

**IN THE CIRCUIT COURT OF THE
THIRD JUDICIAL CIRCUIT
IN AND FOR TAYLOR COUNTY, FLORIDA**

CASE NO.: 23-505CA

TROPICAL FINANCIAL CREDIT UNION,

Plaintiff,

vs.

FILED IN OFFICE

MAR 12 2025

GARY KNOWLES CLERK OF COURT
BY  DC

WILLIAM NORMAN CLARK a/k/a WILLIAM N. CLARK, MARIAN COOKE, The unknown spouse of WILLIAM NORMAN CLARK a/k/a WILLIAM N. CLARK, Tropical Financial Credit Union, Quail Run Estates of Taylor County Homeowner's Association, Inc. f/k/a Quail Run Estates of Taylor County Inc. f/k/a Sugar Hill Estates of Taylor County Property Owners Association, Inc, Florida corporations, Jane Doe, John Doe, Unknown Parties/Tenants in Possession, and any and all persons whether living or dead, all unknown heirs, devisees, grantees, assignees, lienors, creditors, and/or trustees

Defendants.

_____ /

NOTICE OF RE-SET FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated December 12, 2024, and an Order Resetting Sale dated March 11, 2025 entered in Civil Case No.: 23-505CA of the Circuit Court of the Third Judicial Circuit in and for Taylor County, Florida, wherein TROPICAL FINANCIAL CREDIT UNION Plaintiff, and WILLIAM NORMAN CLARK a/k/a WILLIAM N. CLARK (Deceased), MARIAN COOKE (Deceased), The unknown spouse of WILLIAM NORMAN CLARK a/k/a WILLIAM N. CLARK n/k/a BRENDA LANIER DASHER aka Brenda Sue Clark, Tropical Financial Credit Union, Quail Run Estates of Taylor County Homeowner's Association, Inc. f/k/a Quail Run Estates of Taylor County Inc. f/k/a Sugar Hill Estates of Taylor County Property Owners Association, Inc, Florida corporations, Jane Doe n/k/a Precious McClellan, John Doe n/k/a Joel McClellan, Unknown Parties/Tenants in Possession, and any and all persons whether living or dead, all unknown heirs, devisees, grantees, assignees, lienors, creditors, and/or trustees are Defendants.

Gary Knowles, Jr. Clerk of the Court will sell to the highest bidder for cash, on the East Steps of the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32347 at 11:00 AM, on **April 8th, 2025**, the following described real property as set forth in said Judgment, to wit:

Lot (s) 19 and 20, Sugar Hill Estates, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 161, of the Public Records of Taylor County, Florida.

Also known as Property address: 1205 Sweetgum Lane Northeast Steinhatchee, FL 32359;

NOTICE:

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

AMERICANS WITH DISABILITIES ACT NOTICE

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 Carrina Cooper, 386-758-2163, 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055 or complete the ADA Request form found at <https://thirdcircuitfl.org/ada-accommodation-request/> 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.

WITNESS my hand and the seal of the court on March 12, 2025

GARY KNOWLES, Jr.
CLERK OF THE COURT

Marti Lee DC
By: ~~Shana Neal~~ Marti Lee, DC
Deputy Clerk



Attorney for Plaintiff:

Isabel V Colleran
Blaxberg Grayson PA
25 SE 2nd Ave Suite 730
Miami, FL 33176
Tel: 305-381-7979 ext. 333
Fax: 305-371-6816
isabel.colleran@blaxgray.com

Please fax a first insertion and costs of publishing to, Attention: Isabel V Colleran.

