

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

FIFTH THIRD BANK, N.A.,

22000161CAC

Plaintiff,

VS.

UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, SURVIVING SPOUSE, GRANTEES,;
DANIEL BROWN; HEATHER BROWN; DEVIN
ADAM WOODWARD; DILLON GRIFFIN; ANY
AND ALL UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO
BE DEAD OR ALIVE, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS

Defendant(s).

_____ /

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 10, 2025 in Civil Case No. 22000161CAC, of the Circuit Court of the THIRD Judicial Circuit in and for Taylor County, Florida, wherein, FIFTH THIRD BANK, N.A. is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; DANIEL BROWN; HEATHER BROWN; DEVIN ADAM WOODWARD; DILLON GRIFFIN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Gary Knowles will sell to the highest bidder for cash at 108 North Jefferson Street, Perry, FL 32347 East Steps on December 30, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

COMMENCE AT THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 8 EAST; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST ALONG THE FORTY ACRE LINE 580.00 FEET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST 540.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST 400.00 FEET; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 410.00 FEET; THENCE RUN NORTH 00 DEGREES 06 MINUTES 15 SECONDS EAST 400.00 FEET; THENCE RUN NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST 410.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN TAYLOR 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.

WITNESS my hand and the seal of the court on October 14, 2025.

CLERK OF THE COURT
Gary Knowles

Kathryn Lago
Deputy Clerk

ALDRIDGE PITE, LLP

Attorney for Plaintiff

401 W. Linton Blvd.

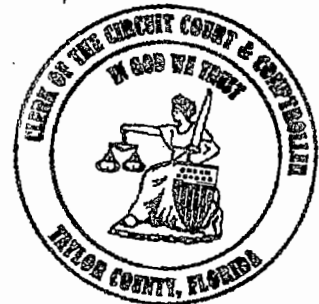
Suite 202-B

Delray Beach, FL 33444

Telephone: 561-392-6391

Facsimile: 561-392-6965

Primary E-Mail: ServiceMail@aldridgepite.com



TO BE PUBLISHED IN: The Perry News-Herald

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who requires accommodations in order to participate in a court proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact: Carrina Cooper, Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, FL 32055; Phone: 386.758.163. Contact Court Administration 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 impaired call 711.

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 250005573 Recorded: 10/10/2025 1:50 PM

OFFICIAL RECORDS: 1 of 7
Book: 926 Page: 678

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL
CIRCUIT

CASE NO.: 22000161CAC

FIFTH THIRD BANK, N.A.,
Plaintiff,

VS.

UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, SURVIVING SPOUSE,
GRANTEES, ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND ALL
OTHER PARTIES CLAIMING AN
INTEREST BY THROUGH UNDER OR
AGAINST THE ESTATE OF DONALD
BROWN A/K/A DONALD WILLIAM
BROWN, DECEASED; DANIEL BROWN;
HEATHER BROWN; DEVIN ADAM
WOODWARD; DILLON GRIFFIN,
Defendant(s).

IN AND FOR TAYLOR COUNTY, FLORIDA

FINAL JUDGMENT

THIS ACTION was heard before the Court at Non-Jury Trial on September 25, 2025. On the evidence presented,

IT IS ADJUDGED THAT:

1. Plaintiff, FIFTH THIRD BANK, N.A., whose address is, 5001 Kingsley Drive, MD1MOB10, Cincinnati, OH 45227, is due:

Principal Balance	\$83,704.70
Interest from 02/01/2020 to 09/17/2025	\$21,030.63
Per Diem Interest at \$313.89 per month	
Pre Acceleration Late Charges	\$417.78
Taxes	\$8,202.06
Forced Placed Hazard Insurance	\$7,957.07

Property Preservation		\$44,387.20
Title		\$350.00
FHA Risk Based Premium Insurance		\$2,194.43
Attorney's Fees		\$14,265.00
Attorney's fees	\$5,400.00	
Additional Attorney's fees	\$7,365.00	
Trial Attorney's fees	\$1,500.00	
Court costs (Title/Lien Search, Clerk's Filing Fee, Service)		\$3,848.73
TOTAL		\$186,357.60

That shall bear interest at the rate of 8.90% a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of Defendant(s), UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF DONALD BROWN A/K/A DONALD WILLIAM BROWN, DECEASED; DANIEL BROWN; HEATHER BROWN; DEVIN ADAM WOODWARD; DILLON GRIFFIN, on the following described property in TAYLOR County, Florida and described as:

COMMENCE AT THE NORTHEAST (NE) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 8 EAST; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST ALONG THE FORTY ACRE LINE 580.00 FEET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST 540.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST 400.00 FEET; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 410.00 FEET; THENCE RUN NORTH 00 DEGREES 06 MINUTES 15 SECONDS EAST 400.00 FEET; THENCE RUN NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST 410.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND BEING IN TAYLOR COUNTY, FLORIDA.

