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: 35-2023-CA-000148

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST ANN J. FAIVRE, VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, KATHERINE MARTINES FAIVRE, ERNEST JOHN FAIVRE,
Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure dated December 22, 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 6th day of February 2024 at 11:00 a.m. Eastern Time, the following described property:

Lot 2745, Orange Blossom Gardens, Unit No. 11, according to the plat thereof as recorded in Plat Book 29, Page 25, Public Records of Lake County, Florida, together with Flee mobile home 56x13, model year 1989 VIN FL2FL11188A and FL2FL11188B, title number 47949827 and 47956696.

Property Address: 538 Saint Andrews Boulevard, Lady Lake, Florida 32159.

If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.

Dated this 5th day of January 2024.

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

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, P.O. Box 7800, 550 W. 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 January 8, 2024 a true and correct copy of the foregoing was furnished by U.S. Mail on Unknown Heirs of Ann J. Faivre, 538 Saint Andrews Boulevard, Lady Lake, Florida 32159 and Village Community Center Development District, c/o Kevin Stone, Esquire, Stone & Gerken, PA., 4850 North Highway 19A, Mount Dora, Florida 32757.

Respectfully Submitted,

LAW FIRM OF GARY M. SINGER, P.A.
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