PLEASE PUBLISH THE ABOVE IN:

Perry News - Herald

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on, March 12, 2025, to the following:



JEFFREY C. HAKANSON, ESQUIRE McIntyre Thanasides Bringgold Elliott Grimaldi & Guito, P.A. 1228 E. 7th Ave., Suite 100 Tampa, FL 33605 Primary E-mail: jeff@mcintyrefirm.com Secondary E-mail: jchservice@mcintyrefirm.com Attorneys for Brenda Lanier Dasher aka Brenda Sue Clark	
John W. Bustard, Esq. SHUTTS & BOWEN LLP 200 S. Biscayne Boulevard Suite 4100 Miami, Florida 33131 Telephone: (305) 415-9436 E-Mail: jbustard@shutts.com E-Mail: culitigation@shutts.com Attorneys for Defendant Tropical Financial Credit Union	Quail Run Estates of Taylor County Homeowner's Association, Inc. f/k/A Quail Run Estates of Taylor County Inc. f/k/a Sugar Hill Estates of Taylor County Owners Association, Inc, Florida corporation. c/o Ronald Bennett, Former Director 1204 Oak Pond Circle NE Steinhatchee, FL 32359
John Doe n/k/a Joel McClellan 1205 Sweet Gum Lane, Steinhatchee, FL 32359	
Jane Doe n/k/a Precious McClellan 1205 Sweet Gum Lane Steinhatchee, FL 32359	

BLAXBERG GRAYSON, P.A.

Attorneys for Plaintiff

25 SE Second Avenue, Suite 730

Miami, FL 33131

Telephone: (305) 381-7979 ext. 333

Facsimile: (305) 371-6816

By: Isabel V Colleran

Isabel V Colleran, Esq., Florida Bar No.: 450472

Email: isabel.colleran@blaxgray.com

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT,
IN AND FOR TAYLOR COUNTY, FLORIDA

TROPICAL FINANCIAL CREDIT UNION,

Plaintiff,

-vs-

Case No.: 23-CA-505

WILLIAM NORMAN CLARK a/k/a
WILLIAM N. CLARK, BRENDA DASHER et al,

Defendant(s).

**ORDER ON DEFENDANT'S SECOND AMENDED MOTION TO VACATE
FORECLOSURE SALE**

THIS CAUSE came on before this Court on March 6, 2025 at 10:00 A.M for consideration of Defendant, BRENDA DASHER's Second Amended Objection to Sale and Motion to Vacate Foreclosure sale and Certificate of Sale, and to Prevent the Clerk from Issuing Certificate of Sale. For the reason stated orally in open court, that shall constitute the ruling of this Court

It is hereby ORDERED and ADJUDGED:

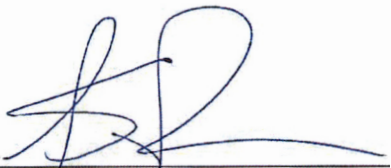
Defendants' motion is GRANTED. The Certificate of Sale issued February 13, 2025 is vacated.

The funds currently held by the Clerk of Court and paid by Hatch Heating and Cooling shall immediately be returned to them.

The property shall be offered for Public Sale to the highest bidder, for cash, on April 8, 2025 at 11:00am on the East Steps of the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32347.

DONE and ORDERED in Chambers at Taylor County, Florida this 11th day of

March, ~~2025~~ 2020.



CIRCUIT JUDGE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed to the following:

Isabel V. Colleran, Esquire
Isabel.Colleran@blaxgray.com
Attorney for Plaintiff

Jeffrey C. Hakanson, Esquire
Jeff@mcintyrefirm.com
jzayas@mcintyrefirm.com
Attorney for Defendant Brenda Lanier Dasher

John W. Bustard, Esquire
jbustard@shutts.com
rwilson@shutts.com
culitigation@shutts.com
*Attorney for Defendant Tropical
Financial Credit Union*

William Norman Clark
1205 Sweetgum Lane, NE
Steinhatchee, FL. 32359

Quail Run Estates of Taylor County
Homeowner's Associations, Inc.
f/k/a Quail Run Estates of Taylor
1204 Oak Pond Circle NE
Steinhatchee, FL. 32359

