

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

U.S. BANK, NATIONAL ASSOCIATION AS LEGAL
TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE
TRUST,

Plaintiff,

vs. CASE NUMBER 35-2019-CA-001675-AXXX-XX

WALTER MERGONI; ESTRELLA MERGONI
A/K/A ESTRELLA A. MERGONI; PNC BANK,
NATIONAL ASSOCIATION, SUCCESSOR BY
MERGER TO NATIONAL CITY BANK;
REGENCY HILLS AT CLERMONT
RESIDENTS' 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).

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 23, 2020, and entered in Case Number 35-2019-CA-001675-AXXX-XX of the Circuit Court in and for Lake County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is Plaintiff and WALTER MERGONI; ESTRELLA MERGONI A/K/A ESTRELLA A. MERGONI; PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK; REGENCY HILLS AT CLERMONT RESIDENTS' 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 January 5, 2021, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 207, REGENCY HILLS - PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 51 THROUGH 56, 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 DISCRETION, 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 September 23, 2020.

Gary J. Cooney
As Clerk, Circuit Court

By: TRISH ROBERT
As Deputy Clerk

Diaz Anselmo Lindberg, P.A.
Attorneys for Plaintiff
Post Office Box 19519
Fort Lauderdale, Florida 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com

1460-173259 / VMR

nb 2-12-24

fax 954-564-9252