









FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR FLAGLER COUNTY, FLORIDA...
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).

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...
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...

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.

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).

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.

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 ...
Tom Bexley
Clerk of the Circuit Court (SEAL) By: /s/ Margarita Ruiz Deputy Clerk of the Court

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).

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.

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.

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR FLAGLER COUNTY, FLORIDA
CASE NO. : 2024 CA 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.

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:

& 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.

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.

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.

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.

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.

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.

(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.

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.

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.

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.

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:

All creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, 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.

/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

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.

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.

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.

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.

NOTE: 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.

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.

The Observer is everywhere.
Pick one up!
Let us bring one to you!
Find us online!



Give a nonprofit a megaphone.
Want to buy ad space and donate it to help a nonprofit? Let's make it happen!
A RECENT SUCCESS STORY
Innovative Financial Solutions paid for one ad for the Flagler Free Clinic in January.