

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

The Bank of New York Mellon f/k/a The Bank
of New York as Trustee for Nationstar Home
Equity Loan Trust 2007-A
Plaintiff,

Case #: 20000057CAC

-vs.-

Pearl L. Denmark a/k/a Pearl Denmark; Unknown
Spouse of Pearl L. Denmark a/k/a Pearl Denmark;
Unknown Parties in Possession #1, if living, and all
Unknown Parties claiming by, through, under and
against the above named Defendant(s) who are not
known to be dead or alive, whether said Unknown
Parties may claim an interest as Spouse, Heirs,
Devises, Grantees, or Other Claimants; Unknown
Parties in Possession #2, if living, and all Unknown
Parties claiming by, through, under and against the
above named Defendant(s) who are not known to be
dead or alive, whether said Unknown Parties may
claim an interest as Spouse, Heirs, Devises,
Grantees, or Other Claimants
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final
Judgment, entered in Civil Case No. 20000057CAC of the Circuit Court of the 3rd Judicial
Circuit in and for Taylor County, Florida, wherein The Bank of New York Mellon f/k/a The
Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-A, Plaintiff and
Pearl L. Denmark a/k/a Pearl Denmark are defendant(s), I, Clerk of Court, ~~Annie Mae Murphy,~~
Gary Knowles
East
will sell to the highest and best bidder for cash AT THE ~~WEST~~ DOOR OF THE TAYLOR
COUNTY COURTHOUSE, LOCATED AT 108 NORTH JEFFERSON, PERRY,
At
TAYLOR COUNTY, FLORIDA, ~~BETWEEN 11:00 A.M. AND 2:00 P.M.~~ on April 16,
2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 6 OF BLOCK 2 OF UNIT NO. 1, COLONIAL HOMES, INC., A SUBDIVISION,
ACCORDING TO THE MAP OR PLAT OF SAID UNIT NO. 1, COLONIAL HOMES,
INC., ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF



TAYLOR COUNTY, FLORIDA, PLUS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NE CORNER OF LOT 5 OF BLOCK 2 OF SAID UNIT NO. 1, COLONIAL HOMES, INC., AND RUN S 48 DEGREES 12' W 140 FEET, THENCE RUN N 41 DEGREES 48' W 5 FEET, THENCE RUN N 48 DEGREES 12' E 140 FEET, THENCE RUN S 41 DEGREES 48' E 5 FEET BACK TO THE POINT OF BEGINNING. SAID PROPERTY BEING OTHERWISE DESCRIBED AS LOT 6 PLUS THE SOUTHEAST 5 FEET OF LOT 5 OF BLOCK 2 OF UNIT NO. 1, COLONIAL HOMES, INC., A SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID UNIT NO.1, COLONIAL HOMES, INC. ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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 the ADA Coordinator; 173 Northeast Hernando Street, Room 408, Lake City, Florida 32056; (386) 758-2163 adamail@jud3.flcourts.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.



GARY Knowles

~~Annie Mae Murphy~~

CLERK OF THE CIRCUIT COURT
Taylor County, Florida


Kathryn Lago
DEPUTY CLERK OF COURT

Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
The above is to be published in: Taco Times
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TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 230006486 Recorded: 12/15/2023 1:33 PM

OFFICIAL RECORDS: 1 of 6
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**IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT
IN & FOR
TAYLOR COUNTY, FLORIDA**

~~FOR
CLERK'S
USE ONLY~~ 

Clerk Case Number: 20000057CAC
Division: Circuit Civil

The Bank of New York Mellon f/k/a The Bank of New York as Trustee
for Nationstar Home Equity Loan Trust 2007-A,

Plaintiff(s),

vs.

Pearl L. Denmark a/k/a Pearl Denmark; Unknown Spouse of Pearl L. Denmark a/k/a Pearl Denmark; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

Defendant(s).

