









FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023 CA 000630 SELENE FINANCE LP, Plaintiff, vs. CHRISTOPHER J. POGGI A/K/A CHRISTOPHER POGGI AND ANGEL F. POGGI A/K/A ANGEL POGGI, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 05, 2024, and entered in 2023 CA 000630 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein SELENE FINANCE LP is the Plaintiff and CHRISTOPHER POGGI; ANGEL POGGI; ROBERT CHANG; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF ANGEL F. POGGI A/K/A ANGEL POGGI; UNKNOWN SPOUSE OF CHRISTOPHER J. POGGI A/K/A CHRISTOPHER POGGI; CITY OF PALM

COAST, FLORIDA are the Defendant(s). TOM W. BEXLEY as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on June 07, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 8, BLOCK 7, OF PALM COAST, MAP OF BELLE TERRE, SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 6 PAGE(S) 59-67, INCLUSIVE OF THE PUBLIC RECORDS OF FLAGLER COUNTY FLORIDA, AS AMENDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 41 BECKER LN, PALM COAST, FL 32137 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 in accordance with Florida Statutes, Section 45.031. IMPORTANT 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, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 6 day of May, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Service Email: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-107174 - MaM May 9, 16, 2024 24-00112G

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT, IN AND FOR FLAGLER COUNTY, FLORIDA. CASE No. 2024 CA 000174 BANK OF AMERICA, N.A., PLAINTIFF, VS. JOANNE DIGILIO A/K/A JOANNE E. DIGILIO, ET AL. DEFENDANT(S). To: JOANNE DIGILIO A/K/A JOANNE E. DIGILIO RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 10 Lewis Shire Pl, Palm Coast, FL 32137 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the fol-

lowing described property located in Flagler County, Florida: Lot 4, Block 114, of Palm Coast, Map of Lakeview, Section 37, according to the plat thereof, as recorded in Map Book 13, Page 16, of the Public Records of Flagler 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 Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 30 days after first publication or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in the Business Observer. 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 Court Administration at 386-257-6096 , 101 N Alabama Ave., Ste D-305, Deland, FL 32724 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Date: 4/26/2024 Tom Bexley Clerk of the Circuit Court (SEAL) By: /s/ Margarita Ruiz Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC attorneys for Plaintiff 600 West Hillsboro Boulevard, Suite 600 Deerfield Beach, FL 33441 Our Case #: 23-001597/2024 CA 000174/BOA May 9, 16, 2024 24-00113G

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2018 CA 000256 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ANNEKE DILLARD TURNER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 28, 2019, and entered in 2018 CA 000256 of the Circuit Court of the SEVENTH Judicial Circuit in and for Flagler County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ANNEKE DILLARD TURNER; UNKNOWN SPOUSE OF ANNEKE DILLARD TURNER; JAMES KUYKENDALL; CARLYN KUYKENDALL; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). TOM W. BEXLEY as the

Clerk of the Circuit Court will sell to the highest and best bidder for cash at https://flagler.realforeclose.com, at 11:00 AM, on May 24, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 3, OF BLOCK 47, OF PALM COAST, MAP OF PINE GROVE, SECTION 28, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 51, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. Property Address: 21 PORT ROYAL DR, 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 in accordance with Florida Statutes, Section 45.031. IMPORTANT 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, 101 N. Alabama Ave., Ste D-305, Deland, FL 32724, (386) 257-6096. Hearing or voice impaired, please call 711. Dated this 24 day of April, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 18-151107 - EuE May 2, 9, 2024 24-00099G

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO. : 2024-CP-000226 KOLREI INTERNATIONAL, LLC, Plaintiff, vs. LEE-CY HUANG, and all others claiming by, through and under LEE-CY HUANG AND TEH-CHUN HUANG, and all others claiming by, through and under TEH-CHUN HUANG, Defendant, TO: LEE-CY HUANG, and all others claiming by, through and under LEE-CY

HUANG AND TEH-CHUN HUANG, and all others claiming by, through and under TEH-CHUN HUANG YOU ARE NOTIFIED that an action to quiet the title on the following real property in Flagler County, Florida: Lot 14, Block 36, Palm Coast, Map of Ulysses Trees, Section 57, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 12 through 28, inclusive, of the Public Records of Flagler County, Florida., a/k/a a 57 Uppshire Path, Palm Coast, FL 32164. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo

& Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 30 days after first publication, 2024, 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 or petition. DATED this 23 day of April 2024. Tom Bexley Clerk of the Circuit Court (SEAL) By: /s/ Margarita Ruiz As Deputy Clerk May 2, 9, 16, 23, 2024 24-00100G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 000866 Division 48 IN RE: ESTATE OF JOANN VICTORIA COHEN Deceased.

