

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

CASE NO. 22000696CAC

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA NATIONAL
ASSOCIATION, AS TRUSTEE, SUCCESSOR
BY MERGER TO LASALLE BANK
NATIONAL ASSOCIATION, AS TRUSTEE
FOR RESIDENTIAL ASSET MORTGAGE
PRODUCTS, INC., MORTGAGE ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2007-RP1,
Plaintiff,

vs.

THE UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF EULA M. GRIFFIN A/K/A
EULA GRIFFIN, DECEASED, et. al.
Defendant(s),

ORDER ON PLAINTIFF'S MOTION TO CANCEL FORECLOSURE SALE
SET FOR MARCH 17, 2026

THIS CAUSE, having come before the Court upon Plaintiff's Motion to Cancel the Foreclosure Sale set for **March 17, 2026**, and the Court being fully advised in the premises, it is thereupon:

ORDERED AND ADJUDGED

1. That Plaintiff's Motion to Cancel Foreclosure Sale is **GRANTED**.
2. The Sale Date of **March 17, 2026** is hereby **CANCELED**.
3. The public sale scheduled to be held in this action on March 17, 2026 is hereby rescheduled pursuant to the provisions of the Final Judgment entered in this action on October 10, 2025. The


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Clerk is directed to set a public sale on the property on the first available sale date, *no sooner than sixty (60) days*, to wit: May 21, 2026 at 11:00 a.m. EST at the Taylor County Courthouse, East Steps, 108 N. Jefferson St., Perry, Florida 32347.

DONE AND ORDERED at PERRY, TAYLOR COUNTY, FLORIDA this 9th day of
March, 2026.



GREG PARKER
CIRCUIT JUDGE

PLAINTIFF SHALL FURNISH A COPY OF THIS ORDER TO EACH SELF-REPRESENTED PARTY BY U.S. MAIL, FIRST CLASS, POSTAGE PAID; AND FILE A CERTIFICATE SIGNED BY PETITIONER'S COUNSEL THAT DELIVERY OF THIS ORDER HAS BEEN MADE AS SET FORTH HEREIN.

SERVICE LIST:
CASE NO. 22000696CAC

~~ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
ELMAIL@RASLG.COM~~

STATE OF FLORIDA, DEPARTMENT OF REVENUE
C/O DIRECTOR, OR ANY OTHER PERSON AUTHORIZED TO ACCEPT SERVICE 2450
SHUMARD OAKS BLVD
TALLAHASSEE, FL 32399

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN
THE ESTATE OF EULA M. GRIFFIN A/K/A EULA GRIFFIN, DECEASED
1010 RICHARD BELL AVE
PERRY, FL 32347

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE
ESTATE OF GEORGE GANT SR., DECEASED
1010 RICHARD BELL AVE
PERRY, FL 32347

SCOTT D. STAMATAKIS
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ATTORNEY FOR EARL GANT
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LAW OFFICE OF JENNIFER MEISELMAN TITUS, PLLC
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HOLLY GANT
3474 FOXCROFT CIRCLE
OVIEDO, FL 32765

GEORGE FRANKLIN GANT
1016 W HAMPTON SPRINGS AVE
PERRY, FL 32347

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL
CIRCUIT IN AND FOR TAYLOR COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22000696CAC

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO BANK
OF AMERICA NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC., MORTGAGE
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2007-RP1,
Plaintiff,

vs.

THE UNKNOWN HEIRS, BENEFICIARIES,
DEWISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST IN
THE ESTATE OF EULA M. GRIFFIN A/K/A EULA
GRIFFIN, DECEASED, et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated **October 10, 2025**, and entered in 22000696CAC of the Circuit Court of the THIRD Judicial Circuit in and for Taylor County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EULA M. GRIFFIN A/K/A EULA GRIFFIN, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE GANT SR., DECEASED; EARL GANT; CHRISTINA GANT; COREY GRIFFIN; FRANK GANT; JOANN BASKIN; CECIL GANT; DIANE FOSTER; HOLLY GANT; GEORGE FRANKLIN GANT are the Defendant(s). Gary Knowles, Jr. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at the East Door, Taylor County Courthouse 108 N. Jefferson St., Perry, FL 32347, at 11:00 AM, on **March 17, 2026**, the following described property as set forth in said Final Judgment, to wit:

**LOT 21 AND 22 OF BLOCK 57 OF THE WEST BROOKLYN
SUBDIVISION, TOWN OF PERRY, FLORIDA, PLAT BOOK 1, PAGE 12,
PART OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 7 EAST,
TAYLOR COUNTY, FLORIDA. ALSO: A STRIP OF LAND FIFTY-
THREE (53) FEET ACROSS IN A NORTH AND SOUTH DIRECTIONS
SAID STRIP EXTENDING ENTIRELY ACROSS THE NORTH END OF
LOT 22 OF BLOCK 57 OF THE WEST BROOKLYN SUBDIVISION OF
THE TOWN OF PERRY, FLORIDA.**



22-079297 - MaM



Property Address: 1010 RICHARD BELL AVE, PERRY, FL 32347

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.

