

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

WILMINGTON SAVINGS FUND SOCIETY, FSB NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST      CASE NO. 23-00567CA  
Division No.

Plaintiff,

vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST HORACE TYSON DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANT , et al,

Defendants/

**NOTICE OF SALE  
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 4, 2024, and entered in Case No. 23-00567CA of the Circuit Court of the THIRD Judicial Circuit in and for Taylor County, Florida, wherein Wilmington Savings Fund Society, FSB not individually, but solely as trustee for Residential Mortgage Aggregation Trust is the Plaintiff and TRAVIS SADLER, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST HORACE TYSON DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANT , ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DOLLIE JOANN TYSON DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANT, LINDSEY HAMMOND, and CHRIS TOUCHTON the Defendants. <sup>GARY ANBUJES</sup> ~~Annie Mae Murphy~~ Clerk of the Circuit Court in and for Taylor County, Florida will sell to the highest and best bidder for cash at the ~~west~~ <sup>East</sup> side of Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL at 11:00 AM on the **17th day of December, 2024**, the following described property as set forth in said Order or Final Judgment, to wit:

LOT 5 BLOCK 6 OF CARLTON SPRINGS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 146, PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

TOGETHER WITH THAT 1997 CHAD MOBILE HOME WITH SERIAL NUMBERS GAFLTO5A25920CW21 AND GAFLTO5B25920CW21

IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

DATED at Taylor County, Florida, this 29 day of October, 2011.

Gary Knowles  
~~Annie Mae Murphy, Clerk~~  
Taylor County, Florida



By: Kathryn Kelly  
Deputy Clerk

Invoice to:  
GILBERT GARCIA GROUP, P.A.  
Attorney for Plaintiff(s)  
2313 W. Violet St.  
Tampa, FL 33603

Please fax a first insertion and costs of publishing to 813-443-5089, Attention: Foreclosure Sales.

Published in: The Perry News Herald

630282.103305/AFD

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Taylor County, 108 N. Jefferson Street, Suite 102, Perry, FL 32347, Telephone (850) 838-3506, via Florida Relay Service".

Apre ako ki fet avek Americans With Disabilities Act, tout moun kin ginyin yun bézwen spésiyal pou akomodasyon pou yo patisipé nan pwogram sa-a dwé, nan yun tan rézonab an ninpot aranjman kapab fet, yo dwé kontakté Administrative Office Of The Court i nan niméro, Taylor County, 108 N. Jefferson Street, Suite 102, Perry, FL 32347, Telephone (850) 838-3506 i pasan pa Florida Relay Service.

En accordance avec la Loi des "Americans With Disabilities". Les personnes en besoin d'une accomodation speciale pour participer a ces procedures doivent, dans un temps raisonable, avante d'entreprendre aucune autre démarche, contacter l'office administrative de la Court situé au, Taylor County, 108 N. Jefferson Street, Suite 102, Perry, FL 32347, Telephone (850) 838-3506 Via Florida Relay Service.

De acuerdo con el Acto ó Decreto de los Americanos con Impedimentos, Inhabilitados, personas en necesidad del servicio especial para participar en este procedimiento debrán, dentro de un tiempo razonable, antes de cualquier procedimiento, ponerse en contacto con la oficina Administrativa de la Corte , Taylor County, 108 N. Jefferson Street, Suite 102, Perry, FL 32347, Telephone (850) 838-3506 Via Florida Relay Service.

241.IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT  
IN AND FOR TAYLOR COUNTY, FLORIDA  
CIVIL DIVISION

WILMINGTON SAVINGS FUND SOCIETY,  
FSB NOT INDIVIDUALLY, BUT SOLELY  
AS TRUSTEE FOR RESIDENTIAL  
MORTGAGE AGGREGATION TRUST

CASE NO. 23-00567CA

Division No.

Plaintiff,

vs.

