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

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2019-C50, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2019-C50,

Plaintiff,

vs.

LAKE HILLS PLAZA HOLDINGS LLC, a Delaware limited liability company, CHAIM YOSEPH BIALOSTOZKY, an individual, CITY OF EUSTIS, a municipal corporation, CHRISTOPHER QUEEN, an individual, GAHC3 MOUNT DORA FL MOB II, LLC, a Delaware limited liability company, TWIRL IT HOLDINGS, LLC d/b/a CAN'T TOP THIS, a Florida limited liability company, NORTHLAND LAKE COUNTY CHURCH, INC. a Florida not-for-profit corporation, and FLORIDA DEPARTMENT OF REVENUE, an agency of the State of Florida,

Defendants.

CASE NUMBER: 2024-CA-002056-AXXX-01

NOTICE OF FORECLOSURE SALE

NOTICE OF SALE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated October 20, 2025, and entered in Case No. 2024-CA-002056-AXXX-01 of the Circuit Court of the Fifth Judicial Circuit in and for Lake County, Florida wherein WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2019-C50, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2019-C50 is the Plaintiff and LAKE HILLS PLAZA HOLDINGS LLC, a Delaware limited liability company, CHAIM YOSEPH BIALOSTOZKY, an individual, CITY OF EUSTIS, a municipal corporation, CHRISTOPER QUEEN, an individual, GAHC3 MOUNT DORA FL MOB II, LLC, a Delaware limited liability company, TWIRL IT HOLDINGS, LLC d/b/a CAN'T TOP THIS, a Florida limited liability company, FLORIDA DEPARTMENT OF REVENUE, an agency of the State of Florida, and NORTHLAND LAKE COUNTY CHURCH, INC., a Florida not-for-profit corporation, are the Defendants.

Gary J. Cooney, as the Clerk of the Circuit Court of Lake County will sell to the highest and best bidder for cash in the Jurors Assembly Room at the Lake County Courthouse, 550 W. Main Street, Tavares, FL 32778 on January 6, 2026 at 11:00 a.m. Eastern Standard Time (EST) after having first given notice as required by Section 45.041 Florida Statutes, the following described property:

REAL PROPERTY – LEGAL DESCRIPTION

The North 25 feet of the East 1/2 of Tract 1, LESS the West 30.00 feet thereof; and the East 100.00 feet of Tracts 2 and 3, as shown on the Plat of "Inwood Heights", as recorded in Plat Book 10, Page 40, Public Records of Lake County, Florida,

AND

A portion of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4, LESS right-of-way for State Road No. 19, in Section 23, Township 19 South, Range 26 East, Lake County, Florida.

All of the above being better described as follows: Commence at the intersection of the South line of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 19 South, Range 26 East, with the Westerly right-of-way line of State Road No. 19 (South Bay Street); thence run South 87°29'00" West, along said South line of the said Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4, 150.00 feet to the Point of Beginning; thence continue South 87°29'00" West, along said South line, 455.70 feet; thence run South 02°16'30" East, along the East line of Tract 1, Inwood Heights, as recorded in Plat Book 10, Page 40, Public Records of Lake County, Florida, 25.00 feet; thence run South 87°26'30" West, along the South line of the North 25 feet of Tract 1 of aforementioned Inwood Heights, 633.14 feet to the Easterly right- of-way line of Rule me Street; thence run North 02°11'30" West, along said Easterly right-of-way line of said Rule me Street, 25.00 feet to the Southerly line of the East 1/2 of Tract 2, aforementioned Inwood Heights; thence run North 87°26'30" East, along the Southerly line of said Tract 2, 533 .10 feet to a point

100.00 feet Westerly of the Southeast comer of said Tract 2; thence run North 02°16'30" West, along the Westerly line of the East 100.00 feet of said Tracts 2 and 3, 658.27 feet to the Northerly line of the aforementioned Tract 3; thence run North 87°49'30" East, along the Northerly line of Tract 3, 100.00 feet to the Northeast comer of said Tract 3 and the Northwest comer of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 23; thence run North 87°49'30" East, along the Northerly line of said Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4, 473,70 feet to a point 150.00 feet Westerly of the Westerly right-of-way line of State Road No. 19; thence run South 02°16'30" East, 150.00 feet; thence run North 87°49'14" East, 149.08 feet to the Westerly right-of-way line of said State Road No. 19; thence run Southwesterly, along said right-of-way line, along a curve, concave Northwesterly, having for its elements a radius of 2811.93 feet, a central angle of 02°59'36", and a chord bearing of South 00°50'31" West, for an arc distance of 146.90 feet to a point of reverse curve; continue along the right-of-way line, along a curve concave Southeasterly, having for Its elements a radius of 2917.93 feet, a central angle of 04°04'32", and a chord bearing of South 00°18'03" West, for an arc distance of 207.55 feet; thence leaving said right-of-way line, run South 87°29'06" West, 150.01 feet to a point on a curve concave Easterly; thence run Southerly, along said curve, having for its elements a radius of 3067 .93 feet, a central angle of 00°40'30", and a chord bearing of South 02°06'45" East, for an arc distance of 36.14 feet; thence run South 02°27'00" East, 113.86 feet to the Point of Beginning.

