

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

CASE NO. 23000026CAC

WELLS FARGO BANK, N.A.

Plaintiff,

v.

THE UNKNOWN HEIRS, GRANTEEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS OF CHARLOTTE LORETTA
HUGGER A/K/A CHARLOTTE L. HUGGER A/K/A
CHARLOTTE HUGGER, DECEASED; CHICODRICK
VASHAUN HUGGER; UNKNOWN TENANT 1; UNKNOWN
TENANT 2; STATE OF FLORIDA, DEPARTMENT OF
REVENUE; TAYLOR COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA

Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 5, 2023,²⁴
in this cause, in the Circuit Court of Taylor County, Florida, the clerk shall sell the property situated in Taylor
County, Florida, described as:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION
26, TOWNSHIP 4 SOUTH, RANGE 7 EAST, TAYLOR COUNTY, FLORIDA; THENCE RUN
SOUTH 30 FEET FOR A POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING
RUN WEST PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID FORTY 210 FEET,
THENCE SOUTH PARALLEL WITH THE EAST BOUNDARY LINE OF SAID FORTY 105 FEET,
THENCE EAST PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID FORTY 210 FEET,
TO THE EAST BOUNDARY LINE OF SAID FORTY, THENCE RUN NORTH ALONG THE EAST
BOUNDARY LINE OF SAID FORTY A DISTANCE OF 105 FEET BACK TO THE POINT OF
BEGINNING. SAID PARCEL CONTAINING 1/2 ACRE, MORE OR LESS.

AND ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF ARLINGTON HEIGHTS
SUBDIVISION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE
7 EAST, TAYLOR COUNTY, FLORIDA; THENCE RUN WEST ALONG THE SOUTH BOUNDARY
LINE OF SAID LOT 75 FEET FOR POINT OF BEGINNING; THENCE FROM SAID POINT OF
BEGINNING RUN NORTHERLY, PARALLEL WITH THE EAST BOUNDARY LINE OF SAID LOT
68 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID
LOT 4, 135 FEET TO THE WEST BOUNDARY LINE OF LOT 4; THENCE SOUTHERLY ALONG
THE WEST BOUNDARY LINE OF LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT;
THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID LOT TO THE POINT OF

BEGINNING.

AND ALSO:

COMMENCING AT NE CORNER OF NW 1/4 OF SW 1/4 OF SECTION 26, T4S, R7E, TAYLOR COUNTY, FLORIDA; THENCE RUN S 86° 30' WEST 75 FEET FOR A POINT OF BEGINNING. THENCE FROM SAID POB RUN SOUTH, PARALLEL WITH THE EAST BOUNDARY LINE OF SAID FORTY, A DISTANCE OF 30 FEET; THENCE RUN S 86° 30' WEST A DISTANCE OF 135 FEET; THENCE RUN NORTH, PARALLEL WITH THE EAST BOUNDARY LINE OF SAID FORTY, A DISTANCE OF 30 FEET; THENCE RUN N 86° 30' EAST A DISTANCE OF 135 FEET BACK TO THE POINT OF BEGINNING.

a/k/a 112 PATE ST, PERRY, FL 32348-4213

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 **July 30, 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 1 day of July, 2024.

(Seal)



Gary Knowles
Clerk of the Circuit Court

By: Kathryn Karp
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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IN THE CIRCUIT COURT OF THE THIRD
JUDICIAL CIRCUIT IN AND FOR TAYLOR
COUNTY, FLORIDA

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 240002555 Recorded: 05/15/2024 1:30 PM

OFFICIAL RECORDS: 1 of 7
Book: 897 Page: 504

CASE NO. 23000026CAC

WELLS FARGO BANK, N.A.

Plaintiff,

v.

THE UNKNOWN HEIRS, GRANTEES, DEVISEES,
LIENORS, TRUSTEES, AND CREDITORS OF
CHARLOTTE LORETTA HUGGER A/K/A
CHARLOTTE L. HUGGER A/K/A CHARLOTTE
HUGGER, DECEASED; CHICODRICK VASHAUN
HUGGER; UNKNOWN TENANT 1; UNKNOWN
TENANT 2; STATE OF FLORIDA, DEPARTMENT OF
REVENUE; TAYLOR COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

Defendants.

CONSENT FINAL JUDGMENT OF FORECLOSURE

This action was heard before the court on the 31st day of January, 2024. On the evidence presented,

IT IS ADJUDGED that:

1. Plaintiff, WELLS FARGO BANK, N.A., 1000 Blue Gentain Rd., MAC# N9286-01G, Eagan, MN 55121, is due:

Principal	\$ 48,611.43
Interest accrued at a variable rate good through 05/26/2023	\$ 6,912.41
Tax Disbursements	\$ 699.62
Hazard Insurance Disbursements	\$ 5,745.00

Attorneys' Fees:

For the contested portion of the foreclosure action: \$5,402.50

Finding as to reasonable number of hours: 21.8 hours

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

Other*: For the uncontested portion of the foreclosure action \$4,750.00

(* 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:	\$ 10,152.50
Court Cost:	
Filing Fee	\$ 905.00
E File Convenience Fee	\$ 10.00
Service of Process	\$ 553.00
Investigative Searches	\$ 417.70
Publication	\$ 310.55
Recording Fee - Lis Pendens	\$ 12.00
Obtain Death Certificate	\$ 30.00
Clerk - Issue Summons	\$ 60.00
Guardian Ad Litem	\$ 540.00
TOTAL	\$ 74,959.21

