

# REAL ESTATE

## PALM COAST CONTINUED FROM PAGE 7B

5 Ridge Road to Nicole Mateo and Pedro Mateo Jr., of Palm Coast, for \$339,400. Built in 2022, the house is a 3/2 and has 2,003 square feet.

Seminole Woods Carolyn Ovenshire, of Flagler Beach, Milton Ovenshire, of Bunnell, Derek Ovenshire, of Lansing, Michigan, sold 27 Seneca Path to Almanac Group Inc., of Bunnell, for

\$275,000. Built in 2006, the house is a 3/2 and has 1,988 square feet. It sold in 2009 for \$137,000.

Christopher and Heather Binder, of Clarksville, Tennessee, sold 32 Selborne Path to Luis and Yvette Ramirez, of Palm Coast, for \$309,900. Built in 2003, the house is a 3/2.5 and has 2,034 square feet. It sold in 2015 for \$155,000.

## Woodlands

Joshua and Jennifer Jaillet, of Palm Coast, sold 16 Blackwell Place to Gary and Kathleen Casteel, of Palm Coast, for \$285,000. Built in 1978, the house is a 3/2 with an inground pool and has 1,769 square feet. It sold in 2014 for \$138,000.

## Condos

Harbor Village Marina Margaret Costello, individually and as Trustee of The Margaret Walker Costello Living Trust, of Ponte Vedra Beach, sold 102 Yacht Harbor Drive Unit 476 to Ripu Arora and

## ORMOND BEACH CONTINUED FROM PAGE 7B

Ormond Beach, sold 485 River Square Lane to Jeffrey and Jessyca Hogan, of Ormond Beach, for \$536,000. Built in 2018, the house is a 4/3 and has a pool and 2,345 square feet. It sold in 2018 for \$313,000.

## Tomoka Meadows

Gary and Cynthia Hansard, of Ormond Beach, sold 102 Tomoka Meadows Blvd. to Corey and Michelle Wise, of Parker, Colorado, for \$222,500. Built in 1980, the

house is a 2/2 and has 1,139 square feet. It sold in 2015 for \$74,500.

## The Trails

Southern Title Holding Company, LLC, of Jupiter, sold 618 Main Trail to Mark and Florence Dood, of Muskegon, Michigan, for \$280,000. Built in 1979, the house is a 3/3 and has a fireplace and 1,737 square feet. It sold in 2021 for \$250,000.

## Village of Pine Run

Catherine and William Walsh, of Palm Coast, sold 121 Oak Lane to David

and Catherine Melton, of Ormond Beach, for \$497,000. Built in 1986, the house is a 4/3 with a fireplace and has 2,137 square feet. It sold in 1986 for \$119,000.

## ORMOND BY THE SEA

Wildes and Maria Actis, individually and as trustees of the Wildes and Maria Pia Actis Trust, of Flagler Beach, sold 4040-3370 Ocean Shore Blvd. Unit 404 to William and Patricia Elmore, of Athens, Ohio, for \$345,000. Built in 1987, the condo is a 2/2 and has 1,275 square feet.

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

# PUBLIC NOTICES

THURSDAY, MARCH 2, 2023

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

## FLAGLER COUNTY LEGAL NOTICES

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 4th day of April 2023, for the purposes of hearing a request to amend the Official Zoning Map of The City of Bunnell from Flagler County "MH-1, Rural Mobile Home" to City of Bunnell "AG, Agriculture", at the Flagler County Government Services Building (GSB) 1st Floor Conference Room/Chambers Meeting Room located at 1769 E. Moody Blvd, Bunnell, Florida 32110.

