

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

CASE NO. 22000304CAC

MIDFIRST BANK

Plaintiff,

v.

GARRETT S. MURPHY A/K/A GARRETT
MURPHY; UNKNOWN SPOUSE OF
GARRETT S. MURPHY A/K/A GARRETT
MURPHY; UNKNOWN TENANT 1;
UNKNOWN TENANT 2; CARLISA JUNE
MANNING A/K/A CARLISA MANNING
F/K/A CARLISA J. MURPHY A/K/A
CARLISA MURPHY;

Defendants.



NOTICE OF SALE

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 22, 2024, and Order Rescheduling Foreclosure Sale entered March 21, 2024, in this cause, in the Circuit Court of Taylor County, Florida, the clerk shall sell the property situated in Taylor County, Florida, described as:

LOT 17, BLOCK A, PARKVIEW SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 1, PAGE 78 OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

a/k/a 815 E CHERRY ST, PERRY, FL 32347-2933

at public sale, to the highest and best bidder, for cash, on the east steps of The Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32347, on **May 23, 2024** beginning at 11:00 AM.

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 3 day of April, 2024.



Gary Knowles
Clerk of the Circuit Court

By: Kathryn Laop
Deputy Clerk

Please Publish in: Taco Times
PUBLICATION DATES:

Invoice to:
eXL Legal, PLLC
12425 28TH ST NORTH, STE. 200
ST. PETERSBURG, FL 33716-1826
EFILING@EXLLEGAL.COM

Email proof of copy to salesvendors@exllegal.com

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, Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055, Phone: 386-758-2163.

***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.**

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JUDICIAL CIRCUIT IN AND FOR TAYLOR
COUNTY, FLORIDA

CASE NO. 22000304CAC

MIDFIRST BANK

Plaintiff,

v.

GARRETT S. MURPHY A/K/A
GARRETT MURPHY, ET AL.

Defendants.

**ORDER ON MOTION TO CANCEL AND RESCHEDULE
FORECLOSURE SALE SCHEDULED FOR MARCH 28, 2024**

THIS CAUSE came on to be heard upon Plaintiff's Motion to Cancel the Foreclosure Sale and Reschedule Foreclosure Sale, and the Court having considered the same and being otherwise fully advised, does hereby

ORDER, ADJUDGE AND DECREE that:

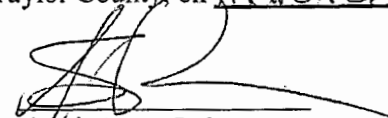
1. The Foreclosure sale scheduled to take place on March 28, 2024 at 11:00 AM, as set forth in the Summary Final Judgment of Foreclosure entered on February 21, 2024, is hereby canceled.

2. The foreclosure sale is hereby rescheduled to take place on May 23, 2024, 11:00 AM, at on the east steps of The Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32347 Florida, after compliance with Florida Statutes Section 45.031 regarding republication of the Notice of Sale. The sale shall be subject to the findings of fact and conclusions of law as set forth in the Summary Final Judgment of Foreclosure referenced above.

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3. Plaintiff shall serve a copy of this Order, by regular mail, to all parties not receiving service of court filings through the Florida Courts E-Filing Portal and shall file a certificate of service in the court file.

DONE AND ORDERED in Chambers, at Taylor County, on March 22, 2024.


Circuit Court Judge

~~Copies~~ furnished to:

eXL Legal, PLLC
12425 28TH ST NORTH, STE. 200
ST. PETERSBURG, FL 33716-1826
EFILING@EXLLEGAL.COM

ANGELA M. BALL, ESQ. (OPPOSING COUNSEL FOR GARRETT S. MURPHY A/K/A
GARRETT MURPHY)
615 N JEFFERSON ST
PERRY, FL 32347
ANGELA@ANGELABALLPA.COM

Counsel to mail copies to:

CARLISA JUNE MANNING A/K/A CARLISA MANNING F/K/A CARLISA J. MURPHY
A/K/A CARLISA MURPHY
815 E CHERRY ST
PERRY, FL 32347-2933

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UNKNOWN SPOUSE OF GARRETT S. MURPHY
A/K/A GARRETT MURPHY; UNKNOWN TENANT 1;
UNKNOWN TENANT 2; CARLISA JUNE MANNING
A/K/A CARLISA MANNING F/K/A CARLISA J.
MURPHY A/K/A CARLISA MURPHY;

Defendants.

