

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

BELTWAY CAPITAL LLC NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS ADMINISTRATOR OF
WESTERN RUN CAPITAL MANAGEMENT TRUST,
Plaintiff,

vs. Case Number: 35-2023-CA-000158

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN
INTEREST BY, THROUGH, UNDER, OR AGAINST
MARJEANNE C. WALSH, VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT,
Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45

NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure dated September 22, 2023, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at auction held in person at the Lake County Courthouse, 550 West Main Street, Tavares, Florida 32778, on the 28th day of November 2023 at 11:00 a.m. Eastern Time, the following described property:

Lot 2335, ORANGE BLOSSOM GARDENS UNIT NO. 10, according to the plat thereof as recorded in Plat Book 28, Pages 86 through 92, Public Records of Lake County, Florida, together with 1987 Flee mobile home 42x13, VIN FLFL4019A and FLFL4019B, title number 44886856 and 44886857.

Property Address: 1523 Hillcrest Drive, Lady Lake, Florida 32159.

If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.

Dated this 1st day of November 2023.

LAW FIRM OF GARY M. SINGER, P.A.
Counsel for Plaintiff
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By: /s/ GARY M. SINGER
Gary M. Singer, Esquire
Florida Bar Number 544906

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, Lake County Courthouse, P.O. Box 7800, 550 West Main Street, Tavares, Florida 32778 (352) 742-4221 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.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on November 1, 2023 a true and correct copy of the foregoing was furnished by US Mail on All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against Marjeanne C. Walsh, 1523 Hillcrest Drive, Lady Lake, Florida 32159 and Village Center Community Development District, c/o Kevin Stone, Esquire, kevin@stoneandgerken.com.

Respectfully Submitted,

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