

REAL ESTATE

House in The Sanctuary tops sales list in Flagler County

A house in The Sanctuary was the top real estate transaction for May 11-17 in Palm Coast and Flagler County. Thomas and Josephine Cox, of Hendersonville, North Carolina, sold 46 Old Oak Drive South to Kevin Walsh and Mary Giacco Walsh for \$1,350,000. Built in 2006, the house is a 4/3 and has a fireplace, a pool, a hot tub, a boat house, an outdoor kitchen, a greenhouse and 3,449 square feet of space. It sold in 2015 for \$340,377.

ALEXIS MILLER
CONTRIBUTING WRITER

Condos
Roy and Karen James, of Princeton, New Jersey, sold 101 Palm Harbor Parkway, Unit B415, to Sai Sadan LLC, of Union City, California, for \$223,000. Built in 2005, the condo is a 2/2 and has 1,250 square feet. It sold in 2005 for \$340,000.

Maria Feury, Richard Feury and Amanda Feury, of Palm Coast, sold 50 Club House Drive, Unit 107, to Deborah Culpepper, of Palm Coast, for \$170,000. Built in 1977, the condo is a 1/1 and has 665 square feet. It sold in 2022 for \$155,000.

James Clark, of Nolensville, Tennessee, sold 90 San Juan Drive, Unit B203, to Jeffrey Tierney and Nicholas D'Agostino, of Wallingford, Connecticut, for \$265,000. Built in 2002, the condo is a 2/2 and has 1,113 square feet. It sold in 2011 for \$110,000.

Mark Wolfrum, as trustee, sold 12 Pine Hurst Place to Jonah Bradley Wells, of Palm Coast, for \$175,000. Built in 1980, the condo is a 1/1.5 and has 912 square feet. It sold in 1981 for \$55,283.

Dwight Cates, of Palm Coast, sold 1200 Canopy Walk Lane, Unit 1225, to Lanny Linn and Margaret Mosca, of Palm Coast, for \$376,500. Built in 2004, the condo is a 3/2 and has 1,712 square feet. It sold in 2005 for \$305,000.

Michael and Nancy Pegg, of Crescent City, sold 3580 South Ocean Shore Blvd., Unit 306, to Jeffrey Arthur Weigand and Sandy Jane Crawford Weigand, of Gotha, for \$530,000. Built in 1982, the condo is a 3/2 and has 1,619 square feet. It sold in 1998 for \$129,900.

James and Jayne Hadley, of Holden, Massachusetts, sold 301 South Central Ave., Unit 10, to Caneva Rentals LLC, of Ormond Beach, for \$330,000. Built in 2007, the condo is a 1/1 and has 553 square feet. It sold in 2016 for \$129,000.

Tiffany Vasseur and Thomas Eric Frassrand, of Palm Coast, sold 70 Riverview Bend South, Unit 711, to Karen Mason, of Palm Coast, for \$319,900. Built in 2006, the condo is a 3/2 and has 1,159 square feet. It sold in 2021 for \$225,000.

Andreza and Taila Lustri, of Orlando, sold 3580 South Ocean Shore Blvd., Unit 402, to Alvir

and Thomas Rynone, of Waverly, New York, for \$394,800. Built in 1982, the condo is a 2/2 and has 1,358 square feet. It sold in 2021 for \$310,000.

FLAGLER BEACH

Atlanta Beach
Troy and Penny Berry, of Flagler Beach, sold 2659 Annette St. to James and Maura Kozok, of Flagler Beach, for \$725,000. Built in 2005, the house is a 3/2.5 and has a fireplace and 2,329 square feet. It sold in 2021 for \$725,000.

Morningside
Samantha Lachapelle, as a trustee, of Canton, Georgia, sold 2328 South Flagler Ave. to Steven Sproles, of Mechanicsville, Virginia, for \$460,000. Built in 1954, the house is a 3/2 and has a fireplace, a boat dock and 1,548 square feet. It sold in 2004 for \$280,000.