Dated this 19 day of February, 2026.



Gary Knowles, Jr.
As Clerk of the Court

By: Rathun Karp
As Deputy Clerk

IMPORTANT

AMERICANS WITH DISABILITIES ACT NOTICE: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, FL 32055; (386)758-2163 or complete the ADA Request form located at:

<https://courtadmin.wpenginepowered.com/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.

Publish In: THE PERRY NEWS HERALD

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff

6409 Congress Avenue, Suite 100, Boca Raton, FL 33487
Telephone: 561-241-6901 Fax: 561-997-6909

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 250006981 Recorded: 12/31/2025 10:52 AM

OFFICIAL RECORDS: 1 of 3
Book: 930 Page: 936

IN THE CIRCUIT COURT OF THE THIRD
JUDICIAL CIRCUIT IN AND FOR TAYLOR
COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22000696CAC
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA NATIONAL
ASSOCIATION, AS TRUSTEE, SUCCESSOR
BY MERGER TO LASALLE BANK
NATIONAL ASSOCIATION, AS TRUSTEE
FOR RESIDENTIAL ASSET MORTGAGE
PRODUCTS, INC., MORTGAGE ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2007-RP1,
Plaintiff,

vs.

THE UNKNOWN HEIRS, BENEFICIARIES,
DEWISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF EULA M. GRIFFIN A/K/A
EULA GRIFFIN, DECEASED, et. al.
Defendant(s),

ORDER ON PLAINTIFF'S MOTION TO CANCEL FORECLOSURE SALE
SET FOR JANUARY 06, 2026

THIS CAUSE, having come before the Court upon Plaintiff's Motion to Cancel the Foreclosure Sale set for **January 06, 2026**, and the Court being fully advised in the premises, it is thereupon:

ORDERED AND ADJUDGED

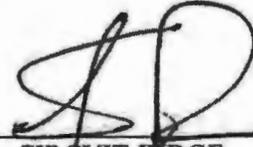
1. That Plaintiff's Motion to Cancel Foreclosure Sale is **GRANTED**.
2. The Sale Date of **January 06, 2026** is hereby **CANCELED**.
3. The public sale scheduled to be held in this action on January 06, 2026 is hereby rescheduled pursuant to the provisions of the Final Judgment entered in this action on October 10, 2025. The Clerk is directed to set a public sale on the property on the first available sale date, *no*

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sooner than sixty (60) days, to wit: March 17, 2026 at 11:00 AM, in Perry, Taylor County,
Florida.

DONE AND ORDERED at PERRY, TAYLOR COUNTY, FLORIDA this 29th day of

December 20 25



CIRCUIT JUDGE

Plaintiff shall furnish a copy of this Order to each self-represented party by U.S. Mail, first class, postage paid; and file a certificate signed by Petitioner's counsel that delivery of this Order has been made as set forth herein.

SERVICE LIST:
CASE NO. 22000696CAC

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
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STATE OF FLORIDA, DEPARTMENT OF REVENUE
C/O DIRECTOR, OR ANY OTHER PERSON AUTHORIZED TO ACCEPT SERVICE 2450
SHUMARD OAKS BLVD
TALLAHASSEE, FL 32399

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES,
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THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS,
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1010 RICHARD BELL AVE
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TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 250006981 Recorded: 12/31/2025 10:52 AM

OFFICIAL RECORDS: 1 of 3
Book: 930 Page: 936

IN THE CIRCUIT COURT OF THE THIRD
JUDICIAL CIRCUIT IN AND FOR TAYLOR
COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22000696CAC
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
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ASSOCIATION, AS TRUSTEE, SUCCESSOR
BY MERGER TO LASALLE BANK
NATIONAL ASSOCIATION, AS TRUSTEE
FOR RESIDENTIAL ASSET MORTGAGE
PRODUCTS, INC., MORTGAGE ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2007-RP1,
Plaintiff,

vs.

THE UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL
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IN THE ESTATE OF EULA M. GRIFFIN A/K/A
EULA GRIFFIN, DECEASED, et. al.
Defendant(s),

_____ /

**ORDER ON PLAINTIFF'S MOTION TO CANCEL FORECLOSURE SALE
SET FOR JANUARY 06, 2026**

THIS CAUSE, having come before the Court upon Plaintiff's Motion to Cancel the Foreclosure Sale set for **January 06, 2026**, and the Court being fully advised in the premises, it is thereupon:

ORDERED AND ADJUDGED

1. That Plaintiff's Motion to Cancel Foreclosure Sale is **GRANTED**.
2. The Sale Date of **January 06, 2026** is hereby **CANCELED**.
3. The public sale scheduled to be held in this action on January 06, 2026 is hereby rescheduled pursuant to the provisions of the Final Judgment entered in this action on October 10, 2025. The Clerk is directed to set a public sale on the property on the first available sale date, *no*


22-079297 - RaO



sooner than sixty (60) days, to wit: March 17, 2026 at 11:00 AM, in Perry, Taylor County,
Florida.

