

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

JPMorgan Chase Bank, National Association

Plaintiff,

-vs.

Case Number: 35-2019-CA-002260-AXXX-XX

JAMES R. CHASTEEN, III A/K/A JAMES
CHASTEEN A/K/A JAMES ROY
CHASTEEN; BECKY J. BOZARTH; ANY
AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER, OR
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS SPOUSES,
HEIRS, DEVISEES, GRANTEEES, OR
OTHER CLAIMANTS; UNKNOWN
PARTIES IN POSSESSION #1 whose name is
fictitious to account for parties in possession
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case Number 35-2019-CA-002260-AXXX-XX of the Circuit Court of the 5th Judicial Circuit in and for Lake County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and JAMES R. CHASTEEN, III A/K/A JAMES CHASTEEN A/K/A JAMES ROY CHASTEEN 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 WEST MAIN STREET, TAVARES, FLORIDA, AT THE INFORMATION DESK, AT 11:00 A.M. on March 15, 2022, the following described property as set forth in said Final Judgment, to-wit:

BLOCK 4, IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF THE POSTAL COLONY COMPANY'S REPLAT OF POSTAL GROVES, AS RECORDED IN PLAT BOOK 10, PAGE 38, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

LYING WITHIN 33 FEET OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND RUN NORTH 88° 32' 59" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 841.21' TO A POINT ON THE CENTERLINE OF THE PAVEMENT OF S.R. 33; THENCE RUN NORTH 0° 25' 15" EAST ALONG SAID CENTER LINE OF PAVEMENT, 1258.68 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THIS CENTERLINE DESCRIPTION; FROM SAID P.O.B., RUN THENCE SOUTH 88° 51' 49" EAST, 3175.60 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE RUN ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 89° 08' 06" , AN ARC DISTANCE OF 466.71 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 0° 16' 17" WEST, 117.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 199.63 FEET; THENCE RUN ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 90° 06' 18" , AN ARC DISTANCE OF 313.95 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 89° 50' 01" EAST 2428.50 FEET; THENCE RUN SOUTH 88° 20' 28" EAST, 493.18 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE RUN ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 92° 12' 14", AN ARC DISTANCE OF 321.85 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 0° 32' 42" WEST, 1571.87 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE RUN ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 91° 06' 17", AN ARC DISTANCE OF 318.02 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 89° 26' 25" EAST, 1627.89 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 215.00 FEET; THENCE RUN ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 90° 45' 20", AN ARC DISTANCE OF 340.56 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 1° 18' 55" WEST 247.38 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTH-EASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE RUN ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 89° 08' 06", AN ARC DISTANCE OF 311.14 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 87° 49' 11" EAST, 3037.28 FEET TO A POINT IN THE CENTERLINE OF C-561, FORMERLY STATE ROAD 561, SECTION 11090, SAID POINT BEING STATION 238 + 75.07 ACCORDING TO THE RIGHT-OF-WAY TRANSFER MAP FILED MARCH 19, 1981 IN ROAD PLAT BOOK 1, PAGES 29-49, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE END OF THIS CENTERLINE DESCRIPTION.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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.

Signed on January 4, 2022

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

/s/ TRISH ROBERTS
DEPUTY CLERK OF COURT

Submitted By: ATTORNEY FOR PLAINTIFF:
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