

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

NORMAN C. CUMMINS,

Plaintiff,
v.

Case Number: 2020-CA-1026

STEPHEN P. ANGELILLO; and
CITY OF FRUITLAND PARK

Defendant.

NOTICE OF SALE

NOTICE OF HEREBY GIVEN that pursuant to the Amended Final Judgment of Foreclosure dated the 26th day of April 2022, in Case Number: 2020-CA-1026 of the Circuit Court of the Fifth Judicial Circuit in and for Lake County, Florida, wherein Norman Cummins is the Plaintiff and Stephen P. Angelillo and City of Fruitland Park are the Defendants, I will sell to the highest and best bidder for cash in the lobby of the Lake County Courthouse, Tavares, Florida at 11:00 a.m. on May 31, 2022, the following described property set forth in the Amended Final Judgement of Foreclosure, to wit:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY FLORIDA, RUN NORTH 00 DEGREES 20' 50" EAST ALONG THE WEST LINE OF THE SAID SECTION A DISTANCE OF 501.50 FEET, THENCE NORTH 89 DEGREES 50' 20" EAST A DISTANCE OF 285.00 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NUMBER 441-27 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING CONTINUE THENCE NORTH 89 DEGREES 50' 10" EAST 397.12 FEET THENCE SOUTH 20 DEGREES 08' 22" EAST 16.96 FEET, THENCE SOUTH 67 DEGREES 35' 21" WEST 100.56 FEET, THENCE SOUTH 73 DEGREES 40' 22" WEST 177.51 FEET, THENCE SOUTH 67 DEGREES 57' 03" WEST 79.78 FEET WHENCE SOUTH 62 DEGREES 10' 29" WEST 29.56 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NUMBER 444-27, THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress on, over and across a twenty (20) foot wide parcel of land lying adjacent and perpendicular to the Southerly line of the above described property, that is, the parcel will extend Southerly 20 feet along the entire length of the Southerly line of the above described property.

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 WITH IN SIXTY (60) DAYS AFTER THE SALE.

Dated May 9, 2022.

GARY J. COONEY
CLERK OF THE CIRCUIT COURT
Lake County, Florida

By: /s/ TRISH ROBERTS

BOYETTE, CUMMINS & NAILOS, PLLC
/s/ KRISTIN C. NAILOS
Kristin Cummins Nailos, Esquire
Florida Bar No: 0097764
1635 East Highway 50, Suite 300
Clermont, Florida 34711
Telephone: (352) 394-2103
Facsimile: (352) 394-2105
Primary Email: KNailos@BCNLawFirm.com

nb-2-5-19