7th. Judicial Circuit 707
Charging Affidavit - FLAGLER

Arrest # _____ Bk # _____ Pg #1 of 6

ARREST ☐ NOTICE TO APPEAR ☐ AFFIDAVIT ☒ C.C. ☐ | ADULT ☒ JUVENILE ☐ | Court Case Number: 2026 CF 000980

ORI ID: 0 1 8 0 0 0 | Agency Name: Flagler County Sheriff's Office | Agency Case Number: 2026-00088634

FCIC/NCIC Check? Yes ☒ No ☐ | OBTS# | DOR: | Date Arrested: 06/29/2026 | Time of Arrest: 08:00

ADDRESS OF ARREST: | Arrested By: Rexford Mark | ID Number: 1076

DEFENDANT Name: (LFM): JESTER, MELISSA, ANN [redacted] | SEX: Female | Race: WHITE

5 7 | 160 | RED OR AUBURN | BLUE | (City, St, Country) | Social Sec. No: Yes ☐ No ☒

Scars, Marks, Tattoos: | Education & Occupation: | Citizenship: Yes ☒ No ☐

Probation: Yes ☐ No ☒ | Sexual Predator: Yes ☐ No ☒ | English: Yes ☒ No ☐ | Deaf/Mute: Yes ☐ No ☒

Address: Mailing Permanent (STREET APT NUMBER) (CITY) (STATE) ZIPCODE RESIDENCE PHONE

Address: Local (STREET APT NUMBER) (CITY) (STATE) ZIPCODE RESIDENCE PHONE [redacted]

CHARGES DOMESTIC VIOLENCE? YES ☐ | Attachments: Affidavit(s) ☒ Statement(s) ☐ NTA Schedule ☐ Report ☐ Traffic Infraction(s) ☐ DVIT ☐ | Total Charges: 2

#1	Charge: GRAND THEFT - FROM BLDG $20K - $100K	FEL ☒ MISD ☐ ORD ☐	FS/ORD: 812.014.2.b.1	Citation No:	Bond
#2	Charge: OBTAIN PROP 20K LESS THAN 50K DOLS- SWINDLE	FEL ☒ MISD ☐ ORD ☐	FS/ORD: 817.034.4.a.2	Citation No:	Bond
#3	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond

CO-DEFENDANT Co-Def #1 Arrested? Y ☐ N ☐ Fel ☐ Misd ☐ Traf ☐ Ord ☐ NTA ☐ Co-Def #2 Arrested? Y ☐ N ☐ Fel ☐ Misd ☐ Traf ☐ Ord ☐ NTA ☐

	Race	Sex	DOB	Age
#1 NAME(LFM):				
#2 NAME(LFM):				

NARRATIVE The undersigned certifies and swears that there is a probable cause to believe the above names defendant, on the 29th day of June, 2026, at approximately 08:00 X A.M. ___P.M. at [redacted] within Flagler County, violated the law and did then and there.

Marsy's Law Victim Information

On August 27, 2026, Deputy Drew made contact with [redacted] via telephone in reference to a Fraud.

[redacted] advised she received a phone call from the Flagler County Clerk of Courts Office regarding her vacant properties located at [redacted] Palm Coast. [redacted] stated she purchased the lots approximately 20 years ago and

Supervisor Approved:

NOTICE TO APPEAR MANDATORY APPEARANCE ☐ | YOU NEED NOT APPEAR IN COURT BUT MUST COMPLY WITH INSTRUCTIONS ON THE REVERSE SIDE OF YOUR COPY ☐ | FINE AND COSTS AMOUNT:

I AGREE TO APPEAR IN COURT HEREIN TO ANSWER THE OFFENSE CHARGED OR TO PAY THE FINE INDICATED. I UNDERSTAND THAT SHOULD I WILLFULLY FAIL TO APPEAR BEFORE THE COURT AS REQUIRED, OR PAY THE LISTED FINE, I MAY BE HELD IN CONTEMPT OF COURT AND A WARRANT FOR MY ARREST WILL BE ISSUED.

SIGNATURE OF JUVENILE PARENT OR GUARDIAN | Title / Dept. / CITATION NO.

