

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

Mortgage Lenders Investment Trading Corporation
dba Mortgageadvisors.com,

GENERAL JURISDICTION DIVISION

Case No. 23000434CAAXMX

Plaintiff,

vs.

Jazzmine N. Cook a/k/a Jazzmine Cook, et al.,

Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23000434CAAXMX of the Circuit Court of the THIRD Judicial Circuit, in and for Taylor County, Florida, wherein Mortgage Lenders Investment Trading Corporation dba Mortgageadvisors.com is the Plaintiff and Jazzmine N. Cook a/k/a Jazzmine Cook; Aqua Finance, Inc. are the Defendants, that I will sell to the highest and best bidder for cash at, the ~~west~~^{east} door of the courthouse, 108 North Jefferson Street, Perry, FL 32347, beginning at **11:00AM on the 4th day of June, 2024**, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 30 FEET OF LOT ONE (1) AND THE NORTH 30 FEET OF LOT FOUR (4) BLOCK TWO (2), THE HENDRY ADDITION TO THE TOWN OF PERRY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS 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 before the clerk reports the surplus as unclaimed.

Dated this 7 day of April, ~~2023~~²⁰²⁴.

Gary Knowles
As Clerk of the Court

By: Kathleen Lago
As Deputy Clerk



If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055; (386)758-2163 or complete the ADA Request form located at <https://thirdcircuitfl.org/ada-accommodation-request/> 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 or voice impaired call 711.

Furnish Copies To:

Brock & Scott PLLC
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Attorney for Plaintiff



IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT
IN AND FOR TAYLOR COUNTY, FLORIDA OFFICIAL RECORDS: 1 of 2
Book: 894 Page: 807

Mortgage Lenders Investment Trading Corporation
dba Mortgageadvisors.com

GENERAL JURISDICTION DIVISION

Case No. 23000434CAAXMX

Plaintiff,

vs.

Jazzmine N. Cook a/k/a Jazzmine Cook; Aqua
Finance, Inc.

Defendants.

**ORDER ON PLAINTIFF'S MOTION TO CANCEL AND RESET THE APRIL 30, 2024,
FORECLOSURE SALE**

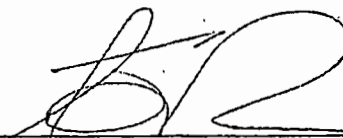
THIS CAUSE having come before the Court on the Plaintiff's Motion to Cancel and Reset the April 30, 2024, Foreclosure Sale, and the Court having reviewed the file and being otherwise duly advised, it is

ORDERED AND ADJUDGED:

The Plaintiff's Motion to Cancel and Reset Foreclosure Sale is hereby **GRANTED**. The foreclosure sale scheduled for April 30, 2024, is hereby **CANCELLED**.

The Clerk is directed to reset the foreclosure sale for June 4, 2024 at the East door of the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32347, beginning at 11:00 AM.

DONE AND ORDERED in Chambers at Taylor County, Florida, this 26 day of March, 2024.

By: 
GREG PARKER, CIRCUIT JUDGE

~~Copies furnished to:~~

Following Service List

Justin J. Kelley, Esq.
Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
FLCourtdocs@brockandscott.com

Aqua Finance, Inc.
c/o Corporation Service Company, as Registered Agent
1201 Hays Street
Tallahassee, FL 32301

Jazzmine N. Cook a/k/a Jazzmine Cook
1007 S Center Street
Perry, FL 32348

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: [REDACTED] Recorded: 12/20/2023 11:37 AM

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

OFFICIAL RECORDS: 1 of 3
Book: 889 Page: 922

Mortgage Lenders Investment Trading Corporation dba
Mortgageadvisors.com,

GENERAL JURISDICTION DIVISION

Plaintiff,

Case No. 23000434CAAXMX

vs.

Jazzmine N. Cook a/k/a Jazzmine Cook; Aqua Finance, Inc.,

Defendants.

FINAL JUDGMENT

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Judgment on December 6, 2023.
On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, Mortgage Lenders Investment Trading Corporation dba Mortgageadvisors.com, 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, is due:

Principal		\$132,417.82
Accrued Interest to 8/11/2023 @ 3.5%		\$4,761.62
Per Diem Interest from 8/12/2023 to 12/6/2023 @ 3.5%		\$1,485.90
Escrow Advances		\$1,002.61
Pre-acceleration Late Charges		\$232.65
Property Inspections		\$170.00
<u>Attorneys' fees</u>		
Flat Fee	\$3,690.00	
Additional Flat Fee - Mediation	\$362.50	
Attorneys' fees total		\$4,052.50
Title Search		\$400.00
Service of Process		\$237.00
E-filing Complaint		\$940.00
Lis Pendens-Rcrdg		\$6.00
Title Update-Gap Search		\$50.00
Hazard Insurance Paid September 2023		\$1900.00
Taxes paid November 2023		\$2028.66
TOTAL		\$149,684.76

* 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.

