

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

Florida Lakefront RV Park, LLC, a Florida
limited liability company,

Plaintiff(s),

Case No. 2012-CA-001917

vs.

Palm Gardens Mobile Home Park, L.C., a Florida
Limited liability company, et al.,

Defendant(s).

NOTICE OF SALE

Notice is hereby given that pursuant to the "Default Final and Summary Judgment of Foreclosure" entered in the above styled action, dated and entered on November 1, 2019, the Clerk of the Court, Gary Cooney, will sell to the highest and best bidder for cash on the First Floor of the Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778, on the 21st day of January 2020, at 11:00 a.m., the following described property:

Parcel 1: Begin at the intersection of the east line of Government Lot 3 with the north right of way line of U.S. Highway 441, as it existed in 1960, in Section 24, Township 19 South, Range 25 East, Lake County, Florida, run thence N.74°W. along said right of way line 156.71 feet, thence N.16°E. 208.71 feet, thence S.74°E. and parallel with said right of way line to the east line of said Government Lot 3, thence south along said east line to the point of beginning. Less the right of way of U.S. Highway 441 as it presently exists.

Parcel 2: From the intersection of the east line of Government Lot 3 with the north right of way line of U.S. Highway 441, as it existed in 1960, in Section 24, Township 19 South, Range 25 East, Lake County, Florida, run N.74°W along said right of way line 626.13 feet, thence N.16°E 208.71 feet to the point of beginning. From said point of beginning continue N,16°E. to the north line of the south 1/2 of said Government Lot 3, thence east along said north line to the northeast corner of said south 1/2 of Government Lot 3, return to the point of beginning and run S.74°E. and parallel with said north right of way line to the east line of said Government Lot 3, thence north along said east line to the northeast corner of the south 1/2 of Government Lot 3 and the end of this description.

Parcel 3: That part of the west 1/2 of Government Lot 5 in Section 24, Township 19 South, Range 25 East, Lake County, Florida lying north of the north right of way line of U.S. Highway 441 as it presently exists.

Parcel 4: From the intersection of the east line of Government Lot 3 with the north right of way line of U.S. Highway 441, as it existed in 1960, in Section 24, Township 19 South, Range 25 East, Lake County, Florida, run thence N.74°W. along said right of way line 156.71 feet to the point of beginning. From said point of beginning continue N.74°W. along said right of way line 52 feet, thence N.16°E. 208.71 feet, thence S.74°E. and parallel with said right of way line 52 feet, thence S.16°W. to the point of beginning. Less the right of way of U.S. Highway 441 as it presently exists.

Parcel 5: Begin at the intersection of the East line of government Lot 3 with the North line of highway right-of-way, run North 74° West along the highway, 671.13 feet to the point of beginning; thence run North 16° East to the North line of the South half of government Lot 3; begin again at the point of beginning and run South 74° East 45 feet; North 16° East to the North line of the south 1/2 of government Lot 3; thence West to intersect the first line in Section 24, Township 19 South, Range 25 East, Lake County, Florida. Less and except that portion lying within the right of way of Highway No. 441, as it presently exists.

Parcel 6: A parcel of land being a portion of the North 1/2 of government Lot 3, in Section 24, Township 19 South, Range 25 East, Lake County, Florida, being more particularly described as follows: For a point of reference, begin at a 4" x 4" concrete monument marked lb 707, marking the Northeast corner of lands described in the 6th paragraph of the deed recorded in Official Records Book 1177, Page 664, Public Records of Lake County, Florida, said corner lying on the South line of the North 1/2 of said government Lot 3; thence South 89°32'01" West, along said South line, a distance of 91 feet, more or less, to the center of a canal; thence Northeasterly along the centerline of said canal to a point that bears North 00°14'57" West from the point of beginning; thence South 00°14'57" East, a distance of 42 feet, more or less to the point of beginning.

Together with all leasehold estate, and all right, title and interest in and to all leases or subleases covering the premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Debtors thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

All easements, streets, ways, alleys, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights;

Any and all buildings, structures and improvements now or hereafter erected thereon, including, but not limited to the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings, structures and improvements (sometimes hereinafter referred to as the "Improvements");

All fixtures, appliances, machinery, equipment, furniture, furnishings and articles of personal property now or hereafter affixed to, placed upon or used in connection with the operation of any of said premises; all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilating, irrigating and power systems, machines, appliances, fixtures, and appurtenances which are now or may hereafter pertain or be used with, in or on said premises, even though they may be detached or detachable and all building improvement and construction materials, supplies and equipment hereafter delivered to said land contemplating installation or use in the construction thereon and all rights and interests of Debtors in building permits and architectural plans and specifications relating to contemplated constructing or Improvements on said premises.

Notwithstanding the foregoing, Florida Lakefront's lien shall not extend to or encumber any personal property held in Albert Buse's name, including but not limited to: household furnishings, clothing, jewelry, bank accounts, cash, and automobiles.

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.

Dated this 21 day of November, 2019.

Campione & Hackney, P.A.
Attorneys for Plaintiff

/s/ Matthew C. Frey
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If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for the Courts below 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. Contact Person: Nicole Berg – Phone No. (352) 253- 1604.

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