Jane Doe n/k/a Precious McClellan
1205 Sweet Gum Lane
Steinhatchee, FL. 32359

John Doe n/k/a Joel McClellan
1205 Sweet Gum Lane
Steinhatchee, FL. 32359

McDuff, JA 8/11/25

**IN THE CIRCUIT COURT OF THE
THIRD JUDICIAL CIRCUIT
IN AND FOR TAYLOR COUNTY, FLORIDA**

FILED IN OFFICE

JAN 03 2025

GARY KNOWLES, CLERK OF COURT
BY 810 DC

CASE NO.: 62-2023-CA-505

TROPICAL FINANCIAL CREDIT UNION,

Plaintiff,

vs.

WILLIAM NORMAN CLARK a/k/a WILLIAM N. CLARK, MARIAN COOKE, The unknown spouse of WILLIAM NORMAN CLARK a/k/a WILLIAM N. CLARK, Tropical Financial Credit Union, Quail Run Estates of Taylor County Homeowner's Association, Inc. f/k/a Quail Run Estates of Taylor County Inc. f/k/a Sugar Hill Estates of Taylor County Property Owners Association, Inc, Florida corporations, Jane Doe, John Doe, Unknown Parties/Tenants in Possession, and any and all persons whether living or dead, all unknown heirs, devisees, grantees, assignees, lienors, creditors, and/or trustees

Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated December 12, 2024, entered in Civil Case No.: 62-2023-CA-505 of the Circuit Court of the Third Judicial Circuit in and for Taylor County, Florida, wherein TROPICAL FINANCIAL CREDIT UNION Plaintiff, and WILLIAM NORMAN CLARK a/k/a WILLIAM N. CLARK (Deceased), MARIAN COOKE (Deceased), The unknown spouse of WILLIAM NORMAN CLARK a/k/a WILLIAM N. CLARK n/k/a BRENDA LANIER DASHER, Tropical Financial Credit Union, Quail Run Estates of Taylor County Homeowner's Association, Inc. f/k/a Quail Run Estates of Taylor County Inc. f/k/a Sugar Hill Estates of Taylor County Property Owners Association, Inc, Florida corporations, Jane Doe n/k/a Precious McClellan, John Doe n/k/a Joel McClellan, Unknown Parties/Tenants in Possession, and any and all persons whether living or dead, all unknown heirs, devisees, grantees, assignees, lienors, creditors, and/or trustees are Defendants.

Gary Knowles, Jr. Clerk of the Court will sell to the highest bidder for cash, on the East Steps of the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32347 at 11:00 AM, on the Feb 13, 2025, the following described real property as set forth in said Judgment, to wit:

Lot (s) 19 and 20, Sugar Hill Estates, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 161, of the Public Records of Taylor County, Florida.

Also known as Property address: 1205 Sweetgum Lane Northeast Steinhatchee, FL 32359;

NOTICE:

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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.

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WITNESS my hand and the seal of the court on Jan 3, 2025

GARY KNOWLES, Jr.
CLERK OF THE COURT

Sharna Neal DC
By: Kathryn Lago Sharna Neal DC
Deputy Clerk



Attorney for Plaintiff:
Isabel V Colleran
Blaxberg Grayson PA
25 SE 2nd Ave Suite 730
Miami, FL 33176
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Fax:: 305-371-6816
isabel.colleran@blaxgray.com

Please fax a first insertion and costs of publishing to, Attention: Isabel V Colleran.