ZMA 2023-08

**REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF BUNNELL FOR CERTAIN REAL PROPERTY, OWNED BY DALE BOUDREAU, BEARING PARCEL ID: 16-13-31-2000-00030-0070 FROM FLAGLER COUNTY "MH-1, RURAL MOBILE HOME" TO CITY OF BUNNELL "AG, AGRICULTURE".**

**ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE** as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

**NOTICE:** If a person decides to appeal any decision made by the Planning, Zoning and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



March 23, 2023 23-00052F

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

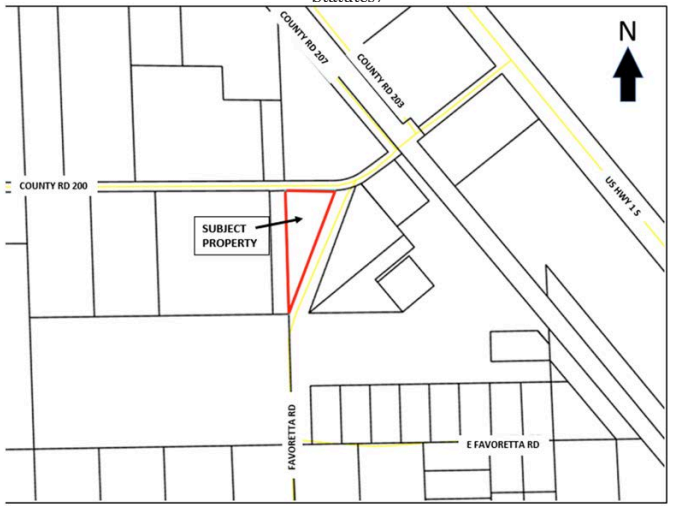
**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 4th day of April 2023, for the purposes of hearing a request to amend the City of Bunnell Comprehensive Plan Future Land Use map from Flagler County "Residential Low Density/Rural Estate" to City of Bunnell "Agriculture", at the Flagler County Government Services Building (GSB) 1st Floor Conference Room/Chambers Meeting Room located at 1769 E. Moody Blvd, Bunnell, Florida 32110.

FLUMA 2023-08

**REQUEST TO AMEND THE CITY OF BUNNELL COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR CERTAIN REAL PROPERTY, OWNED BY DALE BOUDREAU, BEARING PARCEL ID: 16-13-31-2000-00030-0070 FROM FLAGLER COUNTY "RESIDENTIAL LOW DENSITY / RURAL ESTATE" TO CITY OF BUNNELL "AGRICULTURE".**

**ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE** as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

**NOTICE:** If a person decides to appeal any decision made by the Planning, Zoning and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



March 23, 2023 23-00053F

### FIRST INSERTION

#### NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

**NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA** will hold a Public Hearing as authorized by law at 6:00 P.M. on the 4th day of April 2023, for the purposes of hearing a request to amend the City of Bunnell Comprehensive Plan Future Land Use map from Flagler County "Residential Low Density/Rural Estate" to City of Bunnell "Agriculture", at the Flagler County Government Services Building (GSB) 1st Floor Conference Room/Chambers Meeting Room located at 1769 E. Moody Blvd, Bunnell, Florida 32110.

FLUMA 2023-07

**REQUEST TO AMEND THE CITY OF BUNNELL COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR CERTAIN REAL PROPERTY, OWNED BY DALE BOUDREAU, BEARING PARCEL ID: 16-13-31-2000-00030-0080 FROM FLAGLER COUNTY "RESIDENTIAL LOW DENSITY / RURAL ESTATE" TO CITY OF BUNNELL "AGRICULTURE".**

**ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE** as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at [www.bunnellcity.us](http://www.bunnellcity.us) on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date. A copy of all pertinent information this ordinance can be obtained at the office of the Bunnell Customer Service Office, 604 E. Moody Blvd. Unit 6, Bunnell, FL 32110. Persons with disabilities needing assistance to attend this proceeding should contact the Bunnell City Clerk at (386) 437-7500 x 5 at least 48-business hours prior to the meeting.

**NOTICE:** If a person decides to appeal any decision made by the Planning, Zoning and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



March 23, 2023 23-00054F

### FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-055  
Division Probate  
IN RE: ESTATE OF  
GALINA VIKTOROVNA ELISEEVA  
Deceased.**

The administration of the estate of Galina Viktorovna Eliseeva, deceased, whose date of death was December 28, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 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 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 23, 2023.

