

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

WILMINGTON SAVINGS FUND SOCIETY, FSB,  
AS TRUSTEE OF STANWICH MORTGAGE LOAN  
TRUST A,  
Plaintiff,

vs. CASE NUMBER 2018-CA-000526

UNKNOWN SPOUSE, HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL OTHER  
PARTIES CLAIMING AN INTEREST BY,  
THROUGH, UNDER OR AGAINST THE  
ESTATE OF EDWIN L. TRAXEL AKA  
EDWIN LEE TRAXEL, DECEASED, et. al.,  
Defendants

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case Number 2018-CA-000526 of the Circuit Court of the 5th Judicial Circuit in and for LAKE County, Florida, wherein, FV-1, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EDWIN L. TRAXEL AKA EDWIN LEE TRAXEL, DECEASED, et. al., are Defendants, I will sell to the highest bidder for cash at, in the first floor lobby in the Lake County Judicial Center, 550 West Main Street, Tavares, Florida 32778, at the hour of 11:00 a.m., on the June 8, 2021, the following described property:

THAT PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11,  
TOWNSHIP 22 SOUTH, RANGE 24 EAST, BOUNDED AND DESCRIBED  
AS FOLLOWS:

FROM THE NORTHEAST CORNER OF LOT 10 IN BLUFF LAKE  
ESTATES, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING  
TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 79,  
PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN NORTH 89  
DEGREES 54' WEST ALONG THE NORTH LINE OF THE SAID LOT  
81.1 FEET FOR A POINT OF BEGINNING. FROM SAID POINT OF  
BEGINNING, RUN THENCE NORTH 89 DEGREES 54' WEST ALONG  
THE NORTH LINE OF SAID LOT 138.79 FEET, THENCE RUN NORTH 16  
DEGREES 31' EAST 76.14 FEET; THENCE RUN SOUTH 57 DEGREES  
59' EAST 138.15 FEET TO THE POINT OF BEGINNING.

AND THAT PART OF LOT 10 IN BLUFF LAKE ESTATES, A SUBDIVISION  
IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 11, PAGE 79, PUBLIC RECORDS OF LAKE  
COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID LOT 10, RUN SOUTH  
ALONG THE EAST LINE OF SAID LOT 20 FEET FOR A POINT OF  
BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE  
NORTH 89 DEGREES 54' WEST AND PARALLEL WITH THE NORTH  
LINE OF THE SAID LOT 49 FEET; THENCE RUN NORTH 57 DEGREES  
59' WEST 37.85 FEET TO A POINT ON THE NORTH LINE OF THE SAID  
LOT; THENCE NORTH 89 DEGREES 54' WEST ALONG THE NORTH  
LINE OF SAID LOT 138.79 FEET; THENCE RUN SOUTH 16 DEGREES  
31' WEST 148.86 FEET MORE OR LESS TO THE WATERS OF BIG  
BLUFF LAKE; THENCE RUN IN AN EASTERLY DIRECTION ALONG AND  
WITH THE WATERS OF THE SAID LAKE 275 FEET, MORE OR LESS,  
TO THE EAST LINE OF SAID LOT 10; THENCE RUN NORTH ALONG THE  
EAST LINE OF SAID LOT 92 FEET, MORE OR LESS, TO THE POINT OF  
BEGINNING.

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 12 day of April, 2021.

GARY J. COONEY  
Clerk Circuit Court

By: /s/ D. DAVIS  
Deputy Clerk

GREENSPOON MARDER, LLP  
100 West Cypress Creek Road  
Trade Centre South, Suite 700  
Fort Lauderdale, Florida 33309  
954-491-1120

IMPORTANT

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 Lake County, Nichole Berg, at (352) 253-1604, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

(36296.0141/)

nb-2-4-29