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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASST TRUST 2017-RPL2
Plaintiff,

Case Number 35-2024-CA-001901

vs.

FRANK S. COBB A/K/A FRANK SPIVEY COBB, JAMES I. WHITIS A/K/A JAMES IRVIN WHITIS AND UNKNOWN TENANTS/OWNERS,
Defendants.

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 18, 2025, in the Circuit Court of Lake County, Florida, Gary J. Cooney, Clerk of the Circuit Court, will sell the property situated in Lake County, Florida described as:

THE SOUTH 1/2 OF LOT 4, BLOCK 4, ACCORDING TO THE PLAT OF THE CITY OF LEESBURG, LESS THE WEST 65 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

and commonly known as: 207 NORTH 12TH STREET, LEESBURG, FLORIDA 34748; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, in the lobby of the first floor of the Lake County Judicial Center, 550 West Main Street, Tavares, on October 7, 2025 at 11:00 a.m..

Any persons 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.

Dated this 19 day of August, 2025

Clerk of the Circuit Court
Gary J. Cooney

By: /s/ K. LINARES
Deputy Clerk

nb-2-9-4