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

BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST,
Plaintiff,

vs. Case Number: 35-2022-CA-000338-AXXX-XX

UNKNOWN SUCCESSOR TRUSTEE UNDER THE ROBBINS FAMILY LIVING TRUST AGREEMENT DATED MAY 13, 1997, THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT,
Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure dated March 23, 2023, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at auction held in person at the Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778, on the 6th day of June 2023 at 11:00 a.m. Eastern Time, the following described property:

Lot 2843, ORANGE BLOSSOM GARDENS, UNIT NO. 11, according to the map or plat thereof as recorded in Plat Book 29, Page 25, Public Records of Lake County, Florida.

Property Address: 1613 Cherry Hill Road, Lady Lake, Florida 32159.

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.

Dated this 10th day of May 2023.

LAW FIRM OF GARY M. SINGER, P.A.
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By: /s/ GARY M. SINGER
Gary M. Singer, Esquire
Florida Bar Number 544906

Publish in NORTH LAKE OUTPOST

Invoice to: Gary M. Singer, Esquire
Law Firm of Gary M. Singer, P.A.
12 SE 7th Street, Suite 820
Fort Lauderdale, Florida 33301

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on May 15, 2023, a true and correct copy of the foregoing was furnished to the following parties: Unknown Successor Trustee Under the Robbins Family Living Trust Agreement dated May 13, 1997, 1613 Cherry Hill Road, Lady Lake, Florida 32159; The Village Center Community Development District, c/o Kevin M. Stone, Esquire, Stone and Gerken, P.A., 4850 North Highway 19A, Mount Dora, Florida 32757.

By: /s./ GARY M. SINGER
Gary M. Singer, Esquire
Florida Bar Number 544906

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