IN REM FINAL JUDGMENT OF FORECLOSURE

This action was heard before the court on this 21st day of February, 2024. On the evidence presented,

IT IS ADJUDGED that:

1. Plaintiff, MIDFIRST BANK, 999 NW Grand Blvd., Oklahoma City OK 73118, is due:

| | |
|---|--------------|
| Principal | \$ 86,901.90 |
| Pre-Judgment Interest good through 09/01/2023 | \$ 15,417.79 |
| Per Diem Interest at \$11.01 from 09/02/2023 through 02/21/2024 | \$ 1,904.73 |
| Title Search Expense | \$ 325.00 |
| Tax Disbursements | \$ 2,539.74 |
| Hazard Insurance Disbursements | \$ 9,690.72 |

Attorneys' Fees:

For the contested portion of the foreclosure action: \$1,984.00

Finding as to reasonable number of hours: 11.1 hours

Finding as to reasonable hourly rate up to: \$300.00 per hour

Other*: For the uncontested portion of the foreclosure action \$4,350.00

(* 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.)

| | |
|-------------------------------|----------------------|
| Attorneys' Fee Total: | \$ 6,334.00 |
| Court Cost: | |
| Filing Fee | \$ 905.00 |
| E File Convenience Fee | \$ 10.00 |
| Service of Process | \$ 591.70 |
| Skip Trace for SSN | \$ 25.00 |
| Recording Fee - Lis Pendens | \$ 12.00 |
| Clerk - Issue Summons | \$ 60.00 |
| LP Update & Examination | \$ 75.00 |
| Other: | |
| Pre-acceleration Late Charges | \$ 111.42 |
| NSF Check Charges | \$ 80.00 |
| Property Inspections | \$ 120.00 |
| PMI / MIP Insurance | \$ 2,809.95 |
| SUBTOTAL | \$ 127,913.95 |
| LESS: Unapplied Funds | \$ (579.33) |
| TOTAL | \$ 127,334.62 |

The total amount shall bear interest from this date forward at the prevailing statutory rate of interest.

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:

LOT 17, BLOCK A, PARKVIEW SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 1, PAGE 78 OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

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 March 28, 2024, on the ^{East} West Side of The Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32347 at eleven o'clock a.m. to the highest bidder for cash, except as prescribed in paragraph 4, in accordance with Section 45.031, Florida Statutes.

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 further order of this court.
6. 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 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.
7. The Court retains jurisdiction of this action to enter further orders that are proper, including, without limitation, writs of possession and deficiency judgments.
8. **The Court retains jurisdiction of this action to enter further orders that are proper, including, without limitation, orders authorizing supplemental proceedings to eliminate any interest omitted from this action, cure any title defects, determine amounts owed to associations, an award of attorneys' fees, and to enter deficiency judgment if the borrower has not been discharged in bankruptcy.**
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. **If there are any objections to the sale filed or other matters that would delay disbursement of the sale proceeds past the eleventh day after the sale, Plaintiff may be entitled to interest at the rate prescribed in Paragraph 1 from this date to the actual date of issuance of the Certificate of Disbursements and Certificate of Title.**

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.

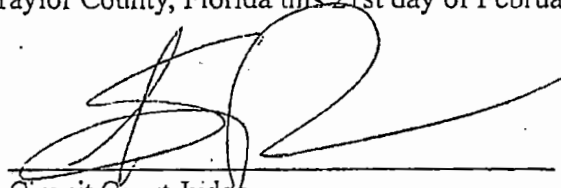
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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, TAYLOR COUNTY AT 108 N JEFFERSON ST, P.O. BOX 620, PERRY, FL 32347 TELEPHONE 850-838-3506 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 (TAYLOR) THREE RIVERS LEGAL SERVICES, TELEPHONE 866-256-8091 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 (TAYLOR) THREE RIVERS LEGAL SERVICES, TELEPHONE 866-256-8091 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED at Perry, Taylor County, Florida this 21st day of February,
2024



Circuit Court Judge

Copies furnished to:

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ADDITIONAL CERTIFICATE OF SERVICE

I certify that a copy hereof has been furnished by U.S. Mail or E-Filing Portal on this 22nd day of February, 2024, to:

eXL Legal, PLLC
12425 28TH ST NORTH, STE. 200
ST. PETERSBURG, FL 33716-1826
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By: 
Judicial Assistant