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

LAKEVIEW LOAN SERVICING, LLC ,
Plaintiff,

CASE NUMBER: 352025CA000251AXXX01

vs.

UNKNOWN TRUSTEE OF THE CLERMONT REALTY 2022 TRUST; UNKNOWN TRUSTEE OF THE LAKE ASSETS 21 TRUST; UNKNOWN TRUSTEE OF THE RUSHWOOD HOLDINGS 32778 TRUST; NOLAND'S ROOFING INC.; UNKNOWN BENEFICIARIES OF THE RUSHWOOD HOLDINGS 32778 TRUST; UNKNOWN BENEFICIARIES OF THE CLERMONT REALTY 2022 TRUST; UNKNOWN BENEFICIARIES OF THE LAKE ASSETS 21 TRUST; ROBERT G. DRESLIN, III A/K/A ROBERT G. DRESLIN; WOODRIDGE PHASE ONE HOMEOWNERS ASSOCIATION, INC.; FRELYN B. DRESLIN; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 16, 2026, and entered in Case No. 352025CA000251AXXX01 of the Circuit Court in and for Lake County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and UNKNOWN TRUSTEE OF THE CLERMONT REALTY 2022 TRUST; UNKNOWN TRUSTEE OF THE LAKE ASSETS 21 TRUST; UNKNOWN TRUSTEE OF THE RUSHWOOD HOLDINGS 32778 TRUST; NOLAND'S ROOFING INC.; UNKNOWN BENEFICIARIES OF THE RUSHWOOD HOLDINGS 32778 TRUST; UNKNOWN BENEFICIARIES OF THE CLERMONT REALTY 2022 TRUST; UNKNOWN BENEFICIARIES OF THE LAKE ASSETS 21 TRUST; ROBERT G. DRESLIN, III A/K/A ROBERT G. DRESLIN; WOODRIDGE PHASE ONE HOMEOWNERS ASSOCIATION, INC.; FRELYN B. DRESLIN; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash the First Floor Information Desk at the Lake County Judicial Center, 550 West Main Street, Tavares, Florida., 11:00 a.m., on August 25, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4, WOODRIDGE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 12 AND 13, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Lake County Judicial Center. Telephone 352-742-4100 or 1-800-955-8770 via Florida Relay Service.

DATED at Tavares, Florida, on July 27, 2026.

GARY J COONEY
As Clerk, Circuit Court

By: Shari Durham
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
POST OFFICE BOX 19519
Fort Lauderdale, Florida 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

1475-206368 / BJB

nb 2-8-20