

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY given that pursuant to a Writ of Execution issued in the CIRCUIT Court, of LAKE County, Florida, on the 15th day of February, 2024, in the cause wherein CLERMONT CENTER, LTD. a Florida Limited Partnership is plaintiff and E.C. LEWIS CORPORATION, a Foreign Corporation d/b/a E & A PARTYLAND, INC., EVERTON LEWIS, individually and ALISA LEWIS, individually is defendant, being Case No. 07CA1837 in said Court, I, Peyton C. Grinnell, Sheriff of Lake County, Florida, have levied upon all right, title, and interest of the defendant, in and to the following described real property to wit:

All the certain land situated in the County of Lake, State of Florida, to wit: Lot 15, Lake Monte Vista Subdivision, In Section 33, Township 22 South, Range 25 Eas, according to the map or plat thereof as recorded in Plat Book 28, Page(s) 16 through 18, inclusive, of the Public Records of Lake County, Florida. 12915 MONTE VISTA DR., CLERMONT, FL 34711 Parcel Identification No.: 3322250100-000-01500

All bidders must have Drivers License with them and must register with clerk at location of sale prior to start time of sale.

I shall offer this property for sale, at The Historic Courthouse in the 2nd floor lobby located at 317 W Main St, Tavares in the County of Lake, State of Florida, on the 6th day of May, 2025 at the hour of 9:00 AM, or as soon thereafter as possible. I will offer for sale all of the said defendant's right, title, and interest in the aforesaid real property at public auction and will sell the same subject to all taxes, prior liens, encumbrances and judgments, if any, to the highest and best bidder. The only forms of payment that are accepted are either CASH IN HAND at the sale or a wire transfer completed within 3 hours of the final bid. Any wire transfer would require a letter of authorization or credit approval from the bidder's bank showing funds available in the amount of the winning bid or 5 percent CASH IN HAND at the sale of the total winning bid amount. The 5 percent CASH IN HAND deposit at the sale is non-refundable if the winning bidder does not complete the wire transfer as described above. The proceeds, including but not limited to the non-refundable deposit if it is forfeited by not completing the wire transfer, to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution. If payment is in the form of wire transfer, no property shall be released or transferred until after the wire payment has cleared.

Dated at Tavares, Lake County, Florida this 27th day of March, 2025.

PEYTON C GRINNELL,
Sheriff of Lake County,
By: Leora Pratt
Civil Deputy Sheriff

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Civil Department no later than seven days prior to the proceeding at 352-343-9500.