**Personal Representative:**  
Constance Buchanan  
P.O. Box 2045  
Lake City, Florida 32056  
Attorney for Personal Representative:  
/s/ Sean P. Mason  
Sean P. Mason, Attorney  
Florida Bar Number: 73894  
Mason Law Firm, P.A.  
330 A1A North, Suite 323  
Ponte Vedra Beach, Florida 32082  
Telephone: (904) 565-1421  
Fax: (904) 371-3123  
E-Mail: sean@masonfirm.net  
Secondary E-Mail: mary@masonfirm.net  
March 23, 30, 2023 23-00038G

### FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
7TH JUDICIAL CIRCUIT, IN AND FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 2022-CP-000042  
IN RE: ESTATE OF  
ELEANOR E. SCHMIDTKE,  
Deceased.**

The administration of the estate of ELEANOR E. SCHMIDTKE whose date of death was July 1, 2019, 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 23, 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.  
Kelly Cary Law, P.A.  
Florida Bar No. 878294  
114 Juniper Lane  
Longwood, FL 32779  
Office: 407-334-0453  
Kelly@KellyCaryLaw.com  
March 23, 30, 2023 23-00036G

### FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-000115  
Division 48  
IN RE: ESTATE OF  
FREDERICK ARTHUR PANEK  
a/k/a FRED PANEK  
Deceased.**

The administration of the estate of Frederick Arthur Panek, deceased, whose date of death was January 17, 2023, 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 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 23, 2023.

**Personal Representative:**  
Joseph Michael Panek  
1412 North River Road  
McHenry, Illinois 60051  
Attorney for Personal Representative:  
Thomas J Upchurch, Esquire  
Florida Bar No. 0015821  
Upchurch Law  
1616 Concierge Blvd Suite 101  
Daytona Beach, Florida 32117  
Telephone: (386) 492-3871  
E-mail: service@upchurchlaw.com  
2nd Email: clutes@upchurchlaw.com  
March 23, 30, 2023 23-00037G

### FIRST INSERTION

**RE-NOTICE OF FORECLOSURE SALE  
IN THE CIRCUIT COURT FOR THE  
SEVENTH JUDICIAL CIRCUIT  
IN AND FOR FLAGLER COUNTY,  
FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2010-CA-000223  
THE BANK OF NEW YORK  
MELLON FKA THE BANK OF NEW  
YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWALT,  
INC., ALTERNATIVE LOAN TRUST  
2006-OC9, MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2006-OC9  
Plaintiff(s), vs.  
DEBORAH WINKER; et al.,  
Defendant(s).**

**NOTICE IS HEREBY GIVEN THAT,** pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on February 28, 2023 in the above-captioned action, the Clerk of Court, Tom Bexley, will sell to the highest and best bidder for cash [www.flagler.realforeclose.com](http://www.flagler.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 21st day of April, 2023 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 1, Block 22, of Palm Coast, Map of Laguna Forest, Section 64, Seminole Woods at Palm Coast, according to plat recorded in Map Book 18, pages 36 through 43, of the Public Records of Flagler County, Florida.  
Property address: 17 Lloshire Path, Palm Coast, FL 32164  
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.  
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

**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, 125 E. ORANGE AVE., STE. 300, DAYTONA BEACH, FL 32114, (386) 257-6096. HEARING OR VOICE IMPAIRED, PLEASE CALL 711.**  
Respectfully submitted,  
PADGETT LAW GROUP  
HEATHER GRIFFITHS, ESQ.  
Florida Bar # 91444  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 20-028860-1  
March 23, 30, 2023 23-00039G

### 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 Milan Laser Hair Removal located at 250 Palm Coast Parkway NE., 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 16th day of March, 2023  
Milan Laser Corporate, LLC  
March 23, 2023 23-00048F

