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

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-31CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-31CB,
Plaintiff,

vs. CASE NUMBER 35-2018-CA-001082-AXXX-XX

MARIA ZIOLKOWSKI A/K/A MARIA L. ZIOLKOWSKI; UNKNOWN SPOUSE OF MARIA ZIOLKOWSKI A/K/A MARIA L. ZIOLKOWSKI; UNKNOWN HEIRS OF MARIA ZIOLKOWSKI A/K/A MARIA L. ZIOLKOWSKI; THE GLEN HOMEOWNERS ASSOCIATION OF FRUITLAND PARK, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 18, 2023, and entered in Case Number 35-2018-CA-001082-AXXX-XX of the Circuit Court in and for Lake County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-31CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-31CB is Plaintiff and MARIA ZIOLKOWSKI A/K/A MARIA L. ZIOLKOWSKI; UNKNOWN SPOUSE OF MARIA ZIOLKOWSKI A/K/A MARIA L. ZIOLKOWSKI; UNKNOWN HEIRS OF MARIA ZIOLKOWSKI A/K/A MARIA L. ZIOLKOWSKI; THE GLEN HOMEOWNERS ASSOCIATION OF FRUITLAND PARK, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash the First Floor Information Desk at the Lake County Judicial Center, 550 West Main Street, Tavares, Florida., 11:00 a.m., on September 19, 2023 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 91, THE GLEN PHASE'S 4, 5, 6, & 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Lake County Judicial Center. Telephone 352-742-4100 or 1-800-955-8770 via Florida Relay Service.

DATED at Tavares, Florida, on May 24, 2023.

Gary J. Cooney
As Clerk, Circuit Court

By: /s/ K. LINARES
As Deputy Clerk

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Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

1496-178309 / TM1

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