

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

PERFECT REAL ESTATE, INC.,

Case No. 2019-CA-000092

Plaintiff,

M&D ROYAL, INC.; LESLIE T. PECHNIK;
THE UNKNOWN HEIRS, DEVISES,
GRANTEES, ASSIGNEES, CREDITORS,
TRUSTEES, SUCCESSORS IN INTEREST
OR OTHER PARTIES CLAIMING AN
INTEREST IN THE SUBJECT PROPERTY
BY, THROUGH, UNDER, OR AGAINST
DAVID F. PECHNIK A/K/A DAVID
FRANKLIN PECHNIK, WHETHER
NATURAL OR CORPORATE, WHO ARE
NOT KNOWN TO BE ALIVE OR DEAD,
DISSOLVED OR EXISTING; FLORIDA
DEPARTMENT OF REVENUE; and
UNKNOWN TENANT IN POSSESSION OF
SUBJECT PROPERTY,

Defendants.

CLERK'S NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated September 12, 2019 in the above-styled cause, I will sell at public sale on November 12, 2019 at 11:00 a.m. to the highest bidder for cash at the courthouse located in the Jury Room on the first floor in the Lake County Judicial Center, 550 West Main Street, Tavares, Florida 32778, the following described property:

All of Lots 8 and 10; the South 3/4 of Lot 6; and that part of Lots 5, 7 and 9 lying West of U.S. Highway No. 27; all in Block 3 in Minneola Park, a subdivision in the City of Minneola, Florida, according to the plat thereof recorded in Plat Book 6, Page 67, Public Records of Lake County, Florida.

Also being described as follows:

All of Lots 8 and 10; the South 3/4 of Lot 6; and that part of Lots 5, 7 and 9 lying West of U.S. Highway No. 27; all in Block 3 Minneola Park, a subdivision in the City of Minneola, Florida, according to the plat thereof recorded in Plat Book 6, page 67, Public Records of Lake County, Florida, being more particularly described as follows:

BEGIN at a rebar marking the southwest corner of said Lot 10, said point also marking the intersection of the northerly right-of-way line of West Osceola Avenue (60 foot right-of-way) with the easterly right-of-way line of Seminole Avenue (60 foot right-of-way); thence North 00 degrees 31 minutes 46 seconds East along said right-of-way line of Seminole Avenue a distance of 148.57 feet to a nail in pavement marking the northwest corner of said S 3/4 of Lot 6; thence South 88 degrees 18 minutes 04 seconds East a distance of 122.88 feet to an iron pipe on the westerly right-of-way line of U.S. Highway 27 (200 foot right-of-way), said point lying on a circular curve to the left, having a radius of 5809.65 feet and a central angle of 01 degree 23 minutes 31 seconds; thence along said curved right-of-way line an arc distance of 141.13 feet (Chord: South 25 degrees 50 minutes 57 seconds East 141.13 feet) to a D.O.T. nail marking the point oftangency of said curve; thence South 26 degrees 29 minutes 35 seconds East along said right-of-way line of U.S. Highway 27 a distance of 22.31 feet to a D.O.T. rebar marking the intersection of said right-of-way line of U.S. Highway 27 with said northerly right-of-way line of West Osceola Avenue; thence North 89 degrees 23 minutes 50 seconds West along said northerly right-of-way line a distance of 195.69 feet to the POINT OF BEGINNING.

Also known as 104 South Highway 27, Minneola, Florida 34755-7494.

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: September 17, 2019

Gary J. Cooney
Clerk of the Circuit Court

BY: TRISH ROBERTS
Deputy Clerk

nb-2-10-10