, in this cause, in the Circuit Court of Volusia County, Florida, the office of Laura E. Roth, Clerk of the Circuit Court, shall sell the property situated in Volusia County,

Florida, described as:  
THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF VOLUSIA, STATE OF FLORIDA, TO WIT:  
COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, HATCH'S HOMESTEAD IN U.S. LOT 1, SECTION 2, TOWNSHIP 18 SOUTH, RANGE 34 EAST, AS RECORDED IN MAP BOOK 3, PAGE 81, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, THENCE NORTH 89°18' WEST, 135 FEET ALONG THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 400 FEET PARALLEL TO THE EAST LINE OF SAID LOT 2 FOR THE POINT OF BEGINNING, THENCE NORTH 89°18' WEST 107 FEET, THENCE NORTH 80 FEET; THENCE SOUTH 89°18' EAST 107

FEET, THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING, AND BEING A PART OF LOTS 3 AND 4 OF SAID HATCH'S HOMESTEAD. THE EAST 5 FEET OF THE ABOVE DESCRIBED PROPERTY SUBJECT TO AN EASEMENT FOR UTILITIES.  
a/k/a 1703 HILL ST, EDGEWATER, FL 32132-3536  
at public sale, to the highest and best bidder, for cash, online at www.volusia.realforeclose.com, on April 18, 2023 beginning at 11:00 AM.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724 (386) 257-6096; Hearing or voice impaired, please call 711.  
Dated at St. Petersburg, Florida this 14th day of March, 2023.  
eXL Legal, PLLC  
Designated Email Address: efling@xllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
Isabel López Rivera  
FL Bar: 1015906  
100008094  
March 16, 23, 2023 23-000491

ceeding, 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 at St. Petersburg, Florida this 14th day of March, 2023.  
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12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
Isabel López Rivera  
FL Bar: 1015906  
100008094  
March 16, 23, 2023 23-000491

### SECOND INSERTION

**NOTICE OF FORFEITURE**  
A 2011 Hyundai Sonata, Florida tag#40AMMC (VIN: 5NPE-B4AC8BH141209 ) 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



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

**NOTICE OF SPECIAL MEETING OF THE WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Waypointe 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: April 14, 2023  
TIME: 11:00 a.m.

LOCATION: Downtown Executive Center of Deland  
120 S. Woodland Boulevard  
Deland, FL 32720

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the *Engineer's Report*, dated March 6, 2023 ("Engineer's Report"). The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the assessment area, as set forth in *Master Special Assessment Methodology Report*, dated March 6, 2023 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Daytona Beach, Florida, and covers approximately 426.70 acres of land, more or less. The site is generally located in the southwest corner of the intersection of Interstate 4 and Interstate 95. (NOTE: The District is undertaking a process to remove certain property ("Contraction Parcel") from within the boundaries of the District that are planned for commercial and apartment development because such areas will not be part of the CIP, and, as such, these areas will not be subject to the Debt Assessments.) A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o DDPG Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746. 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:

Product Type	EAU	Units	Total EAUs	Maximum Total Debt Assessment Allocation**	Maximum Total Debt Assessment Allocation per Unit**	Maximum Annual Debt Assessment per Unit*
<i>Planned Platted</i>						
Townhomes	0.73	250	183.33	\$23,698,725	\$94,795	\$7,639
40' Lots	0.93	296	276.27	\$35,711,824	\$120,648	\$9,723
50' Lots	1.0	314	314	\$40,589,452	\$129,266	\$10,417

\*Excludes estimated 7% early payment discount and collection fees, which may vary.  
\*\*Excludes interest and collection costs.

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. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

#### RESOLUTION 2023-25

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WAYPOINTE 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 Waypointe 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 District *Engineer's Report*, dated March 6, 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 March 6, 2023, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o DDPG 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Records Office");

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

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is **\$82,130,400** ("Estimated Cost").

B. The Assessments will defray approximately **\$100,000,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$8,058,640** 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 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:

**NOTICE OF PUBLIC HEARINGS**

DATE: April 14, 2023  
TIME: 11:00 a.m.  
LOCATION: Downtown Executive Center of Deland  
120 S. Woodland Boulevard  
Deland, FL 32720

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 the County in which the District is located (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 the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

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

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

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

**PASSED AND ADOPTED** this 6th day of March, 2023

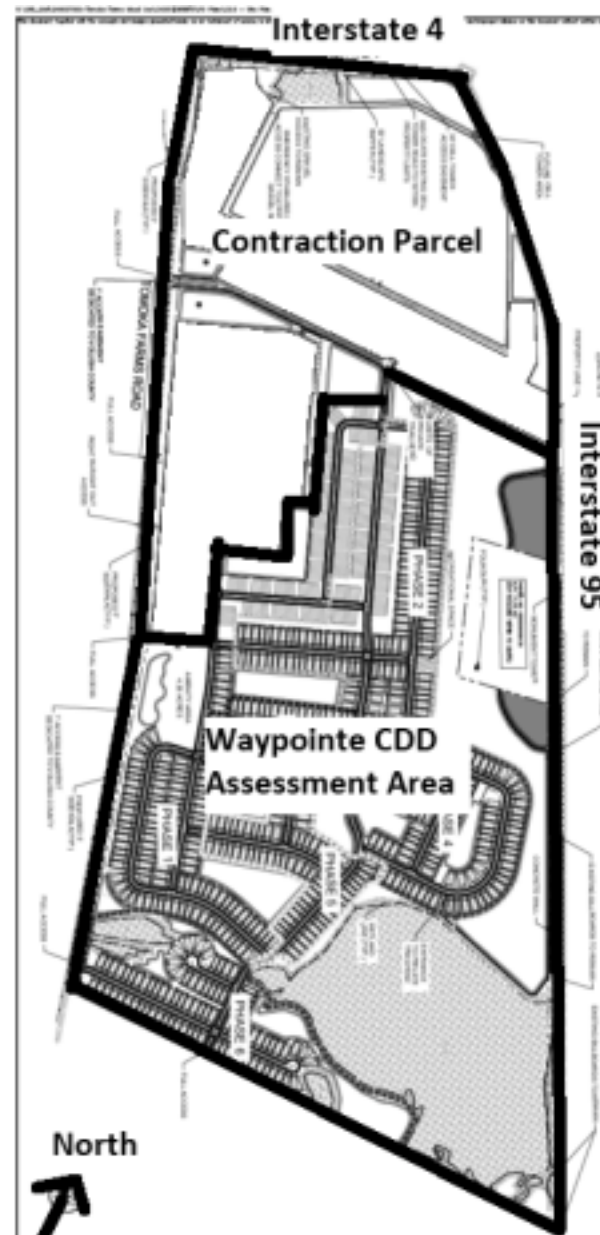
ATTEST:

**WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

Chairman

**Exhibit A:** *District Engineer's Report*, dated March 6, 2023  
**Exhibit B:** *Master Special Assessment Methodology Report*, dated March 6, 2023



March 16, 23, 2023

23-00031V