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: 35-2022-CA-000596-AXXX-XX

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST LILLIAN DOWNING, VILLAGES CENTER COMMUNITY DEVELOPMENT DISTRICT, RONALD R. DOWNING, UNKNOWN SPOUSE OF RONALD R. DOWNING, CHRIS R. DOWNING, UNKNOWN SPOUSE OF CHRIS R. DOWNING,
Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure dated April 6, 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 13th day of June 2023 at 11:00 a.m. Eastern Time, the following described property:

Lot 1873, Unit 8, Orange Blossom Gardens, according to the plat thereof recorded in Plat Book 28, Pages 20 through 24, Public Records of Lake County, Florida, together with mobile home model year 1987 with VIN FLFL3576A and FLFL3576B, Title number 43830992 and 43830995, and RP number R280375 and R280376.

Property Address: 1840 West Schwartz Boulevard, 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 11th day of May 2023.

LAW FIRM OF GARY M. SINGER, P.A.
Counsel for Plaintiff
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By: /s/ GARY M. SINGER
Gary M. Singer, Esquire
Florida Bar Number 544906

Publish in NORTH LAKE OUTPOST

Invoice to: Gary M. Singer, Esquire
Law Firm of Gary M. Singer, P.A.
12 SE 7th Street, Suite 820
Fort Lauderdale, Florida 33301

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 May 15, 2023, a true and correct copy of the foregoing was furnished to the following parties: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against Lillian Downing, 1840 West Schwartz Boulevard, Lady Lake, Florida 32159; The Village Center Community Development District, c/o Kevin M. Stone, Esquire, Stone and Gerken, P.A., 4850 North Highway 19A, Mount Dora, Florida 32757; Ronald R. Downing, Unknown Spouse of Ronald R. Downing, 16 Princeton Avenue, Waltham, Massachusetts 02451; Chris R. Downing, Unknown Spouse of Chris R. Downing, 306 Hamilton Terrace, Pittsfield, Maine 04967.

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

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