

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

Wells Fargo USA Holdings, Inc.

Plaintiff,

Case #: 2017-CA-000083

-vs.-

James B. Smith a/k/a James Smith; William A. Smith; Larry I. Smith; John Wayne Smith, Jr. a/k/a John Wayne Smith; Michael Joseph Smith; Christopher Alan Smith a/k/a Christopher A. Smith; James R. Guenther; Unknown Spouse of James B. Smith a/k/a James Smith; Unknown Spouse of Larry I. Smith; Unknown Spouse of Michael Joseph Smith; Unknown Spouse of Christopher Alan Smith a/k/a Christopher A. Smith; Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of John Wayne Smith, Sr., and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of Joseph Bascomb Smith, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); United States of America, Department of Treasury, Citibank, National Association; State of Florida Acting Through the Florida Elections Commission; Ayn D. Smith; Stacey Tooker; Christopher L. Backus a/k/a Chris Backus; Unknown Spouse of Ayn D. Smith; Unknown Spouse of Stacey Tooker; Unknown Spouse of Christopher L. Backus a/k/a Chris Backus; Ashlie N. Sullivan; The Clerk of the Circuit Court of Lake County, Florida; United Southern Bank; Florida Credit Union; City of Leesburg, Florida

Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017-CA-000083 of the Circuit Court of the 5th Judicial Circuit in and for Lake County, Florida, wherein Wells Fargo USA Holdings, Inc., Plaintiff and James B. Smith a/k/a James Smith are defendant(s), I, Clerk of Court, Gary J. Cooney, will sell to the highest and best bidder for cash ON THE 1ST FLOOR OF LAKE COUNTY COURTHOUSE, 550 W. MAIN STREET, TAVARES, FLORIDA, AT THE INFORMATION DESK, AT 11:00 A.M. on May 9, 2019, the following described property as set forth in said Final Judgment, to-wit:

ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF GROVELAND IN THE COUNTY OF LAKE, AND STATE OF FLORIDA AND BEING DESCRIBED IN A DEED DATED 09/14/1977 AND RECORDED 09/15/1977 IN BOOK 635 PAGE 2393 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

BEGIN AT A POINT 1432.31 FEET WEST OF SOUTHEAST CORNER OF NW 1/4, SEC. 11 TP. 21 S.R. 24 E. RUN THENCE NORTH TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD, THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE TO WEST LINE OF E 1/2 OF W 1/2 OF NW 1/4, SAID SEC. 11, THENCE SOUTH TO POINT WEST OF POINT OF BEGINNING, THENCE EAST TO POINT OF BEGINNING.

LESS: BEGINNING AT THE NORTHWEST CORNER OF SAID SEC. 11, THENCE SOUTH 88 DEGREES 25'24" EAST ALONG THE NORTH LINE OF SAID SEC. 11 A DISTANCE OF 1141.26 FEET, THENCE SOUTH 01 DEGREES 34'36" WEST A DISTANCE OF 1151.10 FEET TO THE POINT OF BEGINNING: THENCE NORTH 76 DEGREES 10'14" EAST A DISTANCE OF ABOUT 77.38 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED PARCEL, THENCE SOUTH 01 DEGREES 22'19.5" WEST ALONG THE SAID EAST LINE 392.92 FEET, THENCE SOUTH 46 DEGREES 16'22" WEST 61.41 FEET, THENCE NORTH 43 DEGREES 43'38" WEST 120 FEET, THENCE NORTH 46 DEGREES 16'22" EAST 160 FEET, THENCE NORTH 13 DEGREES 49'46" WEST 226 FEET TO THE POINT OF BEGINNING.

ALSO LESS: BEGIN 1432.31 FEET WEST OF THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SEC. 11, RUN THENCE NORTH 0 DEGREES 41'03" WEST 115.15 FEET FOR THE POINT OF BEGINNING: THENCE RUN NORTH 23 DEGREES 19'26" WEST 93.57 FEET, THENCE NORTH 75 DEGREES 39'41" WEST 216.03 FEET, THENCE SOUTH 51 DEGREES 48'30" WEST 177.75 FEET, THENCE SOUTH 72 DEGREES 49'34" WEST 94.83 FEET, THENCE NORTH 27 DEGREES 04'32" WEST 65.25 FEET, THENCE NORTH 22 DEGREES 24'44" WEST 87.08 FEET, THENCE NORTH 19 DEGREES 44'30" EAST 86.16 FEET, THENCE NORTH 22 DEGREES 19'05" WEST 115.34 FEET, THENCE NORTH 2 DEGREES 21'26" WEST 240.70 FEET, THENCE NORTH 45 DEGREES 34'05" EAST 318.65 FEET, THENCE NORTH 74 DEGREES 23'03" EAST 117.02 FEET, THENCE SOUTH 84 DEGREES 40'20" EAST TO A POINT NORTH OF POINT OF BEGINNING, THENCE SOUTH TO POINT OF BEGINNING.

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.

NOTICE TO PERSONS WITH DISABILITIES

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 at the Office of the Trial Court Administrator, 550 West Main Street, Post Office Box 7800, Tavares, Florida 32778; Telephone: (352) 253-1604, within two (2) working days of your receipt of this notice. If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and seal of this Court on the 11 day of March, 2019.

Gary J. Cooney,
CLERK OF CIRCUIT COURT
Lake County, Florida

By: /s/ D. DAVIS
DEPUTY CLERK OF COURT

Submitted by ATTORNEY FOR PLAINTIFF
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