IN THE CIRCUIT COURT OF THE 5th JUDICIAL CIRCUIT
IN AND FOR LAKE COUNTY, FLORIDA

PENNBROOKE HOMEOWNERS' ASSOCIATION, INC.,

CASE NO.: 2024-CA-001024

Plaintiff,

vs.

MICHAEL JOEL AGATE, ET AL.,

Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, that pursuant to the Final Summary Judgment of Foreclosure entered on September 27, 2024 in the Circuit Court Case No.: 2024-CA-001024 of the 5th Judicial Circuit in and for Lake County, Florida wherein PENNBROOKE HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff and MICHAEL JOEL AGATE and UNKNOWN TENANT IN POSSESSION ONE, are the Defendants, Gary J. Cooney, the Lake County Clerk of Court, will sell to the highest and best bidder for cash ON THE 1st FLOOR OF THE LAKE COUNTY COURTHOUSE, 550 W MAIN STREET, TAVARES, FL AT THE INFORMATION DESK, AT 11:00 AM ON DECEMBER 3, 2024, the following described property, as set forth in said Final Judgment, to wit:

Lot 8, PENNBROOKE PHASE 1A, a subdivision according to the plat thereof recorded at Plat Book 28, Pages 46, 47, and 48, in the Public Records of Lake County, Florida.
Together with that certain 1987 Palm Mobile home, VIN #23630300BW and #23630300AW, permanently affixed thereto.

a/k/a: 143 Westwood Drive, Leesburg, Florida 34748

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."

Dated: October 1st, 2024

By. s/ David D. Iglesias
DAVID D. IGLESIAS
Florida Bar No. 21002

nb-2-10-10