### 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 JSC Orthotics & Prosthetics located at 100 S. State Street, Ste. D, in the City of Bunnell, Flagler County, FL 32110 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 15th day of March, 2023  
Robert Orr  
March 23, 2023 23-00049F

### FIRST INSERTION

#### WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Waypointe Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2023, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Daytona Beach, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2023, be completed no later than June 30, 2024. The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.  
Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must provide eight (8) copies of their proposal to DPFG, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (or by email dmcinnes@dpfgmc.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Waypointe Community Development District." Proposals must be received by 12 p.m. on Thursday, April 6, 2023, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager  
March 23, 2023 23-00058F

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT

The Waypointe Community Development District ("District"), located in the City of Daytona Beach, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on April 6, 2023 to the DPMG (by email to: DMCINNES@dpmg.com) ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submission of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts

and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00)

March 23, 2023 23-00057F

FIRST INSERTION

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

Notice is hereby given to the public and all landowners within Waypointe Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 426.7 acres, located in the southwest corner of the intersection of Interstate 4 and Interstate 95 in the City of Daytona Beach, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) person/people to the District's Board of Supervisors ("Board"), and individually, "Supervisor".

DATE: Friday, April 14, 2023
TIME: 11:00AM
PLACE: Downtown Executive Center of Deland
120 S. Woodland Blvd., Deland, FL 32720

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o DPMG 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto.

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

David McInnes
District Manager
March 23, 30, 2023 23-00056F

SUBSEQUENT INSERTIONS

SECOND 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 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

SECOND 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 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, 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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION
FILE NO.: 2023-CP-000047
IN RE: ESTATE OF GINA MARIE CRUZ Deceased.

The administration of the estate of GINA MARIE CRUZ, deceased, whose date of death was November 24, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL 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 23, 2023.

Personal Representative: /s/ Kaylin Britt
KAYLIN BRITT
63 County Road 335
Bunnell, Florida 32110
Attorney for Personal Representative: /s/ Robert W. Pickens, III
Robert W. Pickens, III
Attorney for Petitioner
Florida Bar Number: 1003349
Holmes & Young, P.A.
222 N. 3rd Street
Palatka, Florida 32177
Telephone: (386) 328-1111
Fax: (386) 328-3003
E-Mail: bobby@holmesandyoung.com
Secondary E-Mail: pleadings@holmesandyoung.com
March 23, 30, 2023 23-00040G

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 Premier Heathcare located at 108 Flagler Plaza Dr., 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 15th day of March, 2023
Erika Equizi
March 23, 2023 23-00047F

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 Sip & Surf located at 701 N. Ocean Shore Blvd., in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of March, 2023
Corey Costa
March 23, 2023 23-00059F

FIRST INSERTION

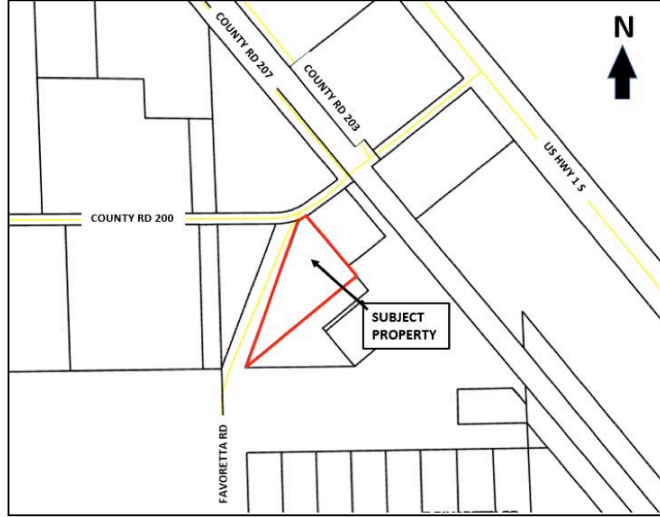
NOTICE OF PUBLIC MEETING CITY OF BUNNELL, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE CITY OF BUNNELL, FLORIDA will hold a Public Hearing as authorized by law at 6:00 P.M. on the 4th day of April 2023, for the purposes of hearing a request to amend the Official Zoning Map of The City of Bunnell from Flagler County "MH-1, Rural Mobile Home" to City of Bunnell "AG, Agriculture", at the Flagler County Government Services Building (GSB) 1st Floor Conference Room/Chambers Meeting Room located at 1769 E. Moody Blvd, Bunnell, Florida 32110.
ZMA 2023-07

REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF BUNNELL FOR CERTAIN REAL PROPERTY, OWNED BY DALE BOUDREAUX, BEARING PARCEL ID: 16-13-31-2000-00030-0080 FROM FLAGLER COUNTY "MH-1, RURAL MOBILE HOME" TO CITY OF BUNNELL "AG, AGRICULTURE".

ALL INTERESTED PERSONS ARE INVITED TO PARTICIPATE as may be legally permitted on the day of the meeting. Instructions on how to participate by electronic or other means, if legally permitted, would be found on the City of Bunnell's website at www.bunnellcity.us on the homepage. The public is advised to check the City's website for up-to-date information on any changes to the manner in which the meeting will be held and the location. The failure of a person to appear during said hearing and comment on or object to the proposed Ordinance, either in person or in writing, might preclude the ability of such person to contest the Ordinance at a later date.

NOTICE: If a person decides to appeal any decision made by the Planning, Zoning and Appeals Board on this matter a recording of the proceeding may be needed and for such purposes the person may need to ensure that a verbatim record is made which includes the testimony and evidence upon which the appeal is based. (Section 286.0105, Florida Statutes)



March 23, 2023 23-00055F

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA
Case No.: 2023 DR 254
Division: 47

Giovanna Sharmel Lopez, Petitioner, and Reynaldo Jesus Mena, Respondent,
TO: Reynaldo Jesus Mena
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 Giovanna Sharmel Lopez, whose address is 43 Rolling Sands Dr., Palm Coast, FL 32164 on or before 4/20/2023, 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.

The action is asking the court to decide how the following real or personal property should be divided: None
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 address(es) 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

THIRD 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-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., 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 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

FOURTH 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 ALI, 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

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 Marciano's Painting located at 60 Ferndale Lane, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of March, 2023
Kevin Anthony Marciano
March 23, 2023 23-00061F

SUBSEQUENT INSERTIONS

SECOND 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 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/ Jolyn D. Acosta
Jolyn 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: jcaison@bushross.com
March 16, 23, 2023 23-00033G

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 10555 PRDL
Division: 10
IN RE: ESTATE OF MARGARET ANN WILLIAMSON, aka MARGARET WILLIAMSON Deceased.

The administration of the estate of MARGARET ANN WILLIAMSON, also known as MARGARET WILLIAMSON, deceased, whose date of death was September 17, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 N. Alabama Ave, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL 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 23, 2023.

Signed on this day of, 3/17/2023.
STEPHEN SALAY
Personal Representative
3228 Jaquin Rd.
Canastota, NY 13032

Heidi S. Webb
Attorney for Personal Representative
Florida Bar No. 73958
Law Office of Heidi S. Webb
140 South Beach Street, Ste. 310
Daytona Beach, FL 32114
Telephone: (386) 257-3332
Email: heidi@heidwebb.com
March 23, 30, 2023 23-00051I

VOLUSIA COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-10466 PRDL IN RE: ESTATE OF FREDRICK HENRY LEWAN IV Deceased.

The administration of the estate of Fredrick Henry Lewan IV, deceased, whose date of death was January 25, 2023, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is 101 North Alabama Avenue, DeLand, FL 32724. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 March 23, 2023.

