IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT,
IN AND FOR LAKE COUNTY, FLORIDA

BELTWAY CAPITAL LLC NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST,
Plaintiff,

vs. Case Number: 35-2023-CA-000159

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST GLORIA M. CASSAR,
Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure dated September 8, 2023, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at auction held in person at the Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778, on the 14th day of November 2023 at 11:00 a.m. Eastern Time, the following described property:

Lot 3002, ORANGE BLOSSOM GARDENS, UNIT NO. 12, according to the plat thereof as recorded in Plat Book 29, Page 42, Public Records of Lake County, Florida, together with 1989 Flee mobile home 56x13, VIN FL2FL10787A and FL2FL10787B, title number 46933019 and 46933024.

Property Address: 725 Tangerine Drive, Lady Lake, Florida 32159.

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 within 60 days after the sale.

Dated this 20th day of October 2023.

LAW FIRM OF GARY M. SINGER, P.A.
Counsel for Plaintiff
12 S.E. 7th Street, Suite 820
Fort Lauderdale, Florida 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com

By: /s/ GARY M. SINGER
Gary M. Singer, Esquire
Florida Bar Number 544906

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 the ADA Coordinator at the Office of the Trial Court Administrator, Lake County Courthouse, Post Office Box 7800, 550 West Main Street, Tavares, Florida 32778 (352) 742-4221 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.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on October 23, 2023 a true and correct copy of the foregoing was furnished by U.S. Mail on Unknown Heirs of Gloria Cassar at 725 Tangerine Drive, Lady Lake, Florida 32159.

Respectfully Submitted,

LAW FIRM OF GARY M. SINGER, P.A.
Counsel for Plaintiff
12 S.E. 7th Street, Suite 820
Fort Lauderdale, Florida 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com

By: /s/ GARY M. SINGER
Gary M. Singer, Esquire
Florida Bar Number 5449066

nb-2-11-2