

IN THE COUNTY COURT OF THE SECOND JUDICIAL CIRCUIT
IN AND FOR LEON COUNTY, FLORIDA
CIVIL DIVISION

THE LAKES AT UNIVERSITY CENTER
HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for profit corporation

Plaintiff,

vs.

CASE NO. 2021 CC 2553

JACK HOWARD; MARGARET A. HOWARD;
And MARC HOWARD,

Defendant.

NOTICE OF SALE

Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Leon County, Florida, I will sell the following property situated in Leon County, Florida described as:

UNIT NO. C-6, THE LAKES, PHASE I

Begin at a concrete monument marking the Northeast corner of Lot 33, Block "H", of AZALEA PARK, UNIT NO. 2, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 131, of the Public Records of Leon County, Florida, said point also lying on the Southerly right-of-way boundary of a 100 foot powerline easement, thence run North 03 degrees 40 minutes 00 seconds East 100.00 feet to an old concrete monument in the base of a cedar tree, marking the Southeast corner of Lot 3, Block "E", of EPPES HEIGHTS, UNIT NO. 1, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 93, of the Public Records of Leon County, Florida, said point also lying on the Northerly right-of-way of a 100 foot powerline easement, thence run North 29 degrees 35 minutes 52.0 seconds West along the Easterly boundary of Lot 3, Block "E", of said EPPES HEIGHTS, UNIT NO. 1, a distance of 79.10 feet, thence run North 60 degrees 24 minutes 08.0 seconds East 26.59 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 86 degrees 32 minutes 00 seconds East 50.00 feet, thence run North 03 degrees 28 minutes 00 seconds East 24.00 feet, thence run North 86 degrees 32 minutes 00 seconds West 50.00 feet, thence run South 03 degrees 28 minutes 00 seconds West 24.00 feet to the POINT OF BEGINNING, containing 0.28 acres, more or less, and being subject to a City of Tallahassee utility easement along the Westerly property line, all lying in Section 2, Township 1 South, Range 1 West, of Leon County, Florida.

Property Address: 1311 Airport Drive, #C6, Tallahassee, Florida 32304

At the public sale to the highest and best bidder, for cash, via Internet:

www.leon.realforeclose.com, at 11:00 A.M. on December 11, 2023.

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 60 days after the sale.

WITNESS my hand and seal of this Court on the _____ day of 11/17/2023, 2023.

Published in the
Tallahassee Democrat on:

_____, 2023

_____, 2023



Clerk of the County Court

By: *Howie Ben*
Deputy Clerk

Original notice to be returned to the Clerk of the County Court.

Bill and duplicate of notice to be mailed to:

DAVID J. FREDERICKS, ESQ.
DFredericks@andersongivens.com
aehunnings@AndersonGivens.com
3665 Bee Ridge Road, Suite 100
Sarasota, Florida 34233
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Florida Bar No. 84185
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