Personal Representative: Bryan Reason 2726 Brittany Trace Murfreesboro, Tennessee 37127 Attorney for Personal Representative: Kristen M. Jackson Florida Bar Number: 394114 JACKSON LAW PA 5401 S KIRKMAN RD., Ste 310 ORLANDO, FL 32819 Telephone: (407) 363-9020 Fax: (407) 363-9558 E-Mail: kjackson@jacksonlawpa.com Secondary E-Mail: tengberg@jacksonlawpa.com March 23, 30, 2023 23-00051

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION File No. 2023 10386 PRDL Division 10 IN RE: ESTATE OF ADA LEE RIVERS, aka ADA L. RIVERS Deceased.

The administration of the estate of ADA LEE RIVERS, also known as ADA L. RIVERS, deceased, whose date of death was December 21, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is Post Office Box 6043, DeLand, FL 32721. 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 PE-

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT, IN AND FOR VOLUSIA, FLORIDA. CASE No. 2023 10004 CIDL REVERSE MORTGAGE FUNDING LLC, Plaintiff vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH D. ROBINSON AKA JOSEPH DAVID ROBINSON, DECEASED, et al., Defendants

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOSEPH D. ROBINSON AKA JOSEPH DAVID ROBINSON, DECEASED 3407 YULE TREE DRIVE, EDGEWATER, FL 32141 AND TO: All persons claiming an interest

by, through, under, or against the aforesaid Defendant(s).

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

LOTS 15033 AND 15034, BLOCK 487, FLORIDA SHORES UNIT NO. 26 (REVISED), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 19, PAGE 246 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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 Business Observer, on or before APR 27 2023 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 ADMINISTRATOR, SUITE 300, 125 E ORANGE AVENUE, 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 13 day of March 2023.

Laura E Roth As Clerk of said Court By: /s/ Jennifer M. Hamilton 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 (22-00059-01) March 23, 30, 2023 23-000561

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 Daytona Adventures, located at 204 Seabreeze Blvd., in the City of Daytona Beach, Volusia County, FL 32118 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of March, 2023. Amy Wilkins March 23, 2023 23-00033V

SUBSEQUENT INSERTIONS

SECOND INSERTION

AMENDED NOTICE OF CLERK'S SALE IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA

CASE NO.: 2022-31609-CICI AJIT DODANI, Plaintiff, Vs.- SHMILY, LLC, a Florida Limited Liability Company, & ANY AND ALL UNKNOWN TENANTS IN POSSESSION, Defendants.

YOU ARE NOTIFIED that pursuant to the Summary Final Judgment of Foreclosure dated the 8th day of March, 2023, Case Number 2022-31609-CICI in the Circuit Court, Seventh Judicial Circuit in and for Volusia County, Florida, in which AJIT DODANI is the Plaintiff, and SHMILY, LLC, a Florida Limited Liability Company & ANY AND ALL UNKNOWN TENANTS IN POSSESSION are the Defendants; I will sell to the highest and best bidder for cash at Volusia.RealForeclose.com, on the 26th day of April, 2023 at 11:00 a.m. the following described property as set forth in said Summary Final Judgment of Foreclosure:

Lot 4, Block 4, Mason Heights, according to the plat thereof as recorded in Map Book 19, page 60 of the Public Records of Volusia County, Florida. The physical street address of said property is: 727 Essex Road, Daytona Beach, FL 32114

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 within 60 days after the sale.

ATTENTION: PERSONS WITH DISABILITIES

In accordance with the American with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administrator at Suite 300, Courthouse Annex, 125 E. Orange Ave., Daytona Beach, FL 32114; Tel.: 386-257-6096 within two (2) working days of your receipt of the NOTICE OF SALE; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770. THIS IS NOT A COURT INFORMATION LINE.

DATED this 9th day of March, 2023. ROBERT ROBINS, ESQUIRE P.O. BOX 1649 DAYTONA BEACH, FL 32115 (386) 252-5212 (386) 252-5713 (FAX) FLORIDA BAR NO.: 356026 RobertRobinsLaw@hotmail.com ATTORNEY FOR: PLAINTIFF March 16, 23, 2023 23-000510

SUBSEQUENT INSERTIONS

SECOND 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; UNKNOW SPOUSE OF JENNIFER MARIE JUARIE 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; UNKNOW TENANT NO. 1; UNKNOW 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; UNKNOW SPOUSE OF JENNIFER MARIE JUARIE 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; UNKNOW TENANT NO. 1; UNKNOW 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 Administrator, 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.

