

PUBLISH YOUR LEGAL NOTICE

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Estate & Court-related notices

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

11/20878_V18

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO. 17-CA-004828

NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEVEN R MAAS A/K/A STEVEN RAYMOND MAAS, DECEASED, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 23, 2023, and entered in 17-CA-004828 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF STEVEN R MAAS A/K/A STEVEN RAYMOND MAAS, DECEASED; CHRISTOPHER RICHARD MAAS A/K/A CHRISTOPHER R. MAAS; ELIZABETH LEE MAAS A/K/A ELIZABETH L. MAAS A/K/A ELIZABETH MAAS F/K/A ELIZABETH MAAS-WILLIAMS; STEVEN ANTHONY MAAS; GROW FINANCIAL FEDERAL CREDIT UNION F/K/A MACDILL FEDERAL CREDIT UNION; UNITED STATUS OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on October 09, 2023, the following described property as set forth in said

Final Judgment, to wit: ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING IN THE COUNTY OF HILLSBOROUGH AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: START AT THE NORTHWESTERLY CORNER OF LOT 70 OF ELLIOTT AND HARRISON SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND RUN SOUTHEASTERLY ALONG THE NORTHERLY LOT LINE 60 FEET FOR POINT OF BEGINNING; THENCE RUN SOUTHWESTERLY PARALLEL WITH THE WESTERLY LOT LINE 200 FEET TO THE SOUTHERLY LOT LINE; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHERLY LOT LINE 60 FEET; THENCE RUN NORTHEASTERLY PARALLEL WITH THE WESTERLY LOT LINE 200 FEET TO THE NORTHERLY LOT LINE; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY LOT LINE 60 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PART OF LOT 70 OF ELLIOTT AND HARRISON SUBDIVISION, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 17, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 70 AND RUN SOUTHWESTERLY TO SOUTHEASTERLY CORNER OF SAID LOT 70, THENCE NORTHWESTERLY 60 FEET ALONG SOUTHERLY BOUNDARY OF SAID LOT 70; THENCE NORTHEASTERLY 60 FEET FROM AND PARALLEL TO THE EASTERLY BOUNDARY OF SAID LOT 70, TO NORTHERLY

BOUNDARY OF SAID LOT 70, THENCE SOUTHEASTERLY 60 FEET TO POINT OF BEGINNING.

Property Address: 10215 OSLIN ST, TAMPA, FL 33615

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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 14 day of September, 2023.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
20-060800 - ViT
September 22, 29, 2023 23-02892H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.

CIVIL DIVISION

CASE NO.

292022CA001516A001HC
DIVISION: D
RF -Section I

MTGLQ INVESTORS, L.P., Plaintiff, vs. SHIRLEY SHULER A/K/A SHIRLEY A. SHULER; TERRACE BRADFORD A/K/A TERRANCE BRADFORD; STANLEY EARL BRADFORD, JR.; CITY OF TAMPA, FLORIDA; CITIBANK (SOUTH DAKOTA), N.A.; PUBLIC EMPLOYEES FEDERAL CREDIT UNION; MANTIS FUNDING LLC; LANDMARK CAPITAL INVESTMENTS, INC.; LOVOND SHULER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated August 14, 2023, and entered in Case No. 292022CA001516A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein MTGLQ INVESTORS, L.P. is Plaintiff and SHIR-

LEY SHULER A/K/A SHIRLEY A. SHULER; TERRACE BRADFORD A/K/A TERRANCE BRADFORD; STANLEY EARL BRADFORD, JR.; CITY OF TAMPA, FLORIDA; CITIBANK (SOUTH DAKOTA), N.A.; PUBLIC EMPLOYEES FEDERAL CREDIT UNION; MANTIS FUNDING LLC; LANDMARK CAPITAL INVESTMENTS, INC.; LOVOND SHULER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, at 10:00 a.m., on October 10, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 22, BLOCK 4, SHERWOOD HEIGHTS UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 54, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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. THE COURT, IN ITS DISCRETION, MAY ENLARGE

THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED September 14, 2023.

By: /s/ Lisa Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-178912 / TM1
September 22, 29, 2023 23-02894H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 17-CA-004998

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. CHARLES J. WHITE ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Cancel and Reschedule the September 18, 2023 Foreclosure Sale Date dated the 18th day of September 2023, and entered in Case No. 17-CA-004998, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT 1 N/K/A KYLE ISHIE; UNKNOWN TENANT 2 N/K/A ERIN ISHIE; RIVERCREST COMMUNITY ASSOCIATION, INC.; CHARLES J. WHITE; LACEY N. WHITE; DOWNWIND MANAGEMENT, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUB-

JECT PROPERTY are defendants. Cindy Stuart as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com at 10:00 A.M. on the 23rd day of October, 2023, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, STATE OF FLORIDA, VIZ: LOT 38, BLOCK 35, RIVERCREST PHASE 2 PARCEL "K" AND "P", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 293, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

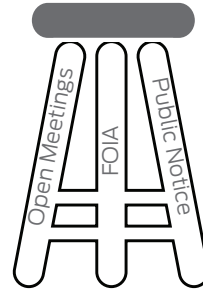
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

Dated this 19th day of September, 2023.

By: /s/ Vanessa Nieto
Bar No. 0107084
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
22FL373-0094
September 22, 29, 2023 23-02941H

Why Public Notice Should Remain in Newspapers


Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**

- 
Accessibility
- 
Independence
- 
Verifiability
- 
Archivability

Publishing notices on the internet is neither cheap nor free

















Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices






Citizen Participation Notices

- | | |
|--|---|
|  Government Meetings and Hearings |  Land and Water Use |
|  Meeting Minutes or Summaries |  Creation of Special Tax Districts |
|  Agency Proposals |  School District Reports |
|  Proposed Budgets and Tax Rates |  Zoning, Annexation and Land Use Changes |

Commercial Notices

-  Unclaimed Property, Banks or Governments
-  Delinquent Tax Lists, Tax Deed Sales
-  Government Property Sales
-  Permit and License Applications

Court Notices

-  Mortgage Foreclosures
-  Name Changes
-  Probate Rulings
-  Divorces and Adoptions
-  Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

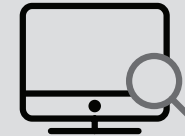
For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

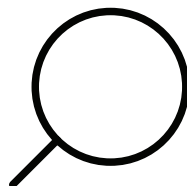


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

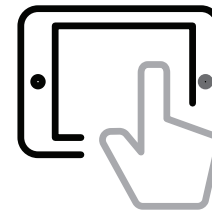
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



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