



TAYLOR COUNTY FLORIDA GARY KNOWLES  
Instrument: [REDACTED] Recorded: 04/11/2024 4:14 PM

IN THE CIRCUIT COURT OF THE  
3<sup>RD</sup> JUDICIAL CIRCUIT, IN AND  
FOR TAYLOR COUNTY, FLORIDA  
CASE No. 23000119CAC  
OFFICIAL RECORDS: 1 of 7  
Book: 895 Page: 529

CARRINGTON MORTGAGE SERVICES, LLC,  
Plaintiff,

vs.

UNKNOWN SPOUSE, HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL OTHER  
PARTIES CLAIMING AN INTEREST BY,  
THROUGH, UNDER OR AGAINST THE  
ESTATE OF CINDI HOLUB AKA CINDI LANE  
HOLUB; DECEASED, et al.

Defendants,

**IN REM FINAL JUDGMENT OF FORECLOSURE**

**THIS ACTION** was tried before the Court on a Non-Jury Trial on April 3, 2024. On the evidence presented it is hereby

**ORDERED AND ADJUDGED:**

1. Plaintiff, CARRINGTON MORTGAGE SERVICES, LLC, whose address is 3900 Capital City Blvd., Lansing, MI 48906 is due:

Principal	\$56,859.86
Interest to date of this judgment	\$28,412.60
Mortgage Insurance Premium	\$10,650.94
Taxes	\$5,110.29
Insurance	\$703.36
Broker's Price Opinion/Appraisals	\$797.00
Property Preservation	\$4,184.70
Property Inspections	\$375.00

Attorneys' fees

Finding as to reasonable number of hours:

Finding as to reasonable hourly rate:

Other\*: Flat Fee: \$4,850.00

Trial Fee: \$1,100.00

(\* 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' fees total

\$5,950.00

Court costs now taxed	
Clerk Filing Fee	\$1,175.00
Process Server Fees	\$7,239.80
Publication	\$541.69
Subtotal	\$122,000.24
<b>TOTAL</b>	<b><u>\$122,000.24</u></b>

The grand total that shall bear interest at the rate of 9.09% per annum.

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

**LOT 16, BLOCK G OF STRICKLAND'S LANDING SUBDIVISION, A SUBDIVISION AS PER THE PLAT THEREOF FILED AT PLAT BOOK 1, PAGES 180A - 180F, OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA TOGETHER WITH A 2005 FLEETWOOD MOBILE HOME, BEARING SERIAL#: GAFL475A37917BH21 AND GAFL475B37917BH21; TITLE#: 93881510 AND 93881546; WHICH TITLES HAVE BEEN RETIRED/CANCELLED WITH THE DMV.**

**Property Address: 3779 STRICKLANDS LANDING DRIVE, PERRY, FL 32348**

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 to the highest bidder for cash, on July 16, 2024, in accordance with section 45.031, Florida Statutes, using the following:

- At the East Steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, Florida at 11:00am.

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 purchase 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, 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 proper and to allow for a supplemental proceedings through a supplemental complaint to add a party or claim.

**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, 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 JACKSONVILLE AREA LEGAL AID 126 W. ADAMS STREET, JACKSONVILLE, FL 32202-3849 904-356-8371 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 JACKSONVILLE AREA LEGAL AID 126 W. ADAMS STREET, JACKSONVILLE, FL, 32202-3849 904-356-8371 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

8. If the Plaintiff is the successful bidder at the sale, the Plaintiff's rights as such may be assigned to a third party and, in that event, the Clerk of this Court is hereby ordered and directed to issue the Certificate of Title to the Plaintiff's assignee upon application of the Plaintiff and without further Order of this Court.

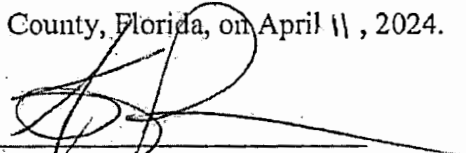
9. If the United States of America is a Defendant herein, it shall have the right of redemption provided by 28 U.S.C. S2410(c) for the period provided therein, running from the date of the issuance of the Certificate of Title herein and, if it is the purchaser at the foreclosure sale, it shall be allowed thirty (30) days to deliver a Treasury check to the Clerk of Court in payment of the amount of its bid. Further, the deposit required by Florida Statutes 45.021(2) shall be waived.

10. Plaintiff shall comply with Title VII of s. 896, Pub. L. No. 111-22, 701-704 (2009), "Protecting Tenants at Foreclosure Act of 2009."

11. Settlement Stipulations were executed by Defendants, EDWARD MERCER AKA EDWARD WILLIAM MERCER, JR. and JACQUELINE MERCER and filed on April 3, 2024. The parties agreed to accept the Settlement Stipulations and for the court to set a foreclosure sale 90 days from the date of this Final Judgment.

