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

NATIONSTAR MORTGAGE LLC, Case Number: 352023CA003250AXXX01

Plaintiff,

vs.

BRUNEL ESPERANCE; LINDA JOSEPH; STEWART LAKE PRESERVE HOMEOWNERS ASSOCIATION, 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).

Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 23, 2026, and entered in Case Number: 352023CA003250AXXX01 of the Circuit Court in and for Lake County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and BRUNEL ESPERANCE; LINDA JOSEPH; STEWART LAKE PRESERVE HOMEOWNERS ASSOCIATION, 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 April 28, 2026, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 14 OF STEWART LAKE PRESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE (S) 86 THROUGH 88, 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 January 129, 2026.

GARY J COONEY
As Clerk, Circuit Court

By: /s/ K. LINARES
As Deputy Clerk

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