TRAVIS SADLER; NCO PORTFOLIO  
MGT.C; ANY AND ALL UNKNOWN  
PARTIES CLAIMING BY, THROUGH,  
UNDER OR AGAINST HORACE TYSON  
DECEASED WHO ARE NOT KNOWN  
TO BE DEAD OR ALIVE, WHETHER  
SAID UNKNOWN PARTIES MAY  
CLAIM INTEREST AS SPOUSES, HEIRS,  
DEVICES, GRANTEEES OR OTHER  
CLAIMANT ; ANY AND ALL  
UNKNOWN PARTIES CLAIMING BY,  
THROUGH, UNDER OR AGAINST  
DOLLIE JOANN TYSON DECEASED  
WHO ARE NOT KNOWN TO BE DEAD  
OR ALIVE, WHETHER SAID  
UNKNOWN PARTIES MAY CLAIM  
INTEREST AS SPOUSES, HEIRS,  
DEVICES, GRANTEEES OR OTHER  
CLAIMANT; LINDSEY HAMMOND;  
AND CHRIS TOUCHTON;

Defendants. /

**FINAL JUDGMENT OF FORECLOSURE**

**THIS ACTION** was heard before the Court 9/3/2024. On the evidence presented

**IT IS ADJUDGED** that: The Plaintiff's Motion for Summary Judgment is GRANTED.

Service of process has been duly and regularly obtained over TRAVIS SADLER; NCO  
PORTFOLIO MGT.C; ANY AND ALL UNKNOWN PARTIES CLAIMING BY,  
THROUGH, UNDER OR AGAINST HORACE TYSON DECEASED WHO ARE NOT  
KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY

CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEES OR OTHER CLAIMANT ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DOLLIE JOANN TYSON DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEES OR OTHER CLAIMANT; LINDSEY HAMMOND; AND CHRIS TOUCHTON; Defendants. Relief as to the Defendant CHRIS TOUCHTON shall be *in rem* only.

1. **Amounts Due and Owing.** Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, 440 SOUTH LASALLE STREET, STE. 2000 CHICAGO, IL 60605 is due:

Principal due on the note secured by the mortgage foreclosed:	\$38,549.69
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Accrued Interest from 02/06/23 to 05/08/24	\$2,375.74
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Additional Interest from 05/09/24 to 09/03/24 Interest Per Diem at \$5.25	\$614.25
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Late Charges	\$212.36
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**Attorneys' Fees**

Attorneys' Flat Rate Total: \$8,350.00	\$8,350.00
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\*(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 the lodestar analysis is not necessary and that the flat fee is reasonable)

**Court Costs, Now Taxed:**

Filing Fee	\$496.80
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Service of Process	\$1,235.00
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Publication - N/A	\$241.65
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Heir Search	\$130.00
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<b>Subtotal</b>	<b>\$52,205.49</b>
<b>Additional Costs</b>	
Death Certificated	\$55.00
Escrow Advance	\$744.54
NSF Charge	\$10.00
Rec Corp Adv Balance	\$345.00
Guardian Ad Litem	\$500.00
Skip Trace	\$321.00
Recording Fee	\$31.50
<b>Subtotal</b>	<b>\$2,007.04</b>
Suspense Balance	- \$273.99
<b>Total Due</b>	<b>\$53,938.54</b>

That shall bear interest at a rate of 9.46% per year.

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:

**LOT 5 BLOCK 6 OF CARLTON SPRINGS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 146, PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.**

**TOGETHER WITH THAT 1997 CHAD MOBILE HOME WITH SERIAL NUMBERS GAFLTO5A25920CW21 AND GAFLTO5B25920CW21**

**Property Address: 269 Bradshaw Blvd, Perry, Florida 32348**

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 (no sooner than sixty (60) days from entry of this Order) on **December 17, 2024 at 11:00 AM**, to the highest bidder for cash, except as prescribed in paragraph 4, at the

courthouse located at 108 N Jefferson Street, in Taylor County in Perry, Florida, in accordance with Section 45.031, Florida Statutes (2013), using the following method:

**At the east side of Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL, beginning at 11:00 AM on the prescribed date.**