PLEASE PUBLISH THE ABOVE IN:
Perry News - Herald

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on, December 11, 2024 to the following:

Brenda Lanier Dasher 1205 Sweet Gum Lane Steinhatchee, FL 32359 Preshdash1024@icloud.com	
John W. Bustard, Esq. SHUTTS & BOWEN LLP 200 S. Biscayne Boulevard Suite 4100 Miami, Florida 33131 Telephone: (305) 415-9436 E-Mail: jbustard@shutts.com E-Mail: cultigation@shutts.com Attorneys for Defendant Tropical Financial Credit Union	Quail Run Estates of Taylor County Homeowner's Association, Inc. f/k/A Quail Run Estates of Taylor County Inc. f/k/a Sugar Hill Estates of Taylor County Property Owners Association, Inc, Florida corporation. c/o Ronald Bennett, Former Director 1204 Oak Pond Circle NE Steinhatchee, FL 32359
John Doe n/k/a Joel McClellan 1205 Sweet Gum Lane, Steinhatchee, FL 32359	
Jane Doe n/k/a Precious McClellan 1205 Sweet Gum Lane Steinhatchee, FL 32359	

BLAXBERG GRAYSON, P.A.

Attorneys for Plaintiff

25 SE Second Avenue, Suite 730

Miami, FL 33131

Telephone: (305) 381-7979 ext. 333

Facsimile: (305) 371-6816

By: Isabel V Colleran

Isabel V Colleran, Esq., Florida Bar No.: 450472

Email: isabel.colleran@blaxgray.com

**IN THE CIRCUIT COURT OF THE THIRD
JUDICIAL CIRCUIT IN AND FOR TAYLOR COUNTY, FLORIDA**

TROPICAL FINANCIAL CREDIT UNION,

Plaintiff,

v.

Case No.: 62-2023-CA-505

WILLIAM NORMAN CLARK
a/k/a WILLIAM N. CLARK, et al.,

Defendants.

_____ /

POST-JUDGMENT AFFIDAVIT OF COSTS

STATE OF FLORIDA)
):SS
COUNTY OF TAYLOR)

Erika Ulloa Garcia

BEFORE ME, the undersigned authority, personally appeared _____ who, upon oath, deposes states as follows:

Credit Risk Manager

1. I have been employed by Plaintiff since _____ in the capacity of Loss Mitigation Manager and I have access to the business records of Plaintiff, including the business records relating to William Clark's (the "Borrower's") account at issue in this cause.

2. Plaintiff's account records and information relating to the servicing of the Plaintiff's loans are kept in a program known as MSP, (Plaintiff's "System"). The data entries made to account records and related correspondence in Plaintiff's System are entered when payments are made by Plaintiff's servicing department. Plaintiff's servicing department is and - at all times relevant to this action - has been responsible for collecting and applying payments received by Borrower including the Defendant Borrower in this case, as well as sending relevant correspondence, including the correspondence attached. I make this affidavit based upon my personal review of Plaintiff's records relating to the Borrower's account and from my own personal knowledge as to how they are kept and maintained.

3. I have reviewed all books and records of Plaintiff which are kept in the ordinary course of business, the entries on same were made at or near the time of occurrence by or with information from a person with knowledge thereof and they were part of the regular practice of Plaintiff's business activity.

4. The following costs have been or will be expended by Plaintiff and/or Plaintiff's attorneys, in connection with the legal services rendered to Plaintiff in the prosecution of these proceedings:

Property Preservation Costs	\$330.00
Real Estate Taxes and Insurance	\$7453.15
Title Report Update	\$150.00
TOTAL:	\$7933.15

5. Additional post-judgment interest has accrued in the amount of \$1927.35 through February 13, 2025 (date of foreclosure sale). Therefore, the total amount that Plaintiff is requesting to be added to its credit bid is **\$9860.50**, for a total amount of **\$130,352.52**.

FURTHER AFFIANT SAYETH NOT.

Affidavit Verification

Pursuant to F.S.A. § 92.525, under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and correct.

DocuSigned by:

Erika Ulloa Garcia
915DFE8575FE42F...

Erika Ulloa Garcia Print Name

Loss Mitigation Manager for Tropical Financial Credit Union

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished by the Florida Courts E-Filing Portal, pursuant to Rule 2.516, Fla. R. Jud. Admin on this 10th day of February, 2025 to all parties of record.

