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

DLJ MORTGAGE CAPITAL, INC.,

Plaintiff,

vs. CASE NUMBER 35-2023-CA-002638-AXXX-XX

BRENDA A. BROWN A/K/A BRENDA BROWN; RONALD W. BROWN; 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 February 9, 2024, and entered in Case No. 35-2023-CA-002638-AXXX-XX of the Circuit Court in and for Lake County, Florida, wherein DLJ MORTGAGE CAPITAL, INC. is Plaintiff and BRENDA A. BROWN A/K/A BRENDA BROWN; RONALD W. BROWN; 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 at the First Floor Information Desk at the Lake County Judicial Center, 550 West Main Street, Tavares, Florida., at 11:00 a.m., on May 14, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

PARCEL 1:
LOTS 13 THROUGH 15, INCLUSIVE, BLOCK 35, ACCORDING TO THE PLAT OF MT. PLYMOUTH SUBDIVISION SECTION “A”, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 85 THROUGH 85D, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTHERLY 23 FEET THEREOF. SAID SOUTHERLY 23 FEET LYING ALONG THE NORTHERLY SIDE OF THE COMMON LOT LINE BETWEEN SAID LOTS 13 THROUGH 15 AND LOTS 16 THROUGH 18 IN SAID BLOCK 35.

PARCEL 2:
LOTS 16 THROUGH 18, INCLUSIVE, BLOCK 35, ACCORDING TO THE PLAT OF MT. PLYMOUTH SUBDIVISION SECTION “A” AS RECORDED IN PLAT BOOK 8, PAGES 85 THROUGH 85D, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. TOGETHER WITH THE SOUTHERLY 23 FEET OF LOTS 13 THROUGH 15 OF SAID BLOCK 35. SAID SOUTHERLY 23 FEET LYING ALONG THE NORTHERLY SIDE OF THE COMMON LOT LINE BETWEEN SAID LOTS 13 THROUGH 15 AND LOTS 16 THROUGH 18, IN SAID BLOCK 35.

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 February 16, 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.

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