

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

FILED IN OFFICE

AUG 21 2026

CASE NO.: 23-505CA

GARY KNOWLES CLERK OF COURT
BY KL DC

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 RE-SET FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Summary Judgment of Foreclosure dated July 23, 2026 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 **September 24, 2026**, 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 August 21, 2021

GARY KNOWLES, Jr.
CLERK OF THE COURT

Gary Knowles
By: Kathryn Cooper, DC
Deputy Clerk

Attorney for Plaintiff:

Isabel V Colleran
Grayson Law Group PA
25 SE 2nd Ave Suite 710
Miami, FL 33176
Phone: 786-988-7005
Fax: 786-988-7012
isabel.colleran@graysonpa.com ✓

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

PLEASE PUBLISH THE ABOVE IN:

Perry News - Herald - classifieds ✓

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, 8-21-26, to the following:

Estate of William N. Clark 1205 Sweet Gum Lane, Steinhatchee, FL 32359	Brenda Lanier Dasher 1205 Sweet Gum Lane, Steinhatchee, FL 32359
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	

GRAYSON LAW GROUP P.A.

Attorneys for Plaintiff

25 SE Second Avenue, Suite 710

Miami, FL 33131

Phone: 786-988-7005

Fax: 786-988-7012

By: Isabel V Colleran

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

Email: isabel.colleran@graysonpa.com

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 260003866 Recorded: 07/24/2026 9:05 AM

OFFICIAL RECORDS: 1 of 5
Book: 943 Page: 485

**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.

AMENDED SUMMARY FINAL JUDGMENT OF FORECLOSURE

THIS ACTION was heard before the Court on Plaintiff's Motion to Amend the Summary Final Judgment on July 23, 2026. 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 04/30/2026	\$ 14,233.21
Per diem interest at \$9.56 from 04/30/2026 to 07/23/2026	\$ 803.04
Escrow Balance Negative	\$33,471.53
Pre-Acceleration Late Charges	\$316.03
NSF Charges	\$20.00
Recording Fee	\$ 10.00
Property Inspection Fee	\$800.00
Recoverable balance	\$13,135.24
SUBTOTAL Loan Due	\$155,827.93

Court Costs:

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 for the Amended Final Judgment	\$2450.00
Sales Fee	\$70.00
Publication Fee	\$292.00
Attendance at Foreclosure Sale Fee	\$110.00
GRAND TOTAL	\$160,714.28

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 **September 24, 2026 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 fee of \$2,450.00 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 Madison County, Florida on Thursday, July 23, 2026.

CERTIFICATE OF SERVICE

In cases wherein a party is unrepresented ("pro se"), counsel for the Plaintiff shall be responsible for providing conformed copies to any remaining pro se party who does not have access to, or is not a registered user of, the Florida Courts E-Filing Portal and file a "Notice of Filing" for the Certificate of Service in the court file.

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal 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*

via Plaintiff's counsel:

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