

IN THE CIRCUIT COURT FOR LAKE COUNTY, FLORIDA

DONALD P. BIRTSCH,

Case No. 2016 CA 351

Plaintiffs,

Vs.

EDWARD C. PARKS,

Defendant,

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS GIVEN that pursuant to a Final Summary Judgment in Foreclosure dated April 4, 2017 in Case No. 2016 CA 351 of the Circuit Court of the Fifth Judicial Circuit, in and for Lake County, Florida, in which DONALD P. BIRTSCH is the Plaintiff, and EDWARD C. PARKS, is the Defendant, I will sell to the highest and best bidder for cash in the Front Lobby at the Lake County Judicial Center at Tavares, Lake County, Florida, on July 5, 2017 at 11 a.m., the following described real property as set forth in the Summary Final Judgement:

PROPERTY ID NUMBER: 13-19-25-1800-000-225 PS

Unit#225PS of MOLOKAI, a Cooperative Mobile Home Park, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1369, pages 797, Second Amendment to the Master Form Proprietary Lease recorded in Book 3552, Page 482, Public Records of Lake County, Florida; subject to: purchase money mortgage encumbering the park in favor of SOUTHTRUST BANK OF VOLUSIA COUNTY, in the principal amount of FOUR MILLION ONE HUNDRED THOUSAND AND NO/100 (\$4,100,000.00) recorded in Official Records Book 1369, Page 779, and Corrective Mortgage recorded in Official Records Book 1393, Page 1718 and further modified in Official Records Book 1835, Page 1937; Official Records Book 1940, Page 2408; Official Records Book 2133, Page 1561; Official Records Book 2329, Page 1849 and Official Records Book 3520, Page 882; and UCC Financing Statement recorded in Official Records Book 1369, pages 792 and 796, of the Public Records of Lake County, Florida; the Articles of Incorporation, Bylaws and Rules and Regulations of MOLOKAI CO-OP, INC. and further subject to easements, covenants, and restrictions of record.

TOGETHER WITH that certain 1980 HOME Mobile Home,
ID#03630424AN, title #17108661, RP#R12082543 and
ID#03630424BN, title #17108662, RP#R12082544.

If you are a subordinate leinholder claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a claim, you will not be entitled to any remaining funds.

Dated this 2 day of June 2017.

NEIL KELLY
Clerk of Circuit Court
BY: /s/ D.Davis
Deputy Clerk

Publication of this Notice was on June 8 and June 15, in The North Lake Outpost newspaper.

nb-2-6-15