

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

U.S. BANK TRUST, N.A., AS TRUSTEE  
FOR LSF9 MASTER PARTICIPATION TRUST

Case No. 35-2013-CA-000002

Division 4

Plaintiff,

vs.

RICHARD E. RUPE, JR. A/K/A RICHARD  
E. RUPE, CECELIA A. RUPE, DEBRA K.  
MONGAN, EDWARD SCOTT MONGAN,  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY  
MERGER TO CHASE HOME FINANCE,  
LLC, SUCCESSOR BY MERGER TO  
CHASE MANHATTAN MORTGAGE  
CORPORATION, SUCCESSOR BY  
MERGER TO CHASE MORTGAGE  
COMPANY-WEST F/K/A MELLON  
MORTGAGE COMPANY, AND  
UNKNOWN TENANTS/OWNERS,

Defendants.

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 1, 2017, in the Circuit Court of Lake County, Florida, Neil Kelly, Clerk of the Circuit Court, will sell the property situated in Lake County, Florida, described as:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN S 00° 10'35" W. ALONG THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 33.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE EM-EN-EL GROVE ROAD; THENCE N. 89° 15'08" W. ALONG THE SOUTH RIGHT-OF-WAY OF THE EM-EN-EL GROVE ROAD, A DISTANCE OF 646.42 FEET; THENCE S 00° 04'18" E. 1124.72 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION FROM SAID POINT OF BEGINNING, CONTINUE S 00°4'18" E. 185.38 FEET TO A POINT ON THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE N 88° 44'13" W. ALONG THE SOUTH LINE OF SE 1/4 OF THE SE 1/4, 640.92 FEET TO A POINT ON THE EAST LINE OF LAKE YOLE COVE SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 91, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE N 00° 19'18" W. ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 164.68 FEET; THENCE S 88° 48'07" E. 641.63 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 50.0 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING 25.0 FEET ON EACH SIDE OF WHEN MEASURED AT RIGHT ANGLES THERETO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN S 00° 10'35" W. ALONG THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 33.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE EM-EN-EL GROVE ROAD; THENCE N. 89° 15'08" W. ALONG THE SOUTH RIGHT-OF-WAY OF THE EM-EN-EL GROVE ROAD, A DISTANCE OF 646.42 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; FROM SAID POINT OF BEGINNING, RUN S 00° 04'18" E. 1109.36 FEET TO THE POINT OF TERMINUS.

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN S 00° 10'35" W. ALONG THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 33.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF THE EM-EN-EL GROVE ROAD; THENCE N. 89° 15'08" W. ALONG THE SOUTH RIGHT-OF-WAY OF THE EM-EN-EL GROVE ROAD, A DISTANCE OF 646.42 FEET; THENCE S 00° 04'18" E. 1109.36 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; FROM SAID POINT OF BEGINNING, CONTINUE S 00° 04'18" E. 150.03 FEET; THENCE N 88° 52'00" W. 50.01 FEET; THENCE N 00° 04'18" W. 200.04 FEET; THENCE S 88° 52'00" E. 25.01 FEET; THENCE S 00° 04'18" E. 50.01 FEET; THENCE S 88° 52'00" E. 25.01 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH A 40.00 FOOT WIDE EASEMENT FOR UTILITIES LYING 20.0 FEET AND EACH SIDE OF WHEN MEASURED OF RIGHT ANGLES THERETO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN S 00 DEGREES 10'35" W. ALONG THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4, 33.0 FEET TO A POINT ON THE SOUTH RIGHT-OF WAY OF THE EM-EN-EL GROVE ROAD; THENCE N 89 DEGREES 15'08" W. ALONG THE SOUTH RIGHT-OF-WAY OF THE EM-EN-EL GROVE ROAD, A DISTANCE OF 646.42 FEET; THENCE S. 00 DEGREES 04'18" E. 1124.72 FEET; THENCE N 88 DEGREES 48'07" W. 50.01 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; FROM SAID POINT OF BEGINNING, CONTINUE N 88 DEGREES 48'07" W. 280.00 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH THAT CERTAIN 1997 BROOKLYN MOBILE HOME, VIN(S) 2G611148JA & 2G611148JB

and commonly known as: 10836 S EM EN EL GROVE RD, LEESBURG, FL 34788; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, in the lobby of the first floor of the Lake County Courthouse, 550 W. Main Street, Tavares, Florida, on the September 6, 2017, at 11:00 a.m.

Any persons 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 this 7 day of June, 2017.

Clerk of the Circuit Court  
Neil Kelly  
By: /S/ H. SIED  
Deputy Clerk

nb-2-6-29