The administration of the estate of JoAnn Victoria Cohen, deceased, whose date of death was December 14, 2023, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 Moody Blvd., 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 May 2, 2024.

Personal Representative: /s/ John J. Ferrante 305 South Garden Circle South Windsor, Connecticut 06074 Attorney for Personal Representative: /s/ Vincent T. Lyon E-mail Addresses: vlyon@law.gwu.edu Florida Bar No. 103554 Lyon Law, PA 27 Empress Lane Palm Coast, Florida 32164 Telephone: (386) 864-3578 May 2, 9, 2024 24-00095G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000038 Division 48 IN RE: ESTATE OF HOPE G. SANBORN a/k/a HOPE ELIZABETH SANBORN, HOPE MARY ELIZABETH GARDNER Deceased.

The administration of the estate of Hope G. Sanborn, deceased, whose date of death was August 14, 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, 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 May 2, 2024.

Personal Representative: /s/ Siobhan M. Connolly, Trust Officer Garden State Trust Company 2101 Highway 34 South, Suite A Wall Township, NJ 07719 Attorney for Personal Representative: /s/ Anthony C. Soviero Anthony C. Soviero, Esq. Florida Bar Number: 296910 1025 W. Indiantown Road, Ste 106 Jupiter, FL 33458 Telephone: (561) 278-0098 E-Mail: tony@sovieronet Secondary E-Mail: lisa@sovieronet May 2, 9, 2024 24-00094G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 000045 Division 48 IN RE: ESTATE OF LYNN MARGARET LAUTERBACH Deceased.

The administration of the estate of Lynn Margaret Lauterbach, deceased, whose date of death was October 19, 2023, 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 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 May 2, 2024.

Personal Representative: Julia Lauterbach 7 Criston Court Palm Coast, Florida 32137 Attorney for Personal Representative: /s/ Jennifer A. McGee Jennifer A. McGee, Esq., Attorney Florida Bar Number: 1023165 6 Meridian Home Lane, Unit 201 Palm Coast, Florida 32137 Telephone: (386) 320-7300 E-Mail: jennifer@mcgeelawfl.com Secondary E-Mail: denise@mcgeelawfl.com May 2, 9, 2024 24-00096G

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR FLAGLER COUNTY GENERAL JURISDICTION DIVISION CASE NO. 18-2021-CA-000358 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. JOHN CHRISTOPHER SCHMITT AKA JOHN C. SCHMITT, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 21, 2022 in Civil Case No. 18-2021-CA-000358 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Flagler County, Bunnell, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and JOHN CHRISTOPHER SCHMITT AKA JOHN C. SCHMITT, et al., are Defendants, the Flagler County Clerk of Court, TOM W. BEXLEY, will sell to the highest and best bidder for cash online via https://flagler.realforeclose.com/index.cfm in accordance with Chapter 45, Florida Statutes on the 7th day of June, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 4, Block 6, Palm Coast, Map of Florida Park Section 2, according to the plat or map thereof described in Map Book 6, at Page(s) 3, of the Public Records of Flagler County, Florida, as amended by instrument recorded in Official Records Book 35, at Page 528, of the Public Records of Flagler 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. 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 1 (800) 955-8770. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06723FL May 2, 9, 2024 24-00097G

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 7th JUDICIAL COURT IN AND FOR FLAGLER COUNTY, FLORIDA PROBATE DIVISION FILE NO. : 2024-CP-000162 DIVISION : 48 IN RE: ESTATE OF WILLIAM M. MCGILL, III a/k/a WILLIAM MCPHEARSON MCGILL III Deceased.