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: ansvers@dallegal.com 1691-177904 / SM2 March 16, 23, 2023 23-000511

SECOND 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 DPFG 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

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA

Case No. 2022 10911 CIDL FARM CREDIT OF CENTRAL FLORIDA, ACA, IN ITS SOLE CAPACITY AND AS AGENT NOMINEE, Plaintiff, vs. ALEXEI PAVLOV, LILIA PAVLOVA, a/k/a LILIA POVLOV, HUSBAND AND WIFE, TENANT #1, AND TENANT #2, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR UNKNOWN PARTIES IN POSSESSION OF THE PROPERTY, LAKE GEORGE PINES PROPERTY OWNERS ASSOCIATION, INC., COUNTY OF VOLUSIA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated the 9th day of March, 2023 and entered in the above-entitled cause in the Circuit Court of Volusia County, Florida, I will sell to the highest and best bidder for cash online at www.volusia.realforeclose.com, at 11:00 a.m. on the 27th day of April 2023, the interest in real property situated in Volusia County, Florida and described as:

A portion of Parcel 84, LAKE GEORGE PINES, PHASE III (an unrecorded Subdivision), lying in Sections 31 and 36, Township 14 South, Range 28 East, Volusia County, Florida, described as follows: Commencing at the Northwest corner of said Section 31, Township 14 South, Range 28 East, Volusia County, Florida, thence run North 89°10'01" East, along the North line of said Section 31, a distance of 998.02 feet; thence South 12°25'35" West, a distance of 1455.00 feet to the Point of Beginning; thence continue South 12°25'35" West, a distance of 75.00 feet; thence South 83°48'17" West, a distance of 3967.00 feet more or less to the East edge of Lake George; thence North-erly along said East edge of Lake George 99.70 feet more or less to a line that bears South 84°11'41" West from the Point of Beginning; thence North 84°11'41" East, a distance

of 4007.34 feet more or less to the Point of Beginning; Subject to and Together with a non-exclusive road and utility easement in Official Records Book 3284, Page 1422 and Official Records Book 3439, Page 872, Public Records of Volusia County, Florida. Parcel 85, LAKE GEORGE PINES, PHASE III, an Unrecorded Subdivision, being a portion of Section 44, Township 14 South, Range 27 East and a portion of Section 37, Township 14 South, Range 28 East, Volusia County, Florida, being more particularly described as follows: Commencing at the North West corner of Section 31, Township 14 South, Range 28 East of aforesaid Volusia County, run thence North 89°10'01" East along the North line of said Section 31, a distance of 998.02 feet; thence South 12°25'35" West, a distance of 1530.00 feet to the Point of Beginning, thence continue South 12°25'35" West, a distance of 150.00 feet; thence continue South 82°50'13" West, a distance of 4024 feet, more or less, to the Easterly edge of Lake George, as now established; thence North-erly along the Easterly edge of aforesaid Lake George, a distance of 208 feet, more or less, to the point of bearing South 83°48'17" West, from the Point of Beginning; thence North 83°48'17" East, a distance of 4082 feet, more or less, to the Point of Beginning; Subject to and Together with a non-exclusive road and utility easement in Official Records Book 3284, Page 1422 and Official Records Book 3439, Page 872, Public Records of Volusia County, Florida. Parcel 86, LAKE GEORGE PINES, PHASE III, an Unrecorded Subdivision, being a portion of Section 37, Township 14 South, Range 28 East, Volusia County, Florida, being more particularly described as follows: Commencing at the Northwest corner of Section 31, Township 14 South, Range 28 East of aforesaid Volusia County, run thence North 89°10'01" East, along the North line of said Section 31, a distance of 998.02 feet, thence South 12°25'35" West, a distance of 1680.00 feet, to the Point of Beginning; thence continue South 12°25'35" West, a distance of 22.75 feet; thence South 07°19'19" East, a distance of 127.26 feet; thence South 81°57'25" West, a distance of 3947 feet, more or less, to the East edge of Lake George, as now established; thence North-erly meandering along the East edge of aforesaid Lake George, a distance of 213 feet, more or less to a point bearing South 82°50'13" West from the Point of Beginning; thence North 82°50'13" East, a distance of 3913 feet more or less to the Point of Beginning; Subject to and Together with a non-exclusive road and utility easement in Official Records Book 3284, Page 1422 and Official Records Book 3439, Page 872, Public Records of Volusia County, Florida. ANY PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Office of the Court, 101 N. Alabama Ave., Ste. D-305, DeLand, FL 32724, (386) 257-6096, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Janelle L. Esposito Janelle L. Esposito, Esq., FBN 0035631 Attorneys for Farm Credit of Central Florida, ACA Esposito Law Group, P.A. P.O. Box 9266 Bradenton, FL 34206-9266 (941) 251-0000 / (941) 251-4044 (Fax) janelle@espositolegal.com dcreeview@espositolegal.com March 16, 23, 2023 23-000471