BLAXBERG GRAYSON, P.A.
Attorneys for Tropical Financial Credit Union
25 SE 2nd Avenue, Suite 730, Miami, FL 33131
Telephone: (305) 381-7979; Facsimile: (305) 371-6816
Primary e-mail: Isabel.colleran@blaxgray.com

By: /s/ Isabel V Colleran
Isabel V Colleran, Esq., Fla. Bar #450472

IN THE CIRCUIT COURT OF THE THIRD
JUDICIAL CIRCUIT IN AND FOR TAYLOR COUNTY, FLORIDA

TROPICAL FINANCIAL CREDIT UNION,

Plaintiff,

v.

Case No.: 62-2023-CA-505

WILLIAM NORMAN CLARK
a/k/a WILLIAM N. CLARK, et al.,

Defendants.

SUMMARY FINAL JUDGMENT OF FORECLOSURE

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Final Judgment on December 12, 2024. On the evidence presented,

IT IS ORDERED ADJUDGED that:

1. The Plaintiff's Motion for Summary Judgment is **GRANTED**. Service of process has been duly and regularly obtained over Defendants: William Norman Clark a/k/a William N. Clark (Deceased), Tropical Financial Credit Union, Unknown Spouse n/k/a Brenda Lanier Dasher, John Doe n/k/a Joel McClellan, Jane Doe n/k/a Precious McClellan and Quail Run Estates of Taylor County Homeowner's Association, Inc. f/k/a Quail Run Estates of Taylor County Inc. f/k/a Sugar Hill Estates of Taylor County Property Owners Association, Inc, Florida corporation.

2. **Amounts Due.** There is due and owing to the plaintiff the following:

Principal due on the note secured by the mortgage foreclosed:	\$ 93,038.88
Interest on the note and mortgage 02/26/2024	\$ 6,635.47
Per diem interest at 3.75000% from 02/26/2024 to 12/12/2024	\$ 2,772.40
Escrow Balance Negative	\$10,162.89
Pre-Acceleration Late Charges	\$316.03
NSF Charges	\$20.00
Recording Fee	\$ 10.00
Property Inspection Fee	\$350.00
SUBTOTAL Loan Due	\$113,305.67
<u>Court Costs:</u>	
Filing fee	\$936.55
Service of Process	\$785.00
Summons Fee	\$82.80
Title Search	\$150.00
Recording Lis Pendens	\$10.00
SUBTOTAL Court Costs	\$ 1964.35
 Attorneys fee	 \$ 4750.00
Sales Fee	\$70.00

Publication Fee	\$292.00
Attendance at Foreclosure Sale Fee	\$110.00
GRAND TOTAL	\$120,492.02

3. **Interest.** The grand total amount referenced in Paragraph 2 shall bear interest from this date forward at the prevailing legal rate of interest.

4. **Lien on Property.** Plaintiff, whose address is 3050 Corporate Way, Miramar, FL 33025, holds a lien for the grand total sum specified in Paragraph 2 herein. The lien of the plaintiff is superior in dignity to any right, title, interest or claim of the defendants and all persons, corporations, or other entities claiming by, through, or under the defendants or any of them and the property will be sold free and clear of all claims of the defendants, with the exception of any assessments that are superior pursuant to Florida Statutes, Section 718.116. The Plaintiff's lien encumbers the subject property located in Taylor County, Florida and described as:

LOT(S) 19 AND 20, SUGAR HILL ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 161, OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

Property address: 1205 Sweetgum Lane Northeast, Steinhatchee, FL 32359

5. **Sale of Property.** If the grand total amount with interest at the rate described in Paragraph 3 and all costs accrued subsequent to this judgment are not paid, the Clerk of the Court shall sell the subject property at public sale on February 13, 2025, at 11:00 AM, to the highest bidder for cash, except as prescribed in Paragraph 6, at the Courthouse located at 108 N. Jefferson Street, Perry, FL in Taylor County: in accordance with Section 45.031, Florida Statutes (2024), using the following method: At the east side of Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL, beginning at 11:00 AM on the prescribed date after having first given notice as required by Section 45.031, Florida Statutes.

