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

GROVES AT BAYTREE HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

vs. CASE NUMBER: 2023-CA-002380

WILBERTO J. ESPINOZA, et al.,

Defendant(s).

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

Notice is given that pursuant to the Final Judgment of Foreclosure dated November 17 2023, in Case Number: 2023-CA-002380 of the Circuit Court in and for Lake County, Florida, wherein GROVES AT BAYTREE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and WILBERTO J. ESPINOZA, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 11:00 a.m., at the Lake County Courthouse, 550 West Main Street, Tavares, Florida, held in the Jury Room on the 1st floor, in accordance with Section 45.031, Florida Statutes, on February 20, 2024, the following described property set forth in the Final Judgment of Foreclosure:

LOT 325, GROVES AT BAYTREE, PHASE 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGE(S) 27 AND 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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: December 7, 2023

By: /s/ RACHEL PRINGLE
Rachel Pringle, Esquire
Florida Bar Number: 122088

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 ADA COORDINATOR AT THE OFFICE OF THE CLERK OF COURTS, 550 WEST MAIN STREET, P. O. BOX 7800, TAVARES FLORIDA, 32778-7800: TELEPHONE 352-742-4221, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS DOCUMENT. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD 1-800-955-8771.

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