Property Address: 2905 HENRY GIBSON ROAD, PERRY, FL 32348

3. If the total sum with interest at the rate described in Paragraph 1 and all costs accrued subsequent to the Judgment are not paid, the Clerk of this Court shall sell the property at

public sale on **Tuesday December 30, 2025 at 11:00 a.m.**, to the highest bidder for cash, except as prescribed in Paragraph 4, at the courthouse located at 108 North Jefferson Street, Suite 102, Perry, FL 32348 in Taylor County, Florida, in accordance with section 45.031, Florida Statutes, using the following method:

- o At the Taylor Courthouse, 108 North Jefferson Street, Perry, FL 32347 East Steps beginning at 11:00 AM on the prescribed date.
4. 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, provided however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the Certificate of Title. 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.
 5. 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; "Property Information Circuit Court: Uppercase" , Plaintiff's attorney's fees; fourth, the total sum due to plaintiff, less the item paid, plus interest at the rate prescribed in Paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court.
 6. If applicable, Plaintiff, its successors or assigns, is entitled to safe harbor under F.S. 720 or 718, respectively, and as such is only responsible to pay 1% of the subject mortgage or one (1) year of regular periodic assessments, at the time Certificate of Title is issued vesting title to Plaintiff, its successors or assigns. Plaintiff, including its successors and assigns, is not responsible for interest, late fees, collection costs or attorney's fees incurred prior to the issuance of the certificate of title.

7. Attorneys' Fees.

The requested attorneys' fees are a flat rate fee that the firm's client has agreed to pay in this matter. Given the amount of the fee requested and the labor expended, the court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.

8. On filing of the Certificate of Sale, Defendant(s) and all persons claiming under or against Defendant(s) since the filing of the notice of Lis Pendens shall be foreclosed of all estate or claim in property, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property. If any Defendant remains in possession of the property, the clerk shall without further order of the Court issue forthwith a Writ of Possession upon request of the person named on the Certificate of Title.

9. The Plaintiff may assign the Judgment and credit bid by the filing of an assignment prior to the issuance of the Certificate of Title without further order of the Court.

10. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, and orders relating to supplemental proceedings to address any omitted parties who may possess an interest in the property. Jurisdiction of this action is further retained to allow Plaintiff to file post-judgment motions seeking a determination on the amounts of assessments due to any Associations under §718.116 and §720.3085, Fla. Stat.

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 SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE 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, 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 FOR YOUR COUNTY 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.

Columbia County Clerk of Court		Dixie County Clerk of Court		Hamilton County Clerk of Court	
173 NE Hernando Avenue Lake City, FL 32055 (386) 758-1036 www.columbiaclerk.com		214 NE 351 Hwy, Suite M Cross City, FL 32628 (352) 498-1200 www.dixieclerk.com		207 NE 1 st Street, Room 106 Jasper, FL 32052 (386) 792-1288 www.hamiltonclerk.com	
Lafayette County Clerk of Court		Madison County Clerk of Court		Suwannee County Clerk of Court	
120 West Main Street Mayo, FL 32066 (386) 294-1600 www.lafayetteclerk.com		125 SW Range Ave. Madison, FL 32340 (850) 973-1500 www.madisonclerk.com		200 S. Ohio Ave. Live Oak, FL 32064 (386) 362-0500 www.suwclerk.org	
				Taylor County Clerk of Court	
				108 N. Jefferson St. Perry, FL 32347 (850) 793-0215 www.taylorclerk.com	

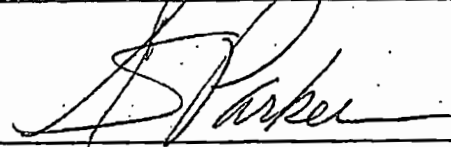
IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING 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 THE LOCAL LEGAL SERVICES LISTED BELOW 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 ONE OF THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

Columbia County	Dixie County	Hamilton County
Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 fls@bellsouth.net Florida Justice Institute	Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 fls@bellsouth.net Florida Justice Institute	Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 fls@bellsouth.net Florida Justice Institute

Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org	Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org	Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org	
Lafayette County	Madison County	Suwannee County	Taylor County
Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 fls@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org	Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 fls@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org	Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 fls@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org	Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 fls@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org

DONE AND ORDERED in chambers at Taylor County, Florida, this Friday, October 10, 2025.

62-2022-CA-000161-C 10/10/2025 09:18:22 AM



Greg Parker, Circuit Judge
62-2022-CA-000161-C 10/10/2025 09:18:22 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 to the following:

Zachary Ullman, Esquire
ServiceMail@aldridgepate.com
Attorney for Plaintiff

Dillon Griffin
1039 Mackinaw St.
Jacksonville, FL 32254
Last Known Address/Publication

Devin Adam Woodward
4628 Capelin Dr. Apt. C
Silverdale, WA 98315

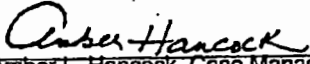
Heather M. Brown
3400 Whippoorwill Way
Perry, Florida 32347

Unknown Heirs... Estate of Donald Brown
a/k/a Donald William Brown, Deceased
Last Address Unknown/Publication

Darryl D. Kendrick, Esquire
dkendrick@klojax.com
*Attorney, Administrator, and
Guardian Ad Litem for Defendant
Devin Adam Woodward*

Daniel Davidson Brown
1940 Houck Road
Perry, FL 32348

022-CA-000161-C 10/10/2025 09:23:31


Amber L. Hancock, Case Manager
62-2022-CA-000161-C 10/10/2025 09:23:33 AM