IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA

U.S. BANK NATIONAL ASSOCIATION, NOT

IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT,

Plaintiffs, CASE NUMBER: 35-2023-CA-002926-AXXX-XX

vs.

MALENA ARBRI A/K/A MALENA RACHELLE ARBRI; BETTY DUNCAN; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROSCOE BRIGGS HIGGINBOTHAM, JR.; UNKNOWN SPOUSE OF BETTY DUNCAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 12, 2024, and entered in Case No. 352023CA002926AXXXXX of the Circuit Court in and for Lake County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT is Plaintiff and MALENA ARBRI A/K/A MALENA RACHELLE ARBRI; BETTY DUNCAN; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ROSCOE BRIGGS HIGGINBOTHAM, JR.; UNKNOWN SPOUSE OF BETTY DUNCAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash the First Floor Information Desk at the Lake County Judicial Center, 550 W. Main Street, Tavares, Florida., at 11:00 a.m., on September 17, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

SOUTH 57 FEET OF THE NORTH 328 FEET OF THE WEST 130 FEET OF BLOCK 92, MAP OF TAVARES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 64, OF THE PUBLIC RECORDS OF LAKE 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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Lake County Judicial Center. Telephone 352-742-4100 or 1-800-955-8770 via Florida Relay Service.

DATED at Tavares, Florida, on July 23, 2024.

GARY J COONEY
As Clerk, Circuit Court

By: /s/ K. Linares
As Deputy Clerk

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Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

1460-194340 / TM1

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