6. **Costs.** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if plaintiff is not the purchaser of the property for sale. If plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full. The Clerk shall receive the service charge imposed in Section 45.031, Florida Statutes, for services in making, recording, and certifying the sale and title that shall be assessed as costs. If plaintiff is purchaser, the clerk shall issue title to plaintiff, or its Assignee (upon Assignment of ("Bid with Clerk")), without further payment or Order of this Court, except as herein provided.

7. **Right of Redemption.** On filing of the Certificate of Sale, Defendant's right of redemption as proscribed by Florida Statutes, Section 45.0315 shall be terminated.

8. **Distribution of Proceeds.** On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the plaintiff's costs; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 2 from this date to the date of the sale. and by retaining any remaining amount pending the further order of this court.

9. **Right to Possession.** Upon filing of the Certificate of Title, defendants and all persons claiming under or against defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property and the purchaser at sale shall be let into possession of the property.

10. **Attorney Fees.** The Court finds, based upon the affidavits presented and upon inquiry of counsel for the plaintiff, that a flat fee of \$4,750.00 is appropriate. PLAINTIFF'S COUNSEL REPRESENTS THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH THE PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to *Florida Patient's Compensation Fund v. Rowe*, 472 S.2d 1145 (Fla. 1985).

11. NOTICE PURSUANT TO AMENDMENT TO SECTION 45.031, FLA. ST. (2024).

NOTICE IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER 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 AS UNCLAIMED.

IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. IF YOU ARE THE PROPERTY OWNER, AND THIS PROPERTY HAS QUALIFIED FOR THE HOMESTEAD TAX EXEMPTION IN THE MOST RECENT APPROVED TAX ROLL, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED.

PLEASE CHECK WITH THE CLERK OF THE COURT, Gary Knowles, Jr., 108 North Jefferson Street, Perry, FL 32348, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT Three Rivers Legal Services, Inc., 853 SW Sisters Welcome Road, Lake City, Florida 32056, Telephone (386) 752-5960 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT Three Rivers Legal

Services, Inc., FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

12. **Jurisdiction.** The Court retains jurisdiction of this action to enter further orders that are proper, including, without limitation, writs of possession, homeowner's association assessment matters, and deficiency judgments, only if applicable. In addition, this court retains jurisdiction to enter any required supplemental complaint(s) such as a reforeclosure to add a necessary and/or omitted party without the necessity of filing a separate action or for any matter, as necessary.

DONE AND ORDERED in chambers at Taylor County, Florida, on Monday, December 16, 2024.

62-2023-CA-000505-CAAM 12/16/2024 09:16:49 AM

A handwritten signature in black ink, appearing to read 'Greg Parker', is written over a horizontal line.

Greg Parker, Circuit Judge

62-2023-CA-000505-CAAM 12/16/2024 09:16:49 AM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on Monday, December 16, 2024, to the following:

Isabel V. Colleran, Esquire
Isabel.Colleran@blaxgray.com
Attorney for Plaintiff

John W. Bustard, Esquire
jbustard@shutts.com
rwilson@shutts.com
culitigation@shutts.com
Attorney for Defendant Tropical Financial Credit Union

William Norman Clark
1205 Sweet Gum Lane
Steinhatchee, FL. 32359

Brenda Lanier Dasher
1205 Sweet Gum Lane
Steinhatchee, FL. 32359
Preshdash1024@icloud.com

Quail Run Estates of Taylor County
Homeowner's Associations, Inc.
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c/o Ronald Bennett
1204 Oak Pond Circle NE
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Jane Doe n/k/a Precious McClellan
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John Doe n/k/a Joel McClellan
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3-CA-000505-CAAM 12/16/2024 11:26



Amber L. Hancock, Case Manager

62-2023-CA-000505-CAAM 12/16/2024 11:26:25 AM