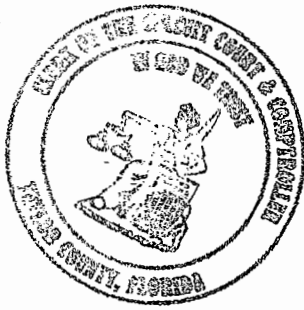


Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

Dated this 23 day of February, 2024.



Gary Knowles, Jr.
As Clerk of the Court

By: Kathryn Kapp
As Deputy Clerk

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who requires accommodations in order to participate in a court proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact: Carrina Cooper, Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, FL 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 11.

Publish In: THE PERRY NEWS HERALD

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, Boca Raton, FL 33487
Telephone: 561-241-6901 Fax: 561-997-6909

IN THE FLORIDA COURT OF THE THIRD
JUDICIAL CIRCUIT OF FLORIDA IN AND FOR
TAYLOR COUNTY
GENERAL JURISDICTION DIVISION
CASE NO: 23000326CAC

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST,
Plaintiff,

vs.

THE UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST IN
THE ESTATE OF BRENDA SUE BASS,
DECEASED; ROBERT BASS; TABITHA
FLOWERS; KYLE BASS; WILLIAM M. BASS;
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO
BE DEAD OR ALIVE, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS,
Defendant(s).

FINAL JUDGMENT OF FORECLOSURE

This action was tried before the court at a Non-Jury Trial on February 7, 2024. On the evidence presented. **IT IS ADJUDGED** that Plaintiff's Final Judgment is **GRANTED** against all defendants listed by name: WILLIAM M. BASS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRENDA SUE BASS, DECEASED. This final judgment is In Rem to the following Defendants: ROBERT BASS; TABITHA FLOWERS; KYLE BASS;

- 1. Amounts Due.** Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2

22-089033 - SuB

ACQUISITION TRUST, whose address is c/o Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, is due:

Principal	\$35,647.12
Interest to date of this judgment: February 7, 2024	\$7,166.87
Escrow Advance	\$4,989.38
Late Charges	\$481.74
Corporate Advances	\$3,132.35
Property Inspections: \$440.00	
Title Charges: \$325.00	
Property Preservation: \$35.00	
Probate Review: \$175.00	
Death Certificate: \$45.00	
Death Certificate Recording: \$10.00	
Filing Fee: \$938.43	
Lis Pendens: \$11.00	
Summons: \$81.05	
Service of Process: \$867.40	
Publication: \$204.47	
SUBTOTAL	\$51,417.46
<u>Attorneys' Fees:</u>	
Finding as to reasonable number of hours: 10.00	
Finding as to reasonable hourly rate: \$135.00	
Outstanding Flat Fee: \$4,750.00	
Motions and Hearings-NJT: \$900.00	
Attorneys' Fee Total:	\$7,000.00
TOTAL SUM	\$58,417.46

That shall bear interest at a rate of 9.09%.

2. **Lien on Property.** 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:

THE WEST 57.5 FEET OF LOT 35 OF BLOCK "M" OF THE S.H. PEACOCK ADDITION, EAST, TO THE TOWN OF PERRY, FLORIDA, ACCORDING TO THE MAP OR PLAT OF SAID S.H. PEACOCK ADDITION, EAST, TO THE TOWN OF PERRY, FLORIDA, ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA.

Property Address: 510 E BAY ST, PERRY, FL 32347

3. **Sale of Property.** 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 the 16th day of April, 2024, to the highest bidder

for cash, except as prescribed in paragraph 4, at the courthouse located at 108 NORTH JEFFERSON STREET, PERRY, FL 32347 in Taylor County, Florida, in accordance with section 45.031, Florida Statutes (2013), using the following method:

the East Door, Taylor County Courthouse 108 N. Jefferson St., Perry, FL 32347 beginning at 11:00 AM

4. **Costs.** 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. **Distribution of Proceeds.** 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. **Right of Redemption/Right of Possession.** 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. **Attorneys' Fees.** The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the flat fee of \$4,750.00 plus the fee in the amount of \$900.00 for Motions and Hearings are reasonable and appropriate for the Plaintiff's counsel's attorney's fees. Furthermore, the Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that 10.00 hours were reasonably expended by Plaintiff's counsel and that an hourly rate of \$135.00 is appropriate. **PLAINTIFF'S COUNSEL CERTIFIES THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH PLAINTIFF.** The Court finds that there are no reasons for either reduction or enhancement pursuant to *Florida Patient's Compensation Funds v. Rowe*, 472 So. 2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees in the amount indicated in paragraph 1 of this Judgment.
8. **Jurisdiction Retained.** Jurisdiction is reserved over this action to enforce the Final Judgment and to enter further orders that are proper including, without limitation, an award of attorney's fees and costs, a deficiency decree (if sought and appropriate) against those parties

who are responsible for such debit (excluding: Robert Bass, Tabitha Flowers, and Kyle Bass), writs of possession, orders granting leave to file supplemental and/or amended pleadings to add additional parties, and orders resolving any disputes with respect to assessments and/or other amounts allegedly due associations.

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 LIEN HOLDER 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.

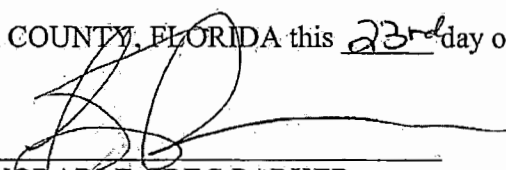
If the property has qualified for the homestead tax exemption in the most recent approved tax roll, the following paragraphs shall apply:

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, 108 NORTH JEFFERSON STREET, 1ST FLOOR, PERRY, FL 32347, 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, (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 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED at PERRY, TAYLOR COUNTY, FLORIDA this 23rd day of February, 2024.


HONORABLE GREG PARKER
CIRCUIT JUDGE

~~COPIES FURNISHED TO:~~

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BOCA RATON, FL 33487
PRIMARY EMAIL: FLMAIL@RASLG.COM

WILLIAM M. BASS
204 JUDSON DRIVE
PERRY, FL 32348

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF BRENDA SUE BASS, DECEASED
510 E BAY ST
PERRY, FL 32347

ANGELA M. BALL ATTORNEY AT LAW ANGELA@ANGELABALLPA.COM
ATTORNEY FOR ROBERT BASS

TABITHA FLOWERS
110 MAGNOLIA RD
PERRY, FL 32348

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110 MAGNOLIA RD
PERRY, FL 32348-6117

KYLE BASS
3877 E US 27 HWY
PERRY, FL 32347 0616