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

Truist Bank File Number: 35-2026-CA-000849-AXXX01

Plaintiff,

-vs.-

Laci E. Phelps a/k/a Laci Elise Phelps, as petitioner of the Estate of John F. Phelps, III; Dawn E. Phelps, as petitioner of the Estate of John F. Phelps, III; Laci E. Phelps a/k/a Laci Elise Phelps; Dawn E. Phelps; Unknown Spouse of Laci E. Phelps a/k/a Laci Elise Phelps; Unknown Spouse of Dawn E. Phelps; Baytree Villas Homeowner's Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

TO: Unknown Spouse of Dawn E. Phelps: 7678 Lake Angelina Drive, Mount Dora, FL 32757
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Lake County, Florida, more particularly described as follows:

LOT 62, BAYTREE PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 52 THROUGH 54, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

more commonly known as 404 Juniper Way, Tavares, FL 32778.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on the 1st.day of June, 2026.

Gary J. Cooney
Circuit and County Courts

By: /s/ D. Latourelle
Deputy Clerk

NOTICE TO PERSONS WITH DISABILITIES

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 at the Office of the Trial Court Administrator, 550 West Main Street, Post Office Box 7800, Tavares, Florida 32778; Telephone: (352) 253-1604, within two (2) Working days of your receipt of this notice. If you are hearing or voice impaired, call 1-800-955-8771.

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