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

NINFA M. KLINKHAMER,

Plaintiff,

v. Case Number 2023-CC-3098

YESSENIA RAMOS,

Defendants,

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated May 6, 2024 and the Order Rescheduling the Foreclosure Sale dated July 24, 2024 and entered in Case No. 2023-CC-3098, Ninfa M. Klinkhamer v. Yessenia Ramos, of the County Court of the Fifth Judicial Circuit in and for Lake County, Florida, wherein the Clerk of the Court, Gary J. Cooney, will sell to the highest and best bidder for cash at the Lake County Courthouse, 550 West Main Street, Tavares, Florida at 11:00 a.m. Eastern Standard Time on Tuesday, September 3, 2024 the following property set forth in said Final Judgment of Foreclosure, to wit:

Lots 7, 8, 9 and 10, Block 1, BELLE SHORE ISLES, according to the Plat thereof as recorded in Plat Book 11, page 41, Public Records of Lake County, Florida.

Parcel Id. No. 18-22-25-0100-001-00700

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of the Court before the Clerk reports the surplus as unclaimed.

/s/ Anise V. McClellan
ANISE V. MCCLELLAN
Florida Bar No. 1044682
BOWEN I SCHROTH
Counsel for Plaintiff
600 Jennings Avenue
Eustis, Florida 32726
amcclellan@bowenschroth.com
asmith@bowenschroth.com
Telephone: (352) 589-1414
Facsimile: (352) 589-1726

NOTICE TO PERSONS WITH DISABILITIES

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.

nb-2-8-15