12. Final Judgment is entered on Defendants: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CINDI HOLUB AKA CINDI LANE HOLUB, DECEASED, EDWARD MERCER AKA EDWARD WILLIAM MERCER, JR., UNKNOWN SPOUSE OF EDWARD MERCER AKA EDWARD WILLIAM MERCER, JR., STACY MERCER AKA STACY WARREN MERCER, UNKNOWN SPOUSE OF STACY MERCER AKA STACY WARREN MERCER, ROBIN GUERRERA AKA ROBIN DAWN GRUNDEN, UNKNOWN SPOUSE OF ROBIN GUERRERA AKA ROBIN DAWN GRUNDEN, NICOLE K. DELANEY AKA NICOLE KATHERINE KELLY, UNKNOWN SPOUSE OF NICOLE K. DELANEY AKA NICOLE KATHERINE KELLY, JESSICA MERCER AKA JESSICA DIANA WOODSIDE, UNKNOWN SPOUSE OF JESSICA MERCER AKA JESSICA DIANA WOODSIDE, CHRISTINA BRANNINGAN AKA CHRISTINA DAWN BRANNIGAN, UNKNOWN SPOUSE OF CHRISTINA BRANNINGAN AKA CHRISTINA DAWN BRANNIGAN, SHAWNA DELANEY AKA SHAWNA MICHELLE DELANEY, UNKNOWN SPOUSE OF SHAWNA DELANEY AKA SHAWNA MICHELLE DELANEY, JEREMY MERCER, JOHN DELANEY AKA JOHN CHRISTOPHER DELANEY, UNKNOWN SPOUSE OF JOHN DELANEY AKA JOHN CHRISTOPHER DELANEY, JACQUELINE MERCER, UNKNOWN SPOUSE OF JACQUELINE MERCER, ELIZABETH ISOLKIS, UNKNOWN SPOUSE OF ELIZABETH ISOLKIS, and UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

**DONE AND ORDERED** at Perry, Taylor County, Florida, on April 11, 2024.

  
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GREG PARKER  
CIRCUIT COURT JUDGE

COPIES FURNISHED TO:

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FORT LAUDERDALE, FL 33309  
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UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY,  
THROUGH, UNDER OR AGAINST THE ESTATE OF CINDI HOLUB AKA CINDI LANE  
HOLUB, DECEASED  
3779 STRICKLANDS LANDING DRIVE  
PERRY, FL 32348

EDWARD MERCER AKA EDWARD WILLIAM MERCER, JR. and UNKNOWN SPOUSE  
OF EDWARD MERCER AKA EDWARD WILLIAM MERCER, JR.  
10 DRUMM CT  
RAMSEY, NJ 07446

STACY MERCER AKA STACY WARREN MERCER  
JOHN E POLK CORRECTIONAL FACILITY  
211 ESLINGER WAY  
SANFORD, FL 32773

UNKNOWN SPOUSE OF STACY MERCER AKA STACY WARREN MERCER  
1031 WINGO DRIVE  
CASSELBERRY, FL 32707

UNKNOWN SPOUSE OF STACY MERCER AKA STACY WARREN MERCER  
24 REIDY PLACE  
HEWITT, NJ 07421

ROBIN GUERRERA AKA ROBIN DAWN GRUNDEN and UNKNOWN SPOUSE OF  
ROBIN GUERRERA AKA ROBIN DAWN GRUNDEN  
195 COULTER DRIVE  
KENANSVILLE, FL 34739

NICOLE K. DELANEY AKA NICOLE KATHERINE KELLY and UNKNOWN SPOUSE OF  
NICOLE K. DELANEY AKA NICOLE KATHERINE KELLY  
2179 BAULING CT  
CLARKSVILLE, TN 37040

JESSICA MERCER AKA JESSICA DIANA WOODSIDE and UNKNOWN SPOUSE OF  
JESSICA MERCER AKA JESSICA DIANA WOODSIDE  
481 NORTHOLT PARKWAY APT. 4316  
SUWANEE, GA 30024

CHRISTINA BRANNINGAN AKA CHRISTINA DAWN BRANNIGAN and UNKNOWN  
SPOUSE OF CHRISTINA BRANNINGAN AKA CHRISTINA DAWN BRANNIGAN  
45 OLSEN DR  
FORT NOVOSEL, AL 36362

SHAWNA DELANEY AKA SHAWNA MICHELLE DELANEY and UNKNOWN SPOUSE  
OF SHAWNA DELANEY AKA SHAWNA MICHELLE DELANEY  
117 TODD ST  
CHARLOTTE, TN 37036

SHAWNA DELANEY AKA SHAWNA MICHELLE DELANEY and UNKNOWN SPOUSE  
OF SHAWNA DELANEY AKA SHAWNA MICHELLE DELANEY  
306 RACHELLE AVE APT 428  
SANFORD, FL 32771

SHAWNA DELANEY AKA SHAWNA MICHELLE DELANEY and UNKNOWN SPOUSE  
OF SHAWNA DELANEY AKA SHAWNA MICHELLE DELANEY  
531 N PALMETTO AVENUE  
SANFORD, FL 32771

JEREMY MERCER  
2350 COBB PKWY SE APT 33G  
SMYRNA, GA 30080

JOHN DELANEY AKA JOHN CHRISTOPHER DELANEY and UNKNOWN SPOUSE OF  
JOHN DELANEY AKA JOHN CHRISTOPHER DELANEY  
195 COULTER DRIVE  
KENANSVILLE, FL 34739

JACQUELINE MERCER and UNKNOWN SPOUSE OF JACQUELINE MERCER  
40 CONGER ST, APT 503(B)  
BLOOMFIELD, NJ 07003

JACQUELINE MERCER and UNKNOWN SPOUSE OF JACQUELINE MERCER  
40 CONGER STREET APT. 503-B  
BLOOMFIELD, NJ 07003

ELIZABETH ISOLKIS and UNKNOWN SPOUSE OF ELIZABETH ISOLKIS  
4201 TOPANGA CANYON BLVD SPC 1  
WOODLAND HILLS, CA 91364

ELIZABETH ISOLKIS and UNKNOWN SPOUSE OF ELIZABETH ISOLKIS  
3779 STRICKLANDS LANDING DR.  
PERRY, FL 32348

UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT  
C/O UNITED STATES ATTORNEY  
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TALLAHASSEE, FL 32301  
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