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

WESTCHESTER HOMEOWNERS ASSOCIATION OF LAKE COUNTY, INC., a Florida not-for-profit corporation,
Plaintiff,

CASE NUMBER: 35-2024-CA-000575-AXXX-01

vs.

JULIAN K. DAVIS, individually; and SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated May 29, 2025, and entered in Case Number: 35-2024-CA-000575-AXXX-01 of the Circuit Court in and for Lake County, Florida, wherein WESTCHESTER HOMEOWNERS ASSOCIATION OF LAKE COUNTY N, INC. is the Plaintiff, and JULIAN K. DAVIS, individually; and SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendants, the Lake County Clerk of the Court will sell to the highest and best bidder for cash, at the Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778, beginning at 11:00 o'clock A.M. on the 5th day of August, 2025, the following described property as set forth in said Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 1754 Westminster Trail, Clermont, FL 34714

Property Description:

Lot 1, Westchester – Phase 3, according to the map or plat thereof, as recorded in Plat Book 38, Page(s) 56 and 57, of the Public Records of Lake County, Florida.

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 for the Courts, Laurie Crews, Telephone: (352) 253-0900 ext. 100, within two (2) working days of your receipt of this Summons. If you are hearing impaired call (800) 955-8771; if you are voice impaired, call (800) 955-8770.

/s/ JOHN L. DI MASI

John L. Di Masi	Florida Bar Number: 0915602
Patrick J. Burton	Florida Bar Number: 0098460
Brian S. Hess	Florida Bar Number: 0725072
Helena G. Malchow	Florida Bar Number: 0968323
Eryn M. McConnell	Florida Bar Number: 0018858
Rebecca Blechman	Florida Bar Number: 0121474
Shelby Pfannerstill	Florida Bar Number: 1058704
Nelson Crespo	Florida Bar Number: 0121499
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Attorney for Plaintiff

Certificate of Service

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via U.S. Mail or the Florida E-filing Portal to the following this 30 day of June, 2025.

Julian K. Davis
1754 Westminster Trail
Clermont, Florida 34714

Secretary of Housing and Urban Development
The United States Attorney's Office
c/o John F. Rudy Esquire
USAFLM.HUD@usdoj.gov

/s/ Rebecca Blechman
Rebecca Blechman, Esquire

nb-2-7-10