IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT,
IN AND FOR LAKE COUNTY, FLORIDA

VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff

vs. CASE NUMBER 35-2026-CA-000132-AXXX-01

UNKNOWN SPOUSE, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH, UNDER OR AGAINST
THE ESTATE OF PHILLIP C. MOON AKA PHILLIP
CRAIG MOON, DECEASED, et al.,
Defendants

NOTICE OF ACTION

TO:

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PHILLIP C. MOON AKA PHILLIP CRAIG MOON, DECEASED
639 WEST OAK TERRACE DRIVE
LEESBURG, FLORIDA 34748

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Lake County, Florida:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 700 FEET OF LOT 4, OF N.C. LEE ESTATES, IN THE CITY OF LEESBURG, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89 DEGREES 54 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 139.66 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 40 SECONDS EAST 152.00 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN NORTH 89 DEGREES 54 MINUTES 20 SECONDS WEST 119.46 FEET; THENCE NORTH 0 DEGREES 25 MINUTES 40 SECONDS EAST 24.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS EAST 119.32 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 40 SECONDS WEST 24.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT OVER THE EAST OVER THE EST 10 FEET AND THE WEST 5 FEET THEREOF RESERVED FOR UTILITIES.

TOGETHER WITH A 1/14TH INTEREST IN THE FOLLOWING DESCRIBED TRACT OF LAND; COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 700 FEET OF LOT 4 OF N.C. LEE ESTATES, IN THE CITY OF LEESBURG, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE NORTH 89 DEGREES 54 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE NORTH 89 DEGREES 54 MINUTES 20 SECONDS WEST, 20.00 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 40 SECONDS EAST. 230.00 FEET TO THE SOUTH RIGHT OF WAY OF OAK TERRACE; THENCE SOUTH 89 DEGREES 54 MINUTES 20 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY 20.00 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 40 SECONDS WEST, 230.00 FEET TO THE POINT OF BEGINNING.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, Florida33309, and file the original with the Clerk within 30 days after the first publication of this notice in The North Lake Outpost; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

WITNESS MY HAND AND SEAL OF SAID COURT on this 14 day of April.

GARY J. COONEY
As Clerk of said Court

By: /s/ D. LATOURELLE
As Deputy Clerk

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator, Brandon J. Roberts - (352) 742-4221, at least 7 days before your scheduled court appearance, or immediately upon receiving your notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

(23-002533-01)

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