The administration of the estate of WILLIAM M. MCGILL, III a/k/a WILLIAM MCPHEARSON MCGILL III, deceased, whose date of death was December 6, 2023; is pending in the Circuit Court for Flagler County, Florida, Probate Division, File Number 2024-CP-000162; the address of which is 1769 E. 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 who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice must file their claims with this court WITHIN THE LATER OF THREE

(3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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. FIRST DATE OF THIS PUBLICATION OF THIS NOTICE IS: May 2, 2024. /s/ DEBORAH MARINELLO 5806 NW 126th Terrace Coral Springs, FL 33076

/s/ PHILIP A. DIGATI 5600 Davie Road Davie, FL 33314 Fla. Bar No. 205631 Phone No.: (954)524-6300 Email: Padlawyer@yahoo.com May 2, 9, 2024 24-00098G

SECOND INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA CASE NO. 2024 CA 000171 DIVISION: 49 JAYME FERNANDES-NETO Plaintiff(s) vs. ROBERT L. W. HOENER; all other unknown parties claiming interests by, through, under, and against a named Defendant who are not known to be dead or alive, whether same unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, Defendant(s)

TO: Robert L. W. Hoener 334 Senator Dr. Middletown, DE 19709 YOU ARE NOTIFIED that a complaint against you has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Justin G. Cerrato, Esq., Cerrato and Buchanan, LLLP d/b/a Blue Ocean Law at 4309 Pablo Oaks Ct., 2nd Floor, Jacksonville, FL 32224, on or before the thirtieth (30th) day after service of this notice, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for relief demanded, without further notice. Justin G. Cerrato, Esq., Cerrato and Buchanan, LLLP d/b/a Blue Ocean Law 4309 Pablo Oaks Ct., 2nd Floor Jacksonville, FL 32224 May 2, 9, 16, 23, 2024 24-00101G

SECOND INSERTION

Public Notice Aerial Spraying In compliance with regulations of the Federal Aviation Administration (FAA), public notice is hereby given that the East Flagler Mosquito Control District may apply control products by helicopter over or adjacent to congested areas of Flagler County and its municipalities. The purpose of these flights is for surveillance of mosquito breeding sites and the suppression of mosquito populations. Should the need arise, we may also contract Clarke and Dynamic Aviation, Inc. and Ag Air Services for the same purposes. Flights will normally be performed at an altitude of 500 feet or below. Control of mosquitoes by helicopter is a common practice in populated areas of Florida. The District has conducted aerial mosquito control operations since 1990. All flights will be in the public interest and maximize public safety and mosquito control effectiveness. All control products are approved for control purposes by the Florida Department of Agriculture and U.S. Environment Protection Agency.

For additional information visit the District website at flaglermosquito.gov. The website will map areas to be sprayed by truck or by air. Notifications are also posted to Facebook, Nextdoor, Instagram, and Twitter pages. For questions, please email info@flaglermosquito.gov.

May 2, 2024 24-00143F

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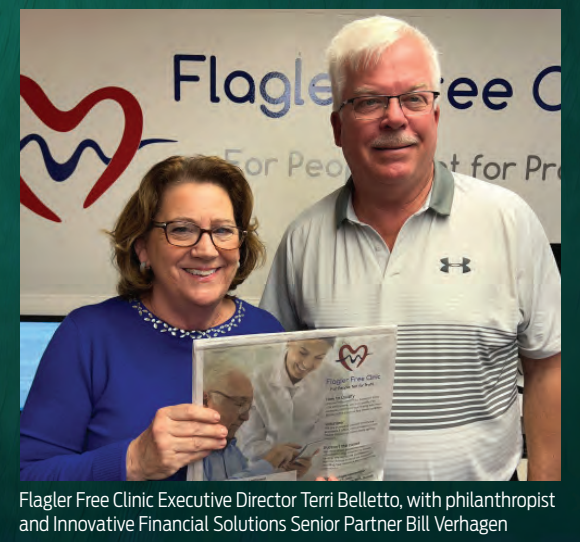
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A RECENT SUCCESS STORY Innovative Financial Solutions paid for one ad for the Flagler Free Clinic in January. The week after, the clinic's new patient sign-ups doubled — and they added a volunteer to their staff. Philanthropic advertising in the Observer works: win-win-win!



Flagler Free Clinic Executive Director Terri Belletto, with philanthropist and Innovative Financial Solutions Senior Partner Bill Verhagen