PALM COAST

Country Club Harbor
James Allen Parker and Heidi Lynn Parker, of Tallahassee, sold 10 Waterfront Cove to Rachel and Robert Manglaviti, of Palm Coast, for \$487,500. Built in 2016, the house is a 3/3 and has 2,367 square feet. It sold in 2021 for \$324,000.

Grand Haven
James Shaun Porter and Louise Porter, of Palm Coast, sold 1 North Park Lane to Beverly Agnew, of Marshall, North Carolina, for \$662,143. Built in 2018, the house is a 3/2 and has a pool and 2,126 square feet. It sold in 2020 for \$405,000.

Hammock Beach
Ayaan Residential Properties, LLC, of Ormond Beach, sold 695 Mahogany Run to Lynne and Peter Stephenson, of Hutchinson Island, for \$760,000. Built in 2022, the house is a 3/3 and has 2,350 square feet. It sold in 2023 for \$538,300.

Janis Brown, of Daytona Beach Shores, sold 462 Sweetgum Lane to Lester and Janet Knispel, of Windermere, for \$918,000. Built in 2018, the house is a 3/3 and has a pool, a fireplace and 2,784 square feet.

RESIDENTIAL REAL ESTATE TRANSACTIONS MAY 11 - MAY 17

Lehigh woods
Marina Viegas, of Palm Coast, sold 4 Russell Drive to Thomas and Summer Thomson, of Palm Coast, for \$276,000. Built in 1997, the house is a 3/1.5 and has 1,075 square feet. It sold in 2016 for \$1250,000.

Marina Del Palma
Gerald and Tammy Perger, of Palm Coast, sold 2 Del Palma Drive to Karen and Gregory Trabant, of Palm Coast, for \$900,000. Built in 2021, the house is a 3/2.5 and has a pool, a fireplace, an outdoor kitchen and 2,020 square feet. It sold in 2021 for \$676,000.

Palm Coast Plantation
Graham Robert McGovern, of Palm Coast, sold 200 South Riverwalk Drive to Christopher Brown, of Longwood, for \$569,000. Built in 2019, the house is a 3/2 and has 1,985 square feet.

Pine Lakes
Seagate Homes, LLC, of Palm Coast, sold 21 Whirlaway Drive to Calvin Eric Johnson and Luz Johnson, of Palm Coast, for \$404,900. Built in 2023, the house is a 4/2 and has 2,294 square feet.

Resi
Paytas Homes, Inc., of Port Orange, sold 23 Spring Street to Thipp Monica Hong and Tickhao Hong, of Palm Coast, for \$449,800. Built in 2023, the house is a 3/2 and has 1,839 square feet.

Toscana
Applied Development of Orlando - P.C., Inc, of Davenport, sold 91 New Leatherwood Drive to Alexander Goldshteyn and Ella Segal, of Palm Coast, for \$856,000. Built in 2022, the house is a 4/3.5 and has 2,712 square feet.

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

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FloridaPublicNotices.com and
BusinessObserverFL.com

PUBLIC NOTICES

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

FLAGLER COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7TH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY,
FLORIDA
CASE NO.: 2023 CP 000198
PROBATE DIVISION: 48
IN RE: ESTATE OF
VICTOR TEODORO DIAZ, JR.,
A/K/A VICTOR T. DIAZ, JR.,
A/K/A VICTOR DIAZ, JR.,
Deceased.
The administration of the estate of VICTOR TEODORO DIAZ, JR., a/k/a VICTOR T. DIAZ, JR., a/k/a VICTOR DIAZ, JR., deceased, whose date of death was October 17, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E Moody Blvd, Building #1 - Kim C. Hammond Justice Center, 1769 E Moody Blvd, Bunnell, FL 32110. The names and addresses of the ancillary personal representative and the ancillary 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 June 29, 2023.
Ancillary Personal Representative
BRITTANY L. DIAZ
2585 5th Avenue
Hammondton, NJ 08037
Attorney for Ancillary Personal Representative
CRAIG PANHOLZER, ESQ.
Florida Bar No. 1018369
Cooper Levenson, P.A.
500 E. Broward Blvd., Suite 1710
Fort Lauderdale, FL 33394
Telephone: (954) 889-1856
E-mail Address:
cpanholzer@cooperlevenson.com
June 29; July 6, 2023 23-00092G

