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

HANCOCK WHITNEY BANK,
a Mississippi state chartered bank,
formerly known as Whitney Bank, a
Mississippi state chartered bank,
formerly known as Hancock Bank, a
Mississippi state chartered bank,

Plaintiff,

vs.

GARY M. TOMPKINS, REGIONS BANK,
successor by merger to AMSOUTH BANK, and
THE ROYAL TRAILS PROPERTY OWNERS'
ASSOCIATION, INC.,

Defendants.

CASE NO.: 2024-CA-634

NOTICE OF FORECLOSURE SALE BY CLERK OF CIRCUIT COURT

Notice is hereby given pursuant to a Final Judgment of Foreclosure entered in this case on September 16, 2024, in the Circuit Court of Lake County, Florida that Gary J. Cooney, Clerk of the Circuit Court, will sell the property situated in Lake County, Florida, described as:

> Lot 20, Block 103 of Royal Trails - Unit No 1, according to the plat thereof as recorded in Plat Book 19, Page (s) 1 through 59, of the Public Records of Lake County, Florida,

at public sale to the highest and best bidder for cash at Lake County Courthouse, Lobby, 550 West Main Street, Tavares, Florida 32778, on Tuesday, December 17, 2024 at 11:00 a.m. Eastern Time, in accordance with Chapter 45, Florida Statutes.

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.

If you are a person with a disability who needs any accommodation in order to participate in a 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, Telephone (352) 742-4221, at least 7 days before your scheduled court appearance, or immediately upon receiving a notification if the time before the scheduled appearance is less than 7 days; if you
are hearing or voice impaired, call 711.

WITNESS my hand and the official seal of this Honorable Court this 17 day of September, 2024.

GARY J. COONEY
Clerk of the Circuit Court
By: /s/ K. Linares
Deputy Clerk

nb-2-10-24