LESS and EXCEPT that portion described in that General Warranty Deed recorded in Official Records Book 3873, Page 1151, Lake County, Florida, being more particularly described as follows:
Being a portion of the Northwest 1/4 of Section 23, Township 19 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the intersection of the South line of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 19 South, Range 26 East, with the Westerly right-of-way line of State Road No. 19 (South Bay Street) as shown on Sheets 26 and 27 of 33, Section 11010-2503 Florida Department of Transportation right-of-way map, said point also known as the Southeast comer of property described in Official Records Book 596, Page 974; thence run North 02°27'00" West, along said Westerly right-of-way line, a distance of 113.68 feet to the beginning of a curve concave Easterly; thence along said curve, having for its elements a radius of 2917,93 feet, a central angle of 00°42'47", a chord bearing of North 02°35'37" West, for an arc distance of 36.32 feet to a point of continued curvature and the Point of Beginning; thence continue Northerly, along said Westerly right-of-way line, along a curve concave Easterly, having for its elements a radius of 2917.93 feet, a central angle of 04°04'32", a chord bearing of North 00°18'03" East, for an arc distance of 207.56 feet to a of reverse curve; thence continue along said right-of-way line, along a curve concave Westerly, having for its elements a radius of 2811.93 feet, a central angle of 0l 032'38", and a chord bearing of North 34°00'00" East, for an arc distance of 75.77 feet to a point; thence leaving said right-of-way line, run South 88°25'32" West, a distance of 249.90 feet to a point; thence South 00°37'23" West, a distance of 287.37 feet to a point; thence North 87°29'06" East, a distance of 250.01 feet to the Point of Beginning.

ALSO LESS and EXCEPT that portion described in that General Warranty Deed recorded in Official Records Book 3873, Page 1156, Lake County, Florida, being more particularly described as follows:

A portion of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 19 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commencing at the Northwest comer of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 23; thence run North 87°49'30" East, along the North boundary of the said Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4, a distance of 449.70 feet to the Point of Beginning; thence continue North 87°49'30" East, along said North boundary, a distance of 24.00 feet; thence South 02°16'30" East, a distance of 150.00 feet; thence North 87°49'30" East, a distance of 148.70 feet to a point lying on the Westerly right-of-way line of State Road No. 19 (South Bay Street); thence Southerly, along said Westerly right-of-way line, a distance of 35.03 feet; thence South 87°49'30" West, a distance of 171.16 feet; thence North 02° 16'30" West, a distance of 185,00 feet to the Point of Beginning.

ALL OF THE ABOVE BEING ALSO DESCRIBED ON THAT ALTA Survey dated January 17, 2018 by

David Nix (Florida license number 7057) (Project Number 18-205752.1 ):

As Surveyed Legal Description

THE NORTH 25 FEET OF THE EAST 1/2 OF TRACT 1, LESS THE WEST 30.00 FEET THEREOF; AND THE EAST 100.00 FEET OF TRACTS 2 AND 3, AS SHOWN ON THE PLAT OF "INWOOD HEIGHTS", AS RECORDED IN PLAT BOOK 10, PAGE 40, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS RIGHT-OF-WAY FOR STATE ROAD NO. 19, IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 26 EAST, WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 (SOUTH BAY STREET); THENCE RUN S89°50'01"W, ALONG SAID SOUTH LINE OF THE SAID SOUTHWEST

1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°50'01 "W ALONG SAID SOUTH LINE 455.70' TO A FOUND IRON PIN, THENCE RUN S00°04'31 "W ALONG THE EAST LINE OF TRACT 1, INWOOD HEIGHTS, AS RECORDED IN PLAT BOOK 10, PAGE 40, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, 25.00' TO A FOUND PIPE, THENCE RUN S89°4 7'31 "W ALONG THE SOUTH LINE OF THE NORTH 25' OF TRACT 1 OF AFOREMENTIONED INWOOD HEIGHTS, 633.14' TO THE EASTERLY RIGHT OF WAY LINE OF RULEME STREET, THENCE N00°09131 "E ALONG SAID EASTERLY RIGHT OF WAY LINE 25.00' TO THE SOUTHERLY LINE OF THE EAST 1/2 OF TRACT 2, AFOREMENTIONED INWOOD HEIGHTS, THENCE N89°4 7'31 "E ALONG THE SOUTHERLY LINE OF SAID TRACT 2,533.10' TO A FOUND IRON PIN BEING 100' WESTERLY OF THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE N00°04'31 "E ALONG THE WESTERLY LINE OF THE EAST 100' OF SAID TRACTS 2 AND 3 658.27' TO A FOUND IRON PIN ON THE NORTHERLY LINE OF THE AFOREMENTIONED TRACT 3, THENCE S89°49129"E ALONG THE NORTHERLY LINE OF TRACT 3, 100.00' TO THE NORTHEAST CORNER OF SAID TRACT 3 AND THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, THENCE S89°49'29"E ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 449.70', THENCE S00°04'31"W 185,00', THENCE S89°49'29"E 171.16' TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH BAY STREET, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S02°09'11"W 36.09', THENCE LEAVING SAID RIGHT OF WAY N89°13'16"W 249.58', THENCE S02°58'24"W