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 the plaintiff's costs; second, documentary stamps affixed to the Certificate; third, plaintiff's attorney's fees; fourth, the total sum due to the 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 Possession.** 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 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 requested attorneys' fees are 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.
8. The Plaintiff may assign the judgment, cause of action and credit bid to any third party by the filing of an Assignment without further order of the court.
9. **Replevin** Plaintiff's action for replevin to recover possession of personal property, located at, **269 Bradshaw Blvd, Perry, Florida 32348**, is hereby granted. The personal property is more particularly described as follows:

**1997 CHAD MOBILE HOME WITH SERIAL NUMBERS GAFLTO5A25920CW21  
AND GAFLTO5B25920CW21**

This Court shall issue a Writ of Replevin, or in the event a Writ of Replevin cannot be issued, an Order to Show Cause shall be directed to the Defendant(s), TRAVIS SADLER; , NCO PORTFOLIO MGT.C; , ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST HORACE TYSON DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANT ; , ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST DOLLIE JOANN TYSON DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER CLAIMANT; , LINDSEY HAMMOND; AND CHRIS TOUCHTON (in rem only), pursuant to the provisions of Florida Statutes, Chapter 78, and for such other relief as is just.

10. **Jurisdiction.** Jurisdiction of this action is retained to enter further orders, as are proper, including, without limitation, writs of possession and deficiency judgment. In addition, this court retains jurisdiction to enter any required supplemental complaint(s) such as a reforeclosure to add a necessary and/or omitted party without the necessity of filing a separate action.

**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 LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A 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 CONTACT THE CLERK OF THE COURT, 108 N JEFFERSON STREET, PERRY, FL (TELEPHONE: (850) 838-3506) WITHIN TEN (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 THREE RIVERS LEGAL SERVICES, 334 NW LAKE CITY AVENUE, LAKE CITY, FL, (386) 752-5960 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 THREE RIVERS LEGAL SERVICES, 334 NW LAKE CITY AVENUE, LAKE CITY, FL, (386) 752-5960, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

DONE AND ORDERED at Taylor County, Florida, this 4<sup>th</sup> day of October, 2024.



HONORABLE GREGORY S. PARKER  
CIRCUIT COURT JUDGE

Copies furnished:

GILBERT GARCIA GROUP, P.A.  
2313 W. Violet St.  
TAMPA, FL 33603  
EMAILSERVICE@GILBERTGROUPLAW.COM

TRAVIS SADLER  
FLORIDA STATE PRISON DC NUMBER: I09274  
23916 NW 83RD AVE  
RAIFORD, FL 32083

NCO PORTFOLIO MGT.C  
C/O THE CORPORATION TRUST COMPANY  
1209 ORANGE ST  
WILMINGTON, DE 19801

LAURA L. WALKER FOR ANY AND ALL UNKNOWN PARTIES CLAIMING BY,  
THROUGH, UNDER OR AGAINST HORACE TYSON DECEASED WHO ARE NOT  
KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY  
CLAIM INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEEES OR OTHER  
CLAIMANT  
644 3RD AVE SOUTH UNIT 507  
SAINT PETERSBURG, FL 33701  
LLW4ATTY@AOL.COM

LAURA L. WALKER FOR ANY AND ALL UNKNOWN PARTIES CLAIMING BY,  
THROUGH, UNDER OR AGAINST DOLLIE JOANN TYSON DECEASED WHO ARE  
NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY  
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CLAIMANT  
644 3RD AVE SOUTH UNIT 507  
SAINT PETERSBURG, FL 33701  
LLW4ATTY@AOL.COM

LINDSEY HAMMOND  
54 W. SUMMIT ST.  
APOPKA, FL 32712

ANGELA M. BALL FOR CHRIS TOUCHTON  
615 N. JEFFERSON ST.  
PERRY, FL 32347  
FILINGS@ANGELABALLPA.COM ; ANGELA@ANGELABALLPA.COM

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