AMENDED FINAL JUDGMENT OF FORECLOSURE

THIS action was tried before the court. On the evidence presented,

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-A is due:

Principal Due on Note and Mortgage	\$31,555.40
Interest to the date of this Judgment	\$5,368.61
Title Search Expenses	\$50.00
Taxes:	\$925.51
Attorney fees:	
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 fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.	\$4,750.00
Additionally based upon:	
Contested Fee 15.8 hrs at \$215.00 per hour	\$3,397.00
Contested Fee 1.5 hrs at \$275.00 per hour	\$412.50
Defendant Renewed Motion to Withdraw, Plaintiff's Motion to Reopen Case, Defendant's Motion for Extension of Time, Case Management Conference Attendance and Court Appearances Flat Fee Amount of \$2,551.55	\$2,551.55
Attorney Fee Total	\$11,111.05
<u>Court Costs Now Taxed</u>	
Filing Fee/ Statutory Convenience Fee	\$405.00
Filing Fee for Lis Pendens	\$10.00
Private Process Server	\$300.00
Expert Affidavit Cost	\$10.00
OTHER COSTS:	
Pre-Acceleration Late Charges	\$31.29
Property Inspections	\$285.00
Hazard Insurance	\$5,541.28
Escrow Credit	(\$120.86)
Suspense Balance	(\$0.00)
JUDGMENT GRAND TOTAL	\$55,472.28

That shall bear interest at the prevailing statutory rate pursuant to F.S. §55.03.

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

Property Address: 111 Magnolia Road, Perry, FL 32348

- a. Legal Description: LOT 6 OF BLOCK 2 OF UNIT NO. 1, COLONIAL HOMES, INC., A SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID UNIT NO. 1, COLONIAL HOMES, INC., ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA, PLUS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NE CORNER OF LOT 5 OF BLOCK 2 OF SAID UNIT NO. 1, COLONIAL HOMES, INC., AND RUN S 48 DEGREES 12' W 140 FEET, THENCE RUN N 41 DEGREES 48' W 5 FEET, THENCE RUN N 48 DEGREES 12' E 140 FEET, THENCE RUN S 41 DEGREES 48' E 5 FEET BACK TO THE POINT OF BEGINNING. SAID PROPERTY BEING OTHERWISE DESCRIBED AS LOT 6 PLUS THE SOUTHEAST 5 FEET OF LOT 5 OF BLOCK 2 OF UNIT NO. 1, COLONIAL HOMES, INC., A SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID UNIT NO.1, COLONIAL HOMES, INC. ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA.
- b. Parcel ID No. R05829-000

The aforesaid lien of the Plaintiff is prior, paramount and superior to all rights, claim, liens, interest, encumbrances and equities of the Defendants and all persons, firms or corporations claiming by, through or under said Defendants or any of them and the property will be sold free and clear of all claims of said Defendants, with the exception of any assessments pursuant to Florida Statutes §§718.116 and 720.3085.

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 Court shall sell the property at public sale on December 14th, 2023 to the highest bidder for cash, except as set forth in Paragraph 4, AT THE EAST DOOR OF THE TAYLOR COUNTY COURTHOUSE, LOCATED AT 108 NORTH JEFFERSON, PERRY, TAYLOR COUNTY, FLORIDA, BETWEEN 11:00 A.M. AND 2:00 P.M. in accordance with § 45.031 Fla. Stat. (1995).
4. Plaintiff shall advance all subsequent costs and advances pursuant to the mortgage 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 the plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs and advances pursuant to the mortgage accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.

5. Plaintiff may assign the judgment and right to bid without further order of the court.
6. 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 and advances pursuant to the mortgage; 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.
7. 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, 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.
8. This Court retains jurisdiction of this cause for the purpose of entering any and all further orders as may be necessary and proper including, without limitation, writs of possession and a deficiency judgment, if appropriate to hear motions and enter orders to address any omitted parties who may possess an interest in the subject property, including entering orders that foreclose any such interest, and to determine the amount of assessments due pursuant to sections 718.116 or 720.3085.

9. 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 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 TIMELY CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, ANNIE MAE MURPHY, TAYLOR COUNTY COURTHOUSE, 108 N. JEFFERSON, P.O. BOX 620, PERRY, FL 32347, (850)838-3506, 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., 334 NORTHWEST LAKE CITY AVENUE, LAKE CITY, FL 32055, 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., 334 NORTHWEST LAKE CITY

AVENUE, LAKE CITY, FL 32055, 386-752-5960 FOR ASSISTANCE, YOU SHOULD
DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE

DONE AND ORDERED in Open Court in Taylor County, Florida, this 26th day
of Sept, 2023.



Presiding Judge

Copies furnished to:

LOGS LEGAL GROUP LLP, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431

Pearl L. Denmark a/k/a Pearl Denmark, 111 Magnolia Road, Perry, FL 32348

Unknown Parties in Possession #1, 111 Magnolia Road, Perry, FL 32348

Unknown Parties in Possession #2, 111 Magnolia Road, Perry, FL 32348

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