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

ELIJAH BAILEY, JR. and IRYNA BAILEY,
husband and wife,

Plaintiffs,

v. CASE NUMBER: 2023-CA-002102

LAKE ELLA HOTEL LLC, a Florida limited
liability company,

Defendant.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure entered on October 18, 2023, in Case Number: 35-2023-CA-002102-AXXX-XX, in the County Court of Lake County, Florida, that the Clerk of this Court will sell to the highest and best bidder for cash on December 19, 2023, at the hour of 11:00 A.M., at the Lake County Courthouse, 550 West Main Street, Tavares, Florida, in the Jury Room on the 1st floor, in accordance with Chapter 45, Florida Statutes (the "Foreclosure Sale"), after the publication of notice thereof as required by §45.031, Florida Statutes, the property described as follows:

HOTEL SITE DESCRIPTION:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST LAKE COUNTY FLORIDA; THENCE N.00°18'43"W., ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 28, 2095.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 89°41'17"E. 368.82 FEET; THENCE N.00°16'55"W., 179.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 188.00 FEET AND A DELTA ANGLE OF 13°51'48"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.49 FEET TO THE POINT OF TANGENCY, HAVING A CHORD BEARING OF N.07°12'49"W. AND A CHORD DISTANCE OF 45.38 FEET; THENCE N.14°08'43"W., 75.54 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 212.00 FEET, A DELTA ANGLE OF 13°50'48"; THENCE ALONG THE ARC OF SAID CURVE, 51.23 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N. 07°13'19"W.,AND A CHORD DISTANCE OF 51.11 FEET; THENCE N. 00°17'27"W., 210.73 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE S.89°42'05"W. ALONG SAID NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, A DISTANCE OF 339.32 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SE 1/4 OF SAID SECTION 28; THENCE S.00°18'43"E., ALONG SAID WEST LINE OF THE SE 1/4 OF SAID SECTION 28, 559.02 FEET TO POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING NONEXCLUSIVE EASEMENT FOR ACCESS, ROADWAY AND UTILITIES:

HOTEL SITE CENTERLINE ACCESS EASEMENT DESCRIPTION: ACCESS EASEMENT IS 25 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:, COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY FLORIDA; THENCE N.00°18'43"W., ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 28, 2095.71 FEET; THENCE N. 89° 41' I7"E.368.82 FEET; THENCE N. 00°16'55"W., 179.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 188.00 FEET AND A DELTA ANGLE OF 13°51'48"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.49 FEET TO THE POINT OF TANGENCY, HAVING A CHORD BEARING OF N.07°12'49". AND A CHORD DISTANCE OF 45.38 FEET; THENCE N.14°08'43"W., 75.54 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 212.00 FEET, A DELTA ANGLE OF 13°50'48"; THENCE ALONG THE ARC OF SAID CURVE, 51.23 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N.07°13'19"W., AND A CHORD DISTANCE OF 51.11 FEET; THENCE N.00°17'27"W., 76.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.89°40'11 "E., A DISTANCE OF 277.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET AND A DELTA ANGLE OF 23°30'19"; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 328.19 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF N.77°55'01"E AND A CHORD DISTANCE OF 325.90 FEET; THENCE N. 66°09'54"E., A DISTANCE OF 67.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27-441 AND THE TERMINUS OF THIS EASEMENT.

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 Foreclosure Sale.

GARY J. COONEY
LAKE COUNTY CLERK OF COURT

By: /s/ K. PECTONE

Deputy Clerk

NOTICE PURSUANT TO AMERICANS WITH DISABILITIES ACT

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-2-11-9