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

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-4,
Plaintiff,

vs. CASE NUMBER 35-2022-CA-001322-AXXX-XX

DIANA CRISTINA COBO PAZ; THE PINES OF MONTVERDE HOMEOWNERS ASSOCIATION, INC.; 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 an Order or Summary Final Judgment of foreclosure dated December 15, 2022, and entered in Case Number 35-2022-CA-001322-AXXX-XX of the Circuit Court in and for Lake County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-4 is Plaintiff and DIANA CRISTINA COBO PAZ; THE PINES OF MONTVERDE HOMEOWNERS ASSOCIATION, INC.; 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 West Main Street, Tavares, Florida., 11:00 a.m., on January 31, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 41, PINES OF MONTVERDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 24 AND 25, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT B, PINES OF MONTVERDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 24 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 41, IN THE AFOREMENTIONED PINES OF MONTVERDE, THENCE RUN NORTH ALONG AN IMAGINERY EXTENSION OF THE WEST LINE OF THE SAID LOT 41 A DISTANCE OF 25.005 FEE THENCE RUN EAST PARALLEL TO THE NORTH LINE OF SAID LOT 41 TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SUGAR PINE WAY, THENCE RUN SOUTHERLY AND ALONG WITH THE SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SAID LOT 41, THENCE RUN WEST ALONG THE NORTH LINE OF THE SAID LOT 41 TO THE POINT OF BEGINNING.

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 December 16, 2022.

Gary J. Cooney
As Clerk, Circuit Court

By: /s/ D. DAVIS
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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