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

BRAC BLUFF PASS HOMESOWNERS ASSOCIATIONS, INC, a Florida no-profit Corporation

CASE NUMBER: 3522024 CA 001063-AXXX-01

Plaintiff,

VS.

JUSTIN RYAN CURTIS, et al

Defendant(s)

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated May 20, 2025, entered in Case No. 352024CA001063AXXX01 in the Circuit Court in and for Lake County, Florida wherein BRAC BLUFF PASS HOMEOWNERS ASSOCIATION INC., is Plaintiff, and JUSTIN RYAN CURTIS, et al, is the Defendant, I will sell to the highest and best bidder for cash on: JULY 29, 2025 conducted at the Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778 at 11:00 A.M. in the Jury Room on the 1st floor, after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 94, BRAC BLUFF PASS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 62 AND 63, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

A/K/A: 505 RYANS RIDGE AVE, EUSTIS, FLORIDA 32726.

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.

Dated this 28 day of MAY 2025.

Gary J Cooney As Clerk of Court

By: K. Linares
As Deputy Clerk

nb-2-6-12