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

LUCINDA SWENSON,

Plaintiff,

v.

JAMES J. FOSTER, III; the ESTATE OF JAMES J. FOSTER, JR.; any unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against JAMES J. FOSTER, JR., a person who is known to be dead; the JAMES J. FOSTER, JR. LIVING TRUST u/a/d December 5, 2000; the ESTATE OF IRMA FOSTER; any unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against IRMA FOSTER, a person known to be dead; the IRMA FOSTER LIVING TRUST u/a/d December 5, 2000; and LAKE COUNTY, FLORIDA,

Defendants,

and

ESTATE OF MARION ELAINE AUSMUS a/k/a M. ELAINE AUSMUS,

Nominal Defendant.

Case Number: 2024-CA-001995

NOTICE OF ACTION

TO: All parties claiming interest by, through, under or against Defendants, the ESTATE OF JAMES J. FOSTER, JR.; any unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against JAMES J. FOSTER, JR., a person known to be dead; the JAMES J. FOSTER, JR. LIVING TRUST u/a/d December 5, 2000; the ESTATE OF IRMA FOSTER; any unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against IRMA FOSTER, a person known to be dead; and the IRMA FOSTER LIVING TRUST u/a/d December 5, 2000.

YOU ARE NOTIFIED that you have been designated as a defendant in a legal proceeding filed against you for quieting title. The action involves real property in Lake County, Florida, more fully described as follows:

> Parts of Lots 4 and 5 in Block 3 of Suburban Shores, according to a plat thereof filed on September 9, 1954, in Plat Book 12, page 82, of the public records of Lake County, Florida, and more particularly described as follows:
>
> BEGINNING at a point on the westerly side of the Suburban Terrace right-of-way (R/W) distant 9 feet northerly from the junction of Lots 5, 6 and said R/W and running, thence, (1) northerly along said R/W for a distance of 88 feet; thence, (2) westerly for a distance of 150 feet to a point 30 feet southerly from the junction of Lots 3, 4, and 21; thence, (3) southerly along the rear boundary of Lots 4 and 5 for a distance of 88 feet; thence, (4) easterly in a straight line to the point of beginning.
> Subject to and bound by certain protective and restrictive covenants running with the land herein described as filed in the Public Records of Lake County, Florida, on September 30, 1955, in Deed Book 373, Page 208.
>
> Alternate Key: 1683742

The action was instituted in the Fifth Judicial Circuit Court, LAKE County, Florida, and is styled LUCINDA SWENSON, an individual vs. JAMES J. FOSTER, III; the ESTATE OF JAMES J. FOSTER, JR.; any unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against JAMES J. FOSTER, JR., a person who is known to be dead; the JAMES J. FOSTER, JR. LIVING TRUST u/a/d December 5, 2000; the ESTATE OF IRMA FOSTER; any unknown spouse, heirs, devisees, grantees, creditors, or other parties claiming by, through, under, or against IRMA FOSTER, a person known to be dead; the IRMA FOSTER LIVING TRUST u/a/d December 5, 2000; and LAKE COUNTY, FLORIDA, Defendants, and ESTATE OF MARION ELAINE AUSMUS a/k/a M. ELAINE AUSMUS, Nominal Defendant, and all parties having or claiming to have any right, title or interest in the property herein described.

You are required to serve a copy of your written defenses, if any, to the action on Benjamin Travis Brown, Plaintiff's attorney, whose address is 215 North Joanna Avenue, Tavares, Florida 32778, on or before September 2, 2025 and file the original with the clerk of this court either before service on Benjamin Travis Brown or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: July 17, 2025.

GARY J. COONEY
Clerk of the Fifth Judicial Circuit Court
LAKE County, Florida

By /s/ D. Latourelle
Deputy Clerk

nb-2-8-14