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

Freedom Mortgage Corporation,

Plaintiff,

vs.

Charles Grindrod a/k/a Charles R. Grindrod, et al.,

Defendants.

_____/

GENERAL JURISDICTION DIVISION

Case No. 62-2025-CA-000192-CAAM

FILED IN OFFICE
OCT 09 2026
GARY KNOWLES CLERK OF COURT
BY KL DC

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 62-2025-CA-000192-CAAM of the Circuit Court of the THIRD Judicial Circuit, in and for Taylor County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Charles Grindrod a/k/a Charles R. Grindrod; Rocket Mortgage, LLC FKA Quicken Loans, LLC; Crystal Bible Grindrod are the Defendants, that I will sell to the highest and best bidder for cash at, the ~~west~~ EAST door ~~of the courthouse, 108 North~~ Jefferson Street, Perry, FL 32347, beginning at **11:00 AM** on December 3, 2026, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 100 FEET OF LOTS 7, 8, 9, 10, 11, 12, 13 AND 14, BLOCK 59, STEINHATCHEE SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA, IN PLAT BOOK 1, PAGES 26-27.

TAX ID: 09875-100

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.

Dated this 9 day of October, 2026.

Gary Knowles
As Clerk of the Court

By: Kathryn Knapp
As Deputy Clerk

PUBLISH IN: THE TACO TIMES

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, Florida 32055; (386)758-2163 or complete the ADA Request form located 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.

Furnish Copies To:
Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff
flcourtdocs@brockandscott.com

Lara Diskin - fleservice@logs.com ldiskin@logs.com
Charles Grindrod - 3765 E Osceola Rd. Geneva, FL 32732
Crystal Bible Grindrod - 3765 E Osceola Rd. Geneva, FL 32732

Case No. 62-2025-CA-000192-CAAM

File # 25-F01444

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

Freedom Mortgage Corporation,

Plaintiff,

vs.

Charles Grindrod a/k/a Charles R. Grindrod; Rocket Mortgage, LLC FKA Quicken Loans, LLC; Crystal Bible Grindrod,

Defendants.

_____/

GENERAL JURISDICTION DIVISION

Case No. 62-2025-CA-000192-CAAM

FINAL JUDGMENT

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Judgment on October 8, 2026. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, Freedom Mortgage Corporation, 11988 Exit 5 Pkwy, Bldg 4, Fishers, Indiana 46037, is due:

Principal		$135,029.50
Accrued Interest through 10/7/2026		$16,235.99
Per Diem Interest from 10/8/2026 through 10/8/2026@ $17.1099 / day		$17.10
Escrow		$33,276.71
Pre-acceleration Late Charges		$220.86
AVM		$45.00
NSF Charges		$75.00
Unapplied Funds		($1,391.94)
Attorneys' fees		
Flat Fee	$4,860.00	
Additional Flat Fee - Motion for Extension of Time	$350.00	
Additional Flat Fee - Hearing- Extension of Time	$325.00	
Attorneys' fees total		$5,535.00
Complaint filing fee		$940.00
Service of Process		$665.00
Title Search		$155.00
Publication, Notice of Action		$151.00
Recording, Lis Pendens		$16.50
Expert Affidavit		$20.00
TOTAL		$190,990.72

* The requested attorney's fee is 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.

1. The grand total amount referenced in Paragraph 1 shall bear interest from this date forward at the prevailing legal rate of interest in accordance with Section 55.03, Florida Statutes.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, on the following described property in Taylor County, Florida:

THE NORTH 100 FEET OF LOTS 7, 8, 9, 10, 11, 12, 13 AND 14, BLOCK 59, STEINHATCHEE SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA, IN PLAT BOOK 1, PAGES 26-27.

TAX ID: 09875-100

3. 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 Thursday December 3, 2026 at 11:00 a.m.**, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 108 N. Jefferson Street, 1st Floor in Taylor County in Perry, Florida, in accordance with section 45.031, Florida Statutes, using the following method (CHECK ONE) :

☑ At the east door of the courthouse, 108 North Jefferson Street, Perry, FL 32347, beginning at 11:00 AM on the prescribed date.

☐ By electronic sale beginning at _____ on the prescribed date at _____.

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 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. 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. Jurisdiction of this action is retained to enter further orders that are necessary or are proper including, but not limited to re-foreclosure against any subordinate interest omitted from these proceedings, determining the amounts owed to any condominium or homeowners association, issuance of a writ of possession and the entry of a deficiency judgment, when and

if such deficiency is sought if the parties liable under the note have not been discharged in bankruptcy (however no deficiency may be sought if the parties liable under the note were subject to an order allowing Plaintiff or its predecessors-in-interest only in rem relief from the bankruptcy automatic stay).

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 THE FINAL JUDGMENT.

IF YOU ARE A 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.

DONE AND ORDERED at Madison County, Florida, on Thursday, October 8, 2026.

CA-000192-CAAM 10/08/2026 03

Bo Hardee, Circuit Judge
62-2025-CA-000192-CAAM 10/08/2026 03:54:11 PM

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 and U.S. mail to the following:

Brock & Scott. PLLC
Orlando Amador, Esquire
flcourtdocs@brockandscott.com
Attorney for Plaintiff

Lara Diskin, Esquire
fleservice@logs.com
ldiskin@logs.com
Attorney for Defendant, Rocket Mortgage LLC f/k/a Quicken Loans LLC

5-CA-000192-CAAM 10/09/2026 09:06

Amber L. Hancock, Case Manager
62-2025-CA-000192-CAAM 10/09/2026 09:06:26 AM

via Plaintiff's counsel:

Charles Grindrod
3765 E Osceola Road
Geneva, FL 32732
Last Known Address/Publication

Crystal Bible Grindrod
3765 E Osceola Road
Geneva, FL 32732
Last Known Address/Publication