

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT  
IN AND FOR FLAGLER COUNTY, FLORIDA  
CIVIL ACTION

GMAC MORTGAGE, LLC,  
Plaintiff,

vs.

CASE NO.: 18-2008-CA-002307  
DIVISION: 49

SERGEY RUBAN , et al,  
Defendant(s).

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NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Mortgage Foreclosure dated December 01, 2011 and entered in Case No. 18-2008-CA-002307 of the Circuit Court of the SEVENTH Judicial Circuit in and for FLAGLER County, Florida wherein GMAC MORTGAGE, LLC is the Plaintiff and SERGEY RUBAN; MARINA VOYTEKHOVICH; TENANT #1 N/K/A GEOVANNI GONZALEZ, and TENANT #2 N/K/A LORNA GONZALEZ are the Defendants, The Clerk of the Court will sell to the highest and best bidder for cash at KIM C. HAMMOND JUSTICE CENTER, 2ND FLOOR, CIVIL DEPARTMENT, 1769 E. MOODY BLVD., BUILDING #1, BUNNELL, FL 32110 at 11:00AM, on the 28 day of Feb, <sup>2012</sup>2011, the following described property as set forth in said Final Judgment:

**LOT 49, BLOCK 5, BELLE TERRE, IN SECTION 13, PALM COAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 7, PAGES 1 THROUGH 10, INCLUSIVE, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGES 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

FILE\_NUMBER: F08078448



Serial: 18928608  
DOC\_ID: M003400



A/K/A 126 BREN MAR LANE, PALM COAST, FL 32137

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 within sixty (60) days after the sale.

WITNESS MY HAND and the seal of this Court on 12/11, 2011.

Gail Wadsworth  
Clerk of the Circuit Court  
**/s/ DIANE SLESSER**

By: \_\_\_\_\_  
Deputy Clerk

Publish in Flagler Palm Coast News Tribune

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Invoice To: Florida Default Law Group, P.L.  
P.O. Box 25018  
Tampa, Florida 33622-5018  
F08078448 GMAC-CONV---Team 4

2x: 1/21  
1/28

**\*\*See Americans with Disabilities Act**

**In accordance with the Americans with Disabilities Act, person needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven (7) days prior to the proceeding at the address given or notice. Telephone (904) 257-6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service.**