SIGNATURE OF DEFENDANT | DATE | RELATIONSHIP TO JUVENILE

Sworn to and subscribed before me, the undersigned. This 5 day of May, 2026

Name: Det [redacted] #1270

I swear/affirm the above statements are correct and true. Det [redacted]

OFFICER'S/COMPLAINANT'S SIGNATURE | Rank/Title

Notary Public ☐ Law Enforcement or Corrections Officer ☒ Personally Known ☐ Produced Identification ☐ Type of Identification:

NAME(PRINTED): Det Rexford | ID NUMBER: 1076

OFFICIAL USE ONLY | Bonds: Number & facility:

707 - COURT COPY

Received in the Office of the Clerk of the Circuit Court - Flagler County, Florida - 11/06/2026 09:35 AM - DIN: 3

Narrative 707-B Supplement

☐ Arrest ☐ Affidavit ☐ Notice to Appear ☐ Adult ☐ Juvenile

Court Case Number:

Defendant Name: Tester, Melissa, ANN	Agency Case Number: 2026-000896 34

CHARGES DOMESTIC VIOLENCE? YES ☐ Attachments: Affidavit(s) ☐ Statement(s) ☐ NTA Schedule ☐ Report ☐ Traffic Infraction(s) ☐ Total Charges:

#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:
#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:
#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:

never developed them. On this date she became aware that the Deeds to the lots had been transferred to someone else without her authorization.

The case was assigned to Detective Rexford. Detective Rexford made contact with the Clerk's office who advised on June 29, 2026, deed transfer paperwork was filed via USPS mail for the three lots by a company Florida Ohana Homes LLC. The Clerk's office received a Amscot money order in the amount of $80.00 to pay for the transfer fees. The purchaser of the money order was listed as [redacted], and it was dated June 18, 2026. The money order overpaid the fees, and a reimbursement check was mailed to [redacted]. The reimbursement check was undeliverable and returned to sender due to being a vacant house and unable to be forwarded.

Detective Rexford made contact with Amscot. Amscot provided CCTV footage of the person entering the Amscot location at 1276 Palm Coast Parkway, Palm Coast on June 18, 2026. An unknown white female with red hair, exits a silver Chevrolet SUV and utilize an automatic teller to complete the transaction. Due to using the automatic teller identification was not required to make the purchase. The money order was purchased at an automated teller which does not require identification.



Detective Rexford reviewed and spoke to [redacted] regarding the Warranty Deed provided by the Clerk's office that was submitted along with the money order. [redacted] advised the signature on the Warranty Deed filed on this date was not hers and it lists the address for [redacted]

On September 29, 2026, Detective Rexford became aware of [redacted] Coast being listed for sale on Zillow. The listing agent is [redacted] of Realty Hub, and a

Sworn to and subscribed before me, the undersigned, this 5 day of NOV 2026

Name Det. [redacted] 1220

Notary Public ☐ Law Enforcement Officer ☐ Personally Known ☐ Produced Identification ☐

Type of Identification:

I swear/affirm the above statements are correct and true.

Det Rexford

OFFICER'S/COMPLAINANT'S SIGNATURE

NAME/PRINTED: Det Rexford ID NUMBER: 1220

Right thumb

Narrative 707-B Supplement

☐ Arrest ☐ Adult
☐ Affidavit ☐ Juvenile
☐ Notice to Appear

Court Case Number:

Defendant Name: Jester, Melissa, Ann

Agency Case Number: 2026-00088634

CHARGES DOMESTIC VIOLENCE? YES ☐ Attachments: Affidavit(s) ☐ Statement(s) ☐ NTA Schedule ☐ Report ☐ Traffic Infraction(s) ☐ Total Charges:

#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:
1	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD	Citation No:	Bond:
2	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:

phone number was provided 8[redacted] Contact via telephone with [redacted] was made. [redacted] advised he purchased [redacted] oast on September 10, 2026, from Florida Ohana Homes and utilized Northwest Title Group for the sale. [redacted] provided Detective Rexford with a copy of all documents he had available and a contact at Northwest Title Group. [redacted] provided a copy of the Warranty Deed that was signed on September 10, 2026, by Melissa A Jester Managing Member and was notarized and signed by two witnesses and the notary at 800 Belle Terre Parkway, Suite 200, Palm Coast, FL. Detective Rexford determined this was a UPS store location. Detective Rexford made contact with the manager at the store who provided CCTV footage and still shots of the female that signed the documents and had it notarized.





The female was identified as Melissa Ann Jester and provided a Florida Drivers License [redacted] Melissa is seen entering the store at approximately 1428 hours and the documents were notarized at 1431 hours.