DONE AND ORDERED at PERRY, TAYLOR COUNTY, FLORIDA this 29th day of

December, 20 25



CIRCUIT JUDGE

Plaintiff shall furnish a copy of this Order to each self-represented party by U.S. Mail, first class, postage paid; and file a certificate signed by Petitioner's counsel that delivery of this Order has been made as set forth herein.

SERVICE LIST:
CASE NO. 22000696CAC

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
6409 CONGRESS AVE., SUITE 100
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C/O DIRECTOR, OR ANY OTHER PERSON AUTHORIZED TO ACCEPT SERVICE 2450
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THE ESTATE OF EULA M. GRIFFIN A/K/A EULA GRIFFIN, DECEASED
1010 RICHARD BELL AVE
PERRY, FL 32347

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PERRY, FL 32347

**ACROSS THE NORTH END OF LOT 22 OF BLOCK 57 OF THE WEST
BROOKLYN SUBDIVISION OF THE TOWN OF PERRY, FLORIDA.**

Property Address: 1010 RICHARD BELL AVE, PERRY, FL 32347

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.

Dated this 4 day of December, 2025.



Gary Knowles, Jr.
As Clerk of the Court

By: [Signature]
As Deputy Clerk

IMPORTANT

AMERICANS WITH DISABILITIES ACT NOTICE: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, FL 32055; (386)758-2163 or complete the ADA Request form located at:

**<https://courtadmin.wpenginepowered.com/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.**

Publish In: THE PERRY NEWS HERALD

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff

6409 Congress Avenue, Suite 100, Boca Raton, FL 33487

Telephone: 561-241-6901 Fax: 561-997-6909

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

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE
PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2007-RP1,
Plaintiff,

CASE NO. 62-2022-CA-696

OFFICIAL RECORDS: 1 of 6
Book: 926 Page: 686

vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF EULA M. GRIFFIN
A/K/A EULA GRIFFIN, DECEASED, et al.,
Defendant(s).

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 250005575 Recorded: 10/10/2025 1:58 PM

UNIFORM FINAL JUDGMENT OF FORECLOSURE

This action was tried before the court at a Non-Jury Trial on October 9, 2025. On the evidence presented **IT IS ADJUDGED** that Plaintiff's Final Judgment is **GRANTED** against all defendants listed by name: STATE OF FLORIDA, DEPARTMENT OF REVENUE; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EULA M. GRIFFIN A/K/A EULA GRIFFIN, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE GANT SR., DECEASED; EARL GANT; CHRISTINA GANT; COREY GRIFFIN; FRANK GANT; JOANN BASKIN; CECIL GANT; DIANE FOSTER; HOLLY GANT; GEORGE FRANKLIN GANT.

- 1. Amounts Due.** Plaintiff, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP1, whose address is c/o PHH Mortgage Corporation, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, is due:

Principal	\$17,625.25
Interest to date of this judgment: October 9, 2025	\$2,669.61
Escrow Advance	\$8,050.07
Late Charges	\$451.92
Inspections	\$600.00
Title Fees	\$300.00
AVM	\$340.00
BPO	\$110.00
SUBTOTAL	\$30,146.85

Attorneys' Fees:

Finding as to reasonable number of hours: 32.70	
Finding as to reasonable hourly rate: \$330.00	
Flat Fee: \$5,400.00	
Attendance at Court: \$2,025.00	
Mediation: \$725.00	
Preparation Notice Letter for Payoff Request: \$50.00	
Motion for Continuance: \$325.00	
Motions for Amended Complaint: \$1,000.00	
Motion for Extension of Time: \$325.00	
Motion to Appoint Guardian Ad Litem: \$350.00	
Attorneys' Fee Total:	\$20,991.00

Court Costs, now taxed:

Filing Fee:	\$415.05
Service of Process:	\$1,343.00
Lis Pendens:	\$10.00
Publication:	\$251.72
<u>Other:</u>	<u>\$2203.67</u>

Clerk Summons: \$143.85
Mediation: \$400.00
Probate Review: \$175.00
Death Certificate:
\$110.00 Skip Trace:
\$474.82
Guardian Ad Litem : \$850.00
Heirs Search: \$50.00

SUBTOTAL	\$55,361.29
Less: Corporate Advances Credit	(\$36.38)
TOTAL SUM	\$55,324.91

That shall bear interest at a rate of 8.65%.

