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

GUS INVESTMENTS, LLC, a Florida Limited Liability Company,

Plaintiff,

vs.

SANDRA CHAVOUS and DENNIS WARREN,

Defendants,

Case Number 35-2019-CA-001655

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Consent Summary Final Judgment of Foreclosure dated September 6, 2022 and entered in Case Number 2019-CA-001655 of the Circuit Court of the Fifth Judicial Circuit in and for Lake County, Florida wherein the Clerk of the Court will sell to the highest and best bidder for cash at the Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778 at 11:00 A.M. on November 8, 2022 the following property set forth in said Consent Summary Final Judgment of Foreclosure, to wit:

THAT PART OF GOVERNMENT LOT 5 IN SECTION 26, TOWNSHIP 19 SOUTH. RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHEASTERLY CORNER OF SAID GOVERNMENT LOT 5, RUN SOUTH 89º29' WEST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 330.2 FEET; THENCE RUN SOUTH 00º39' EAST, A DISTANCE OF 30.66 FEET, TO A POINT MARKED BY A CONCRETE MONUMENT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 19-A, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 87º12' EAST, ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY OF STATE ROAD19-A, A DISTANCE OF 115 FEET TO AN IRON PIN AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 31.48 FEET; THENCE ALONG SAID CURVE 87.39 FEET, THROUGH A CENTRAL ANGLE OF 159º04' TO AN IRON PIN AT THE POINT OF TANGENCY OF SAID CURVE ON THE NORTHERLY LINE OF THE RIGHT OF WAY OF OLD U.S. HIGHWAY 441; THENCE SOUTH 71º52' WEST, ALONG THE NORTHERLY LINE OF THE RIGHT OF WAY OF OLD U.S. HIGHWAY 441, A DISTANCE OF 128.28 FEET TO A CONCRETE MONUMENT AT A POINT THAT IS SOUTH 00º39' EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 00º39' WEST 106.9 FEET TO THE POINT OF BEGINNING, THE SAME LYING AND BEING IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART CONVEYED TO THE STATE OF FLORIDA BY WARRANTY DEED DATED AUGUST 5, 1975, AND RECORDED OCTOBER 30, 1975, IN OFFICIAL RECORDS BOOK 599, PAGE 835, PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of the Court before the Clerk reports the surplus as unclaimed.

Dated in Tavares, Lake County, Florida this 6 day of September, 2022.

GARY J. COONEY
Clerk of the Circuit Court
Lake County, Florida

/s/ Wendy Tillman
As Deputy Clerk

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 7800/500 West Main Street, Tavares, Florida 32778, Telephone (352) 742-4221, at least 7 days before your scheduled court appearance, or immediately upon receiving a 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 a true and correct copy of the foregoing has beenelectronically filed via the Florida Courts E-Portal Service and sent to: Sasha O. Garcia, Esquire, BowenlSchroth, 600 Jennings Avenue, Eustis, FL 32726 (sgarcia@bowenschroth.com; ebradley@bowenscroth.com, Adam G. Russo, Esquire, Myers, Eichelberger & Russo, P.L., 5278 Major Blvd., Suite 735, Orlando, FL 32819 (service@themelawfirm.com; adam@themelawfirm.com, and David S. Cohen, Esquire, Law Offices of David S. Cohen, LC 5728 Major Blvd., Suite 550, Orlando Florida 32819 (david@dscohenlaw.com; admin@dscohenlaw.com) this ___ day of August, 2022.

/s/ Wendy Tillman
Deputy Clerk

nb-2-10-6