2. The grand total amount referenced in Paragraph 1 shall bear interest from this date forward at the prevailing legal rate of interest in accordance with Section 55.03, Florida Statutes.

3. Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, on the following described property in Taylor County, Florida:

THE SOUTH 30 FEET OF LOT ONE (1) AND THE NORTH 30 FEET OF LOT FOUR (4) BLOCK TWO (2), THE HENDRY ADDITION TO THE TOWN OF PERRY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

4. 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 21, 2024, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 108 N. Jefferson Street, 1st Floor in Taylor County in Perry, Florida, in accordance with section 45.031, Florida Statutes, using the following method (CHECK ONE):

- At the ~~west~~^{EAST} door of the courthouse, 108 North Jefferson Street, Perry, FL 32347, beginning at 11:00 AM on the prescribed date.
- By electronic sale beginning at _____ on the prescribed date at _____.

5. 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.

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; 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 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.

8. Jurisdiction of this action is retained to enter further orders that are necessary or are proper including, but not limited to re-foreclosure against any subordinate interest omitted from these proceedings, determining the amounts owed to any condominium or homeowners association, issuance of a writ of possession and the entry of a deficiency judgment, when and if such deficiency is sought if the parties liable under the note have not been discharged in bankruptcy (however no deficiency may be sought if the parties liable under the note were subject to an order allowing Plaintiff or its predecessors-in-interest only in rem relief from the bankruptcy automatic stay).

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.

ORDERED at Taylor County, Florida, on

Dec 19th 2023

[Signature]
Circuit Court Judge

~~Copies furnished:~~

Julie York, Esq.
Brock & Scott, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634

Aqua Finance, Inc.
c/o Corporation Service Company, as Registered Agent
1201 Hays Street
Tallahassee, FL 32301

Jazzmine N. Cook a/k/a Jazzmine Cook
1007 S Center Street
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IN AND FOR TAYLOR COUNTY, FLORIDA

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GENERAL JURISDICTION DIVISION

Case No. 23000434CAAXMX

Plaintiff,


vs.

Jazzmine N. Cook a/k/a Jazzmine Cook; Aqua
Finance, Inc.

Defendants.

FILED IN OFFICE

JAN 05 2024

GARY KNOWLES CLERK OF COURT
BY:  DC

NOTICE OF FORECLOSURE SALE

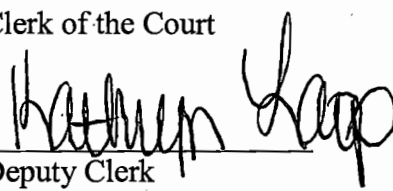
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THE SOUTH 30 FEET OF LOT ONE (1) AND THE NORTH 30 FEET OF LOT FOUR (4) BLOCK TWO (2), THE HENDRY ADDITION TO THE TOWN OF PERRY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

Dated this 5 day of January, 2024.



Gary Knowles
As Clerk of the Court

By: 
As Deputy Clerk

PUBLISH IN: THE TACO TIMES

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the

Case No. 23000434CAAXMX

File # 23-F00870

provision of certain assistance. Please contact Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055; (386)758-2163 or complete the ADA Request form located at <https://thirdcircuitfl.org/ada-accommodation-request/> 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 or voice impaired call 711.

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Attorney for Plaintiff

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GENERAL JURISDICTION DIVISION

Case No. 23000434CAAXMX

Plaintiff,

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Finance, Inc.

Defendants.

ORDER RESCHEDULING FORECLOSURE SALE

THIS CAUSE having come before the Court, and the Court having reviewed the file and being otherwise duly advised, it is

ORDERED AND ADJUDGED:

The foreclosure sale scheduled for March 21, 2024, is rescheduled for a date 120 days after the entry of the December 19, 2023, Final Judgment.

The foreclosure sale is rescheduled for **April 30, 2024** at the east door of the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32347, beginning at 11:00 AM.

DONE AND ORDERED in Chambers at Taylor County, Florida, this 5th day of January, 2024.



GREG PARKER, CIRCUIT JUDGE

Copies furnished to:
Following Service List
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