287.37', THENCE N89°50'07"E 100.00', THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 3067.93', AN ARC LENGTH OF 36.15', AND A CHORD BEARING AND DISTANCE OF S00°00159"E 36.15', THENCE S00°00'59"E 113.86' TO THE POINT OF BEGINNING. CONTAINING

8.23 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

TOGETHER WITH that certain Driveway Easement Agreement between McDonald's Corporation, a Delaware corporation, Racetrac Petroleum, Inc., a Georgia corporation and Lake Hills, Inc., of Deltona, a Florida corporation, recorded 02/17/2010 in Official Records Book 3873, Page 1163, Public Records of Lake County, Florida.
and

TOGETHER WITH that certain Easement Agreement between Racetrac Petroleum, Inc., a Georgia corporation and Lake Hills, Inc., of Deltona, a Florida corporation, recorded 02/17 2010 in Official Records Book 3873, Page 1204, Public Records of Lake County, Florida.

PERSONAL PROPERTY

1. Land. The real property legally described above (collectively "the Land"

2. Additional Land. All additional lands. estates and development rights hereafter acquired by Debtor for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of the Security Instrument;

3. Improvements. The buildings. structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively. the "improvements");

4. Easements. All _easements, rights-of-way or use. rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates. rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements, and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights. titles, interests, rights of dower, rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of. in and to the Land and the Improvements, and every part and parcel thereof, with the appurtenances thereto;

5. Fixtures and Personal Property. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing. lighting, communications and elevator fixtures), furniture, software used in or to operate any of the foregoing and other property of every kind and nature whatsoever owned by Debtor. or in which Debtor has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto. or usable in connection with the present or future operation and occupancy of the Land and the Improvements (collectively, the '·Personal Property''), and the right, title and interest of Debtor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (the "Uniform Commercial Code"), and all proceeds and products of the above;

6. Leases and Rents. All leases, subleases, subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person (defined below) is granted a possessory interest in, or right to use or occupy al l or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating lo such leases. subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into, whether before or after the filing by or against Debtor of any petition for relief under any Creditors Rights Laws, as defined below (collectively, the ''Leases") and all right, title and interest of Debtor, its successors and assigns therein and thereunder; including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses). income, receivables, receipts. revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or_ benefit of Debtor or its agents or employees· from any and all sources arising from or attributable to the Property, including, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Debtor or Manager and proceeds, if any, from business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Debtor of any petition for relief under any Creditors Rights Laws (collectively, the "Rents'') and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

7. Insurance Proceeds. All insurance proceeds in respect of the Property under any insurance policies covering the Property, including. without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property (collectively, the "Insurance Proceeds");

8. Condemnation Awards. All condemnation awards. including interest thereon, which may heretofore and hereafter be made with respect to the Property by reason of any taking or condemnation, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property (collectively, the "Awards");

9. Tax Certiorari. All refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction;

10. Rights. The right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Secured Party in the Property;

11. Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or any business or activity conducted on the Land and any part thereof and all right, title and interest of Debtor therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable lo Debtor thereunder;

12. Intangibles. All tradenames, trademarks, servicemarks, logos, copyrights. goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property;

13. Accounts. All reserves, escrows and deposit accounts maintained by Debtor with respect to the Property, including without limitation, the Accounts and all cash, checks, drafts, certificates, securities, investment property, financial assets. instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof;

14. Proceeds. All proceeds of any of the foregoing items set forth tn Sections I through 13 including, without limitation, Insurance Proceeds and Awards, into cash or liquidation claims; and

15. Other Rights. Any and all other rights of Debtor in and to the items set forth in Sections I through 14 above.

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 within 60 days after the sale.

WITNESS my hand and the Seal of the Court on this 21 day of October, 2025.

GARY J. COONEY, Clerk of the Circuit Court,
5th Judicial Circuit Lake County, FL.

BY: /s/ Shari Durham
Deputy Clerk of the Circuit Court

nb-2-12-4