Detective Rexford contacted Northwest Title Group and spoke to Julie the C/O/O of the company. Julie advised the wire transfer and the person selling the property as a representative of Florida Ohana Homes was Melissa Jester. Northwest Title Group has a [redacted]

Through investigative means Melissa Jester is the registered owner of a 2015 silver Chevrolet Traverse bearing Florida tag [redacted]. The Traverse is known to be in the area of Palm Coast Parkway on the date of the money order purchase and the area of UPS on the

Sworn to and subscribed before me, the undersigned, this 5 day of Nov 2026
Name: Det [illegible] 1220

Notary Public ☐ Law Enforcement Officer ☒
Personally Known ☐ Produced Identification ☐
Type of Identification:

I swear/affirm the above statements are correct and true.
Det [illegible]
OFFICER'S/COMPLAINANT'S SIGNATURE

Right thumb

NAME/PRINTED: Det Rexford
ID NUMBER: 1076

Defendant Name: Jester, Melissa Ann	Agency Case Number: 2026-00088634

CHARGES DOMESTIC VIOLENCE? YES ☐ | Attachments: Affidavit(s) ☐ Statement(s) ☐ NTA Schedule ☐ Report ☐ Traffic Infraction(s) ☐ | Total Charges:

#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:
#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:
#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:

date of the document signing.



Northwest Title Group provided information regarding the wire transfer for the sale of [redacted] On September 10, 2026, a wire transfer in the amount of $29,970.00 was sent from Northwest Title Group's Escrow Account at First Federal Bank to a Bank of America Account. The Wire Request form provides the following information:
Bank Name: Bank of America N.A.
ABA Routing Number: [redacted]
Credit Account Name: Florida Ohana Homes, LLC
Credit Account Number: [redacted]

A search of Sunbiz.org Division of Corporations list Florida Ohana Homes LLC as being filed on 03/04/2025, principal address [redacted]
Jester, Melissa A, [redacted]
Information gathered from Bank of America N.A. confirms the receipt of the wire [redacted]

On September 14, 2026, Bank of America Account [redacted] sends an outgoing wire in the amount of $6,000.00 to a VyStar Credit Union account. The account beneficiary information is the following:
Beneficiary Name: Melissa Jester
Beneficiary Account Address: [redacted]

VyStar Credit Union account number [redacted] is the recipient account of the $6,000.00 wire. VyStar account [redacted] account information is the following:
Account holder: Melissa Jester
Date of Birth: [redacted]

Sworn to and subscribed before me, the undersigned, this 5 day of NOV 2026	I swear/affirm the above statements are correct and true.	Right thumb
Name: Det Rexford 1220	Det Rexford	
Notary Public ☐ Law Enforcement Officer ☑ Personally Known ☐ Produced Identification ☐	OFFICER'S/COMPLAINANT'S SIGNATURE	
Type of Identification:	NAME/PRINTED: Det Rexford ID NUMBER: 1070	

Narrative 707-B Supplement

☐ Arrest ☐ Adult
☐ Affidavit ☐ Juvenile
☐ Notice to Appear

Court Case Number

Defendant Name: Jester Melissa Ann	Agency Case Number: 2026-00085634

CHARGES DOMESTIC VIOLENCE? YES ☐ | Attachments: Affidavit(s) ☐ Statement(s) ☐ NTA Schedule ☐ Report ☐ Traffic Infraction(s) ☐ | Total Charges:

#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:
#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:
#	Charge:	FEL ☐ MISD ☐ ORD ☐	FS/ORD:	Citation No:	Bond:

[redacted]

Prior to the wire transfer the VyStar account had a balance of $6.66. The account is used for 3 transactions on September 15. 2026, leaving a balance of $5,059.26

On September 24. 2026, Bank of America Account [redacted] sends an outgoing wire in the amount of $2,000.00 to the same VyStar Credit Union account as September 14th wire.

VyStar account [redacted] belonging to Melissa Jester has an ending balance for the statement period on 09/25/2026 of $7,023.39.

With the assistance of a VyStar representative a Law Enforcement hold was placed on the VyStar account on September 30, 2026, with a balance $6,974.29.

On October 22, 2026, VyStar confirmed the account was frozen and the funds will be seized in the amount of $6,974.29. Bank statements provided by VyStar shows typical spending on the accounts around Flagler County and hotel stays. The pattern of spending is reflective of Melissa Jester benefiting from the profits made on the lot sale.

Based off the totality of the circumstances. there is probable cause to believe Mellissa Ann Jester committed three counts of the offense of Organized Scheme to Defraud, one per lot, and three counts of Grand theft $20,000 to $100,000.

Sworn to and subscribed before me, the undersigned, this 5 day of Nov 2026

Name Det [redacted] 1220

Notary Public ☐ Law Enforcement Officer ☐
Personally Known ☐ Produced Identification ☐

Type of Identification:

I swear/affirm the above statements are correct and true.

Det [redacted]
OFFICER'S/COMPLAINANT'S SIGNATURE

NAME (PRINTED): Det Rexford ID NUMBER: 1076

Right thumb

707-B - COURT COPY