Email your Legal Notice legal@palmcoastobserver.com

# 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 pro-

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.  
eXL Legal, PLLC  
Designated Email Address:  
efiling@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

### 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 EAU's	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

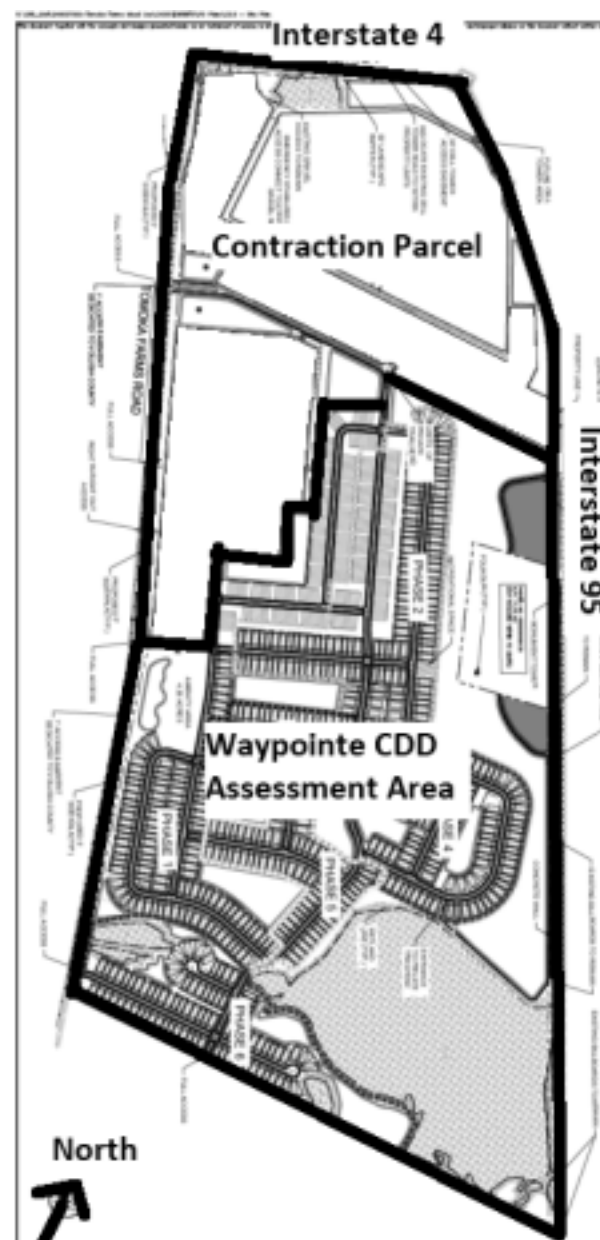
ATTEST:

**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