FIRST INSERTION
State of Connecticut
Court of Probate,
Waterbury Regional Children's
Probate Court
NOTICE TO Joseph M. Flagg,
whose last known address is in the city of Palm Coast, County of Flagler, State of Florida
Pursuant to an order of Hon. Fred J. Anthony, Judge, a hearing will be held at Waterbury Regional Children's Probate Court, 65 Center Street, Waterbury, CT 06702 on July 17, 2023 at 8:45 AM, on a petition for Termination of Parental Rights concerning Veronica Lauren F., a minor child born to Sara Chasse-Flagg on September 29, 2009 at Bridgeport, CT. The court's decision will affect your interest, if any, as in the petition on file more fully appears.
RIGHT TO COUNSEL: If the above named person wishes to have an attorney, but is unable to pay for one, the Court will provide an attorney upon proof of inability to pay. Any such request should be made immediately by contacting the court office where the hearing is to be held.
By Order of the Court
Julia Martinez, Clerk
June 29, 2023 23-00090G

FIRST INSERTION
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809).
The undersigned will sell at public sale by competitive bidding on **Tuesday July 25, 2023, at 12PM on Lockerfox.com**. Where said property is stored at: **iStorage Bunnell, 2303 N State St. Bunnell, FL 32110**
Name Unit Contents
Christopher A005 Rims, Tools, Guitar
McDaniel A017 Bikes, Fishing Poles, TV
David Allen B017 Furniture, Bikes, Household items
Melissa C025 Trunk, Boxes, Refrigerator
Belflower A155 Furniture, Boxes, Cooler
Ketia Silveira
Purchases must be paid for at the time of purchase by cash only. All purchased items are sold as is, where is, and must be removed at the time of the sale. Sale is subject to cancellation if settlement between the owner and obligated party is settled.
Bunnell iStorage
2303 N State St
Bunnell, FL 32110
June 13, 2023 23-00158F

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
7th JUDICIAL CIRCUIT IN AND
FOR FLAGLER COUNTY, FLORIDA,
PROBATE DIVISION
Case Number: 2023 CP 385
IN RE: THE ESTATE OF
JAMES L. DANIEL
Deceased.
The administration of the Estate of James L. Daniel, Deceased, whose date of death was May 6, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is Flagler County Courthouse, 1769 E. Moody Boulevard, Bunnell, FL, 32110. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The first publication of this notice is June 29, 2023.
Linda Gill,
Personal Representative,
48 Pacific Drive,
Palm Coast, FL 32164
By: Stacy Geiger, Esq.
Florida Bar Number: 0015711
Geiger Law, PLLC
Post Office Box 352951
Palm Coast, FL 32135
(386) 264-6937 telephone
Attorney for Petitioner
stacygeigeresq@yahoo.com
June 29; July 6, 2023 23-00091G

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 Smart Tacos Publishing located at 250 Palm Coat PKWY NE, Suite 607, 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 26th day of June, 2023.
Luis E. Alcaraz
June 29, 2023 23-000159F

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 Momma's country showcase located at 2429 Mangrove St., 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 27th day of June, 2023.
Harold Wesley Mckee-Ross,
Lisa Kay Mitchell
June 29, 2023 23-000160F

