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

RALPH BOAS AND SHERRY BOAS,
AS TRUSTEES OF THE RALPH AND
SHERRY BOAS LIVING TRUST,
DATED JULY 23, 2010,

Plaintiff,

v.

LUIS CRUZ, DAWN RUSSELL, AND
ANY OTHER PARTIES IN POSSESSION
OF THE SUBJECT PROPERTY,

Defendants.

CASE NO. 2024-CA-364

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated June 28, 2024, and entered in Case No.: 2024-CA-000364 of the Circuit Court of the Fifth Judicial Circuit in and for Lake County, Florida, wherein, RALPH BOAS AND SHERRY BOAS AS TRUSTEES OF THE RALPH AND SHERRY BOAS LIVING TRUST, DATED JULY 23, 2010 are the Plaintiffs, and LUIS CRUZ, DAWN RUSSELL, AND ANY OTHER PARTIES IN POSSESSION OF THE SUBJECT PROPERTY are the Defendants, The Clerk of the Court, Gary J. Cooney, will sell to the highest and best bidder for cash, beginning at 11:00 AM Lake County Courthouse 550 West Main Street, 1st Floor, Tavares, FL 32778, in accordance with Chapter 45, Florida Statutes, on the 14th day of January 2025, the following described property as set forth in said Final Judgment, to wit:

LEGAL DESCRIPTION:

THE EAST 110.00 FEET OF THE WEST 220.00 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

SUBJECT TO THE NORTH 50 FEET THEREOF FOR INGRESS/EGRESS EASEMENT AND SUBJECT TO THE WEST 25 FEET OF THE SOUTH 40 FEET OF THE NORTH 90 FEET THEREOF FOR INGRESS/EGRESS EASEMENT.

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 sixty (60) days after the sale.

Dated at Tavares, LAKE COUNTY, Florida this 21 day of November, 2024

Gary J. Cooney
Clerk of the Circuit Court

By: /s/ SHARI DURHAM
Shari Durham
Deputy Clerk of the Court

Boyette Cummins & Nailos, PLLC
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IMPORTANT

If you are a person with a disability who needs any accommodation 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 within 2 working days of your receipt of your notice to appear in Court at:

Lake County (352) 253-1600

nb-4-1-2