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

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff,
vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JUNE M. POWELL, DECEASED, BARBARA WILMERTON HAAS, RUTH ANN MICHELS CLAAR, CAROL VICCARO HINES, LYNN POWELL MCDONALD, JAMES A. MICHELS, THOMAS J. MICHELS, AND DOUGLAS POWELL, KNOWN HEIRS OF JUNE M. POWELL, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF JOANNE POWELL RICHTER, DECEASED, UNKNOWN SPOUSE OF BARBARA WILMERTON HAAS, UNKNOWN SPOUSE OF RUTH ANN MICHELS CLAAR, UNKNOWN SPOUSE OF CAROL VICCARO HINES, UNKNOWN SPOUSE OF LYNN POWELL MCDONALD, UNKNOWN SPOUSE OF JAMES A. MICHELS, UNKNOWN SPOUSE OF THOMAS J. MICHELS, UNKNOWN SPOUSE OF DOUGLAS POWELL, VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Case No. 35-2023-CA-003073

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 15, 2025, in the Circuit Court of Lake County, Florida, Gary J. Cooney, Clerk of the Circuit Court, will sell the property situated in Lake County, Florida described as:

LOT 5151, UNIT 16, ORANGE BLOSSOM GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE(S) 15-19, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

and commonly known as: 739 CORTEZ AVENUE, LADY LAKE, Florida 32159; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, in the lobby of the first floor of the Lake County Judicial Center, 550 West Main Street, Tavares, on March 25, 2025 at 11:00 A.M..

Any persons 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.

Dated this 15 day of January, 2025.

Clerk of the Circuit Court
Gary J. Cooney

By: /s/ K. LINARES
K. Linares
Deputy Clerk

nb-2-2-6