FIRST INSERTION
State of Connecticut
Court of Probate,
Waterbury Regional Children's
Probate Court
NOTICE TO JOHN DOE,
whose identity and last known address is unknown to the court
Pursuant to an order of Hon. Fred J. Anthony, Judge, a hearing will be held at Waterbury Regional Children's Probate Court, 65 Center Street, Waterbury, CT 06702 on July 17, 2023 at 8:45 AM, on a petition for Termination of Parental Rights concerning **ABRIANA N. C.**, a minor child born to **SARA CHASSE-FLAGG** on **April 18, 2007** at San Diego, CA. The court's decision will affect your interest, if any, as in the petition on file more fully appears.
RIGHT TO COUNSEL: If the above-named person wishes to have an attorney, but is unable to pay for one, the Court will provide an attorney upon proof of inability to pay. Any such request should be made immediately by contacting the court office where the hearing is to be held.
By Order of the Court
Julia Martinez, Clerk
June 29, 2023 23-00089G

FIRST INSERTION
State of Connecticut
Court of Probate,
Waterbury Regional Children's
Probate Court
NOTICE TO Sara Chasse Flagg,
whose last known address is in the city of Palm Coast, County of Flagler, State of Florida
Pursuant to an order of Hon. Fred J. Anthony, Judge, a hearing will be held at Waterbury Regional Children's Probate Court, 65 Center Street, Waterbury, CT 06702 on July 17, 2023 at 8:45 AM, on a petition for Termination of Parental Rights concerning Abriana N. C. and Veronica L. F., minor children born to Sara Chasse-Flagg on April 18, 2007 at San Diego, CA and September 29, 2009 at Bridgeport, CT. The court's decision will affect your interest, if any, as in the petition on file more fully appears.
RIGHT TO COUNSEL: If the above named person wishes to have an attorney, but is unable to pay for one, the Court will provide an attorney upon proof of inability to pay. Any such request should be made immediately by contacting the court office where the hearing is to be held.
By Order of the Court
Julia Martinez, Clerk
June 29, 2023 23-00088G

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 Sun Coast Community School located at 201 West Moody Blvd., 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 27th day of June, 2023.
Julie Hyatt
June 29, 2023 23-000161F

FIRST INSERTION
NOTICE OF PUBLIC SALE
Go Store It 4601 E Moody Blvd A7 Bunnell, FL 32110 hereby gives NOTICE OF PUBLIC SALE of the storage space(s) listed below, Eugene Roberson #51 and Ron Rettig #181 containing household and other goods will be sold for cash on 7/14/23 at 2:00pm. With the contents being sold to the highest bidder. Owner reserves the right to bid. The sale is being held to satisfy a landlord's lien, in accordance with Florida Statutes Section 83.801-83.809, and will be held online at www.storage treasures.com
June 29, July 6, 2023 23-00154F

SUBSEQUENT INSERTIONS
SECOND INSERTION
NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO. 2023-CA-000628
SURFSIDE ESTATES RO COMMUNITY, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ESTATE OF JAMES FALLON, ESTATE OF MARY FALLON, AND ESTATE OF JAMES L. ROSE
Defendants.
TO: ESTATE OF JAMES FALLON; ESTATE OF MARY FALLON and ESTATE OF JAMES L. ROSE
YOU ARE NOTIFIED that an action to quiet title to the following described property: Lot No. 105 of Surfside Estates RO Community, Inc., according to the Master Form Occupancy Agreement recorded at O.R. Book 519, Page 20, et seq., Public Records of Flagler County, Florida. Street Address: 105 Anchorage Drive, Flagler Beach, Florida
Parcel ID No.: 26-11-31-0420-00000-1050 in the name of the Plaintiff, SURFSIDE ESTATES R.O. COMMUNITY, INC., has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and the seal of this Court on day of 6/14/2023.
TOM BEXLEY
CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: /s/ Amy Perez
Deputy Clerk
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
June 22, 29, 2023 23-00087G



SAVE TIME
Email your Legal Notice
legal@palmcoastobserver.com



