

Chain of Title: Cascades at Grand Landings

The "Hook" Parcel — Ownership History, 2007–2022

Joy Tip / Cascades Investigation · Palm Coast Storylines · Compiled July 15, 2026

Summary

Flagler County land records now fully document how the Cascades at Grand Landings tract passed from its original developer, through a 2007–2009 bankruptcy and foreclosure, through a decade-long holding entity, and into the ownership of Byrndog PCP LLC in 2022. Four record instruments, cross-confirmed against a Florida Division of Corporations (SunBiz) entity record, establish the following chain:

- Levitt and Sons of Flagler County, LLC — original developer; Chapter 11 bankruptcy filed 2007
- Bank of America, N.A. — took title by foreclosure, August 2009
- Seminole Woods Blvd, LLC — purchased from Bank of America, August 2012, for an implied price of approximately \$400,000
- Byrndog PCP LLC — purchased from Seminole Woods Blvd, LLC, August 26, 2022, for \$6.5 million (per Flagler County Property Appraiser records)

Timeline of Recorded Instruments

Date	Instrument	OR Book/Page	Grantor	Grantee
Jan 28, 2008	US Bankruptcy Court order, S.D. Fla. stay relief (Case 07-19845-BKC-RBR)	n/a (Exhibit A to OR 1651/1482)	In re: Levitt and Sons, LLC	Bank of America, N.A. (stay relief granted)
Mar 27, 2008	Corrected Order Appointing Receiver (Andrew J. Bolnick)	OR 1651 / 1482	Levitt and Sons of Flagler County, LLC (and 5 related entities)	Receivership over Cascades at Grand Landing and 5 other projects
Aug 21, 2009	Certificate of Title (Case 2008-CA-11768-MF)	OR 1732 / 833	Levitt and Sons, LLC (via Osceola Circuit Court)	Bank of America, N.A.
Aug 20, 2012	Special Warranty Deed	OR 1887 / 1476	Bank of America, N.A.	Seminole Woods Blvd, LLC
Aug 26, 2022	LLC Affidavit of Authority	n/a	Seminole Woods Blvd, LLC (Samuel D. Oswald, Mgr.)	Old Republic National Title Insurance Co.
Aug 26, 2022	Special Warranty Deed	n/a (see note)	Seminole Woods Blvd, LLC	Byrndog PCP LLC

Note: the 2022 Special Warranty Deed to Byrndog PCP LLC was retrieved via a Landmark Web name search rather than a Book/Page lookup; its OR book/page has not yet been separately logged in this file and should be pulled from the document itself if needed for citation.

Instrument Detail

1. Bankruptcy stay relief and receivership (2008)

Levitt and Sons, LLC filed Chapter 11 bankruptcy in 2007 (Case No. 07-19845-BKC-RBR, U.S. Bankruptcy Court, Southern District of Florida). On January 28, 2008, Judge Raymond B. Ray granted Bank of America, N.A. relief from the automatic stay as to six Levitt and Sons development projects across five Florida counties, including Cascades at Grand Landing (Levitt and Sons of Flagler County, LLC). On March 27, 2008 (recorded in Flagler County as OR 1651/1482), the Circuit Court for the Seventeenth Judicial Circuit, Broward County (Case No. 08-4225(07)) appointed Andrew J. Bolnick as receiver over the same six projects, pending Bank of America's foreclosure.

2. Certificate of Title to Bank of America (2009)

On August 7, 2009, the Circuit Court for the Ninth Judicial Circuit, Osceola County (Case No. 2008-CA-11768-MF) issued a Certificate of Title following a Certificate of Sale dated July 22, 2009, conveying title in six Levitt and Sons projects — including Cascades at Grand Landings, Flagler County — to Bank of America, N.A. Recorded in Flagler County August 21, 2009 as OR 1732/833 (Instrument 2009026698).

3. Bank of America to Seminole Woods Blvd, LLC (2012)

On August 20, 2012, Bank of America, N.A. conveyed the property by Special Warranty Deed to Seminole Woods Blvd, LLC, a Florida limited liability company, recorded as OR 1887/1476 (Instrument 2012026330). Documentary stamp taxes of \$2,800.00 imply a sale price of approximately \$400,000. Bank of America executed the deed through Senior Vice President Susan I. Reif.

4. Seminole Woods Blvd, LLC entity profile (SunBiz)

Seminole Woods Blvd, LLC (Florida Document No. L12000077572, FEI/EIN 80-0857349) was formed June 11, 2012 — shortly before its purchase from Bank of America. It is a single-member LLC; its sole authorized person and registered agent throughout is Samuel D. Oswald (address on file: 3310 Carla Street, Orlando, FL 32806). The entity remained active and held the property for approximately ten years before the 2022 sale.

5. Sale to Byrndog PCP LLC (2022)

On August 26, 2022, Seminole Woods Blvd, LLC conveyed the property by Special Warranty Deed to Byrndog PCP LLC. The deed identifies Samuel D. Oswald, as Manager of Seminole Woods Blvd, LLC, executing on the seller's behalf, with a mailing address of 605 E. Robinson Street, Suite 522, Orlando, FL 32801. A companion LLC Affidavit of Authority, sworn by Oswald the same day, was executed to induce Old Republic National Title Insurance Company to issue title insurance for the closing. Per Flagler County Property Appraiser records, the sale price was \$6.5 million.

Open Items

- OR 1375/1329 — one of the four Book/Page references originally flagged for this chain — has not yet been retrieved or reviewed.
- Samuel D. Oswald has not yet been run through an officer/registered-agent cross-search (that search type is not yet built in this investigation's toolset) to check for other entities he may be tied to.

- The OR book/page for the 2022 Byrndog PCP LLC deed has not been separately logged; only the Landmark Web document ID is on file.

Sources: Flagler County Official Records (Landmark Web / Catalis Courts & Land Records, records.flaglerclerk.gov); Florida Division of Corporations (search.sunbiz.org); Flagler County Property Appraiser (qPublic). Compiled from documents retrieved and logged in this investigation's records on July 15, 2026.