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:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 7 EAST, TAYLOR COUNTY, FLORIDA; THENCE RUN SOUTH 30 FEET FOR A POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING RUN WEST PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID FORTY 210 FEET, THENCE SOUTH PARALLEL WITH THE EAST BOUNDARY LINE OF SAID FORTY 105 FEET, THENCE EAST PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID FORTY 210 FEET, TO THE EAST BOUNDARY LINE OF SAID FORTY, THENCE RUN NORTH ALONG THE EAST BOUNDARY LINE OF SAID FORTY A DISTANCE OF 105 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1/2 ACRE, MORE OR LESS.

AND ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF ARLINGTON HEIGHTS SUBDIVISION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 7 EAST, TAYLOR COUNTY, FLORIDA; THENCE RUN WEST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 75 FEET FOR POINT OF BEGINNING; THENCE FROM SAID POINT OF

BEGINNING RUN NORTHERLY, PARALLEL WITH THE EAST BOUNDARY LINE OF SAID LOT 68 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID LOT 4, 135 FEET TO THE WEST BOUNDARY LINE OF LOT 4; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID LOT TO THE POINT OF BEGINNING.

AND ALSO:

COMMENCING AT NE CORNER OF NW 1/4 OF SW 1/4 OF SECTION 26, T4S, R7E, TAYLOR COUNTY, FLORIDA; THENCE RUN S 86° 30' WEST 75 FEET FOR A POINT OF BEGINNING. THENCE FROM SAID POB RUN SOUTH, PARALLEL WITH THE EAST BOUNDARY LINE OF SAID FORTY, A DISTANCE OF 30 FEET; THENCE RUN S 86° 30' WEST A DISTANCE OF 135 FEET; THENCE RUN NORTH, PARALLEL WITH THE EAST BOUNDARY LINE OF SAID FORTY, A DISTANCE OF 30 FEET; THENCE RUN N 86° 30' EAST A DISTANCE OF 135 FEET BACK TO THE POINT OF BEGINNING.

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 (no sooner than 90 days from date of judgment) on May 21, 2024, on the East 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. Count II of Plaintiff's Complaint seeks to reform the legal description on the mortgage. The Court, after reviewing the evidence submitted by the Plaintiff and otherwise being fully advised in the matter, does hereby reform the mortgage and the correct legal description on the mortgage as reformed shall be as follows:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 7 EAST, TAYLOR COUNTY, FLORIDA; THENCE RUN SOUTH 30 FEET FOR A POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING RUN WEST PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID FORTY 210 FEET, THENCE SOUTH PARALLEL WITH THE EAST BOUNDARY LINE OF SAID FORTY 105 FEET, THENCE EAST PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID FORTY 210 FEET, TO THE EAST BOUNDARY LINE OF SAID FORTY, THENCE RUN NORTH ALONG THE EAST BOUNDARY LINE OF SAID FORTY A DISTANCE OF 105 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1/2 ACRE, MORE OR LESS.

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11. 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.

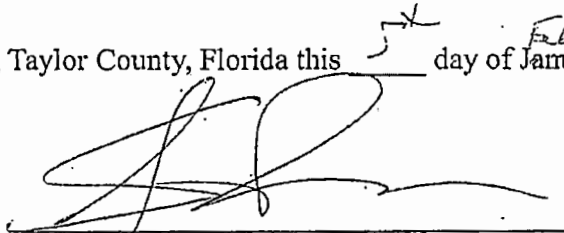
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 5th day of February 2024.


Circuit Court Judge

Copies furnished to:

eXL Legal, PLLC

12425 28TH ST NORTH, STE. 200

ST. PETERSBURG, FL 33716-1826

EFILING@EXLLEGAL.COM

ELIZABETH ANN WALCH, ESQ. (GAL FOR CHARLOTTE LORETTA HUGGER A/K/A CHARLOTTE L. HUGGER A/K/A CHARLOTTE HUGGER)

5266 OFFICE PARK BLVD, STE 202

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CONRAD C. BISHOP, JR. ESQ. (OPPOSING COUNSEL FOR TAYLOR COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA)

P O BOX 167

PERRY, FL 32348

LAWBISHOP@FAIRPOINT.NET

CHICODRICK VASHAUN HUGGER

112 N PAGE RD

PERRY, FL 32347

STATE OF FLORIDA, DEPARTMENT OF REVENUE

2450 SHUMARD OAKS BLVD

BLDG 1, FLOOR 2

TALLAHASSEE, FL 32399

ADDITIONAL CERTIFICATE OF SERVICE

I certify that a copy hereof has been furnished by U.S. Mail or E-Filing Portal on this 5th day
of January, 2024, to:
February

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

ELIZABETH ANN WALCH, ESQ. (GAL FOR CHARLOTTE LORETTA HUGGER A/K/A
CHARLOTTE L. HUGGER A/K/A CHARLOTTE HUGGER)
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2450 SHUMARD OAKS BLVD
BLDG 1, FLOOR 2
TALLAHASSEE, FL 32399

By: _____

MaDell

Judicial Assistant