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

JOHN'S LAKE PROPERTY OWNERS, ASSOCIATION INC., a Florida not-for-profit corporation,

Case Number: 2025CA001481

Plaintiff,

vs.

XAVIER BATISTA ORTEGA, individually; UNKNOWN SPOUSE OF XAVIER BATISTA ORTEGA; and ALL UNKNOWN TENANTS/ OWNERS N/K/A ERINEST NEAL,

Defendants.

NOTICE OF ACTION

TO:

Xavier Batista Ortega
7433 Capstone Drive
Groveland, Florida 34736

Xavier Batista Ortega
17136 Cercis Loop
Clermont, Florida 34711

Unknown Spouse of Xavier Batista Ortega
7433 Capstone Drive
Groveland, Florida 34736

Unknown Spouse of Xavier Batista Ortega
17136 Cercis Loop
Clermont, Florida 34711

YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Lake County Florida, commonly known as 17136 Cercis Loop, Clermont, Florida 34711, and more particularly described as:

> Lot 481, John's Lake Landing Phase 6, according to the map or plat thereof, as recorded in Official Plat Book 76, at Page(s) 9 through 14, inclusive, of the Public Records of Lake County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI ll BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

DATED: February 6, 2026.

Clerk of the Court for Lake County, Florida

By: D. Latourelle
Deputy Clerk

nb-2-2-19