2. Lien on Property. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Taylor County, Florida:

LOT 21 AND 22 OF BLOCK 57 OF THE WEST BROOKLYN SUBDIVISION, TOWN OF PERRY, FLORIDA, PLAT BOOK 1, PAGE 12, PART OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 7 EAST, TAYLOR COUNTY, FLORIDA. ALSO: A STRIP OF LAND FIFTY-THREE (53) FEET ACROSS IN A NORTH AND SOUTH DIRECTIONS SAID STRIP EXTENDING ENTIRELY ACROSS THE NORTH END OF LOT 22 OF BLOCK 57 OF THE WEST BROOKLYN SUBDIVISION OF THE TOWN OF PERRY, FLORIDA.

Property Address: 1010 RICHARD BELL AVE, PERRY, FL 32347

- 3. Sale of Property.** If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the property at public sale on the 6th day of January 2026 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, PERRY, FL 32347 in Taylor County, Florida, in accordance with section 45.031, Florida Statutes (2013), using the following method:

the East Door, Taylor County Courthouse 108 N. Jefferson St., Perry, FL 32347
beginning at 11:00 AM

- 4. 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, 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. 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 plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items 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. Right of Redemption/Right of Possession.** On filing 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 the property, and defendant(s) right of redemption as prescribed by section 45.0315, Florida Statutes (2013) shall be terminated, 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.

7. **Attorneys' Fees.** The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the flat fee of \$5,400.00, and additional fees totaling \$4,800.00 for Attorneys' Attendance at Court, Mediation, Motion Practice, and Document Preparation, are reasonable and appropriate for the Plaintiff's counsel's attorney's fees. Furthermore, the Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that 32.70 hours were reasonably expended by Plaintiff's counsel and that an hourly rate of \$330.00 is appropriate. PLAINTIFF'S COUNSEL CERTIFIES THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH PLAINTIFF. The Court finds that there are no reasons for either reduction or enhancement pursuant to *Florida Patient's Compensation Funds v. Rowe*, 472 So. 2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees in the amount indicated in paragraph 1 of this Judgment.
8. **Jurisdiction Retained.** Jurisdiction is reserved over this action to enforce the Final Judgment and to enter further orders that are proper including, without limitation, an award of attorney's fees and costs, a deficiency decree (if sought and appropriate), writs of possession, orders granting leave to file supplemental and/or amended pleadings to add additional parties, and orders resolving any disputes with respect to assessments and/or other amounts allegedly due associations.

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 LIEN HOLDER 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.

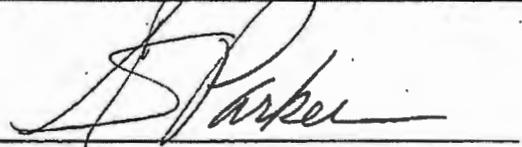
If the property has qualified for the homestead tax exemption in the most recent approved tax roll, the following paragraphs shall apply:

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, 108 NORTH JEFFERSON STREET, 1ST FLOOR, PERRY, FL 32347, WITHIN 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 (JACKSONVILLE AREA LEGAL AID, 126 W. ADAMS STREET, JACKSONVILLE, FL 32202, (904) 356-8371) 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 JACKSONVILLE AREA LEGAL AID FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Taylor County, Florida on Friday, October 10, 2025.

62-2022-CA-000696-C 10/10/2025 09:20:01 AM

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

Greg Parker, Circuit Judge
62-2022-CA-000696-C 10/10/2025 09:20:01 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 Friday, October 10, 2025, to the following:

Tracy Starasoler, Esquire
Jamie Epstein, Esquire
Wendy Manswell, Esquire
Stephanie Wholey, Esquire
Ivy J. Taub, Esquire
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Attorneys for Plaintiff

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*Guardian Ad Litem for The Unknown Heirs of
The Estate of George Gant, Sr., deceased*

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Attorney for Defendant Earl Gant

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Attorney for Defendant Joann Baskin

The Unknown Heirs of The Estate of Eula M.
Griffin a/k/a Eula Griffin
1010 Richard Bell Avenue
Perry, FL. 32347
Last Known Address/Publication

Corey Griffin
1010 Richard Bell Avenue
Perry, FL. 32347

State of Florida Department of Revenue
2450 Shumard Oaks Blvd.
Tallahassee, Florida 32399

Frank Gant
1010 Richard Bell Avenue
Perry, FL. 32347

Cecil Gant
1004 Richard Bell Avenue
Perry, FL. 32347

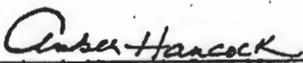
Diane Foster
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Christina Gant
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Amber L. Hancock, Case Manager
62-2022-CA-000696-C 10/10/2025 09:28:33 AM