

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL  
CIRCUIT IN AND FOR TAYLOR COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 23000759CAAXMX

BANK OF NEW YORK MELLON F//K/A THE  
BANK OF NEW YORK AS TRUSTEE FOR  
NATIONSTAR HOME EQUITY LOAN TRUST  
2007-FRE1,

Plaintiff,

vs.

MARA BROOKS, et al.  
Defendant(s).

**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated **July 22, 2024**, and entered in 23000759CAAXMX of the Circuit Court of the THIRD Judicial Circuit in and for Taylor County, Florida, wherein BANK OF NEW YORK MELLON F//K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-FRE1 is the Plaintiff and MARA BROOKS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES BROOKS A/K/A CHARLE BROOKS, DECEASED; CHARLES BROOKS, JR.; DELRIKOS BROOKS; ANTHONY BROOKS; OLISIA ROWE are the Defendant(s). Gary Knowles, Jr. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at the East Door, Taylor-County Courthouse 108 N. Jefferson St., Perry, FL 32347, at 11:00 AM, on **August 27, 2024**, the following described property as set forth in said Final Judgment, to wit:

**LOT 12, BLOCK "B", SPRING LAKE HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 79, PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA. ALSO PARCEL 12-A: COMMENCE AT THE NORTHWEST CORNER OF LOT 12, BLOCK "B" OF SPRING LAKE HEIGHTS SUBDIVISION, AS THE POINT OF BEGINNING AND RUN NORTH 24°03' WEST, 60 FEET; THENCE RUN NORTH 65°57' EAST, 65 FEET; THENCE RUN SOUTH 24°03' EAST, 60 FEET; THENCE RUN SOUTH 65°57' WEST, 65 FEET TO THE PLACE OF BEGINNING. SAID PARCEL BEING IN LOT 17, BLOCK "B" OF SPRING LAKE HEIGHTS SUBDIVISION, AND ALSO AN EASEMENT FOR INGRESS AND EGRESS ON THE LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 8, BLOCK "B" OF SPRING LAKE HEIGHTS SUBDIVISION AND RUN NORTH 24°03' WEST, 60 FEET; THENCE SOUTH 65°57' WEST, 130 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 65°57' WEST, 195 FEET; THENCE RUN SOUTH 72°00'55" WEST, 83.58 FEET; THENCE RUN SOUTH 89°21' WEST, 77.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SANDRA STREET; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE 20.2 FEET; THENCE RUN NORTH 89°21' EAST, 75.87 FEET; THENCE RUN NORTH 72°00'55" EAST, 79.47 FEET; THENCE RUN NORTH 65°57' EAST,**



195 FEET; THENCE RUN SOUTH 21°13' EAST, 20.02 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY BEING IN LOT 17, BLOCK "B", SPRING LAKE HEIGHTS SUBDIVISION.

Property Address: 200 ALICE ST, PERRY, FL 32348

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 24 day of July, 2024.



Gary Knowles, Jr.  
As Clerk of the Court

By: [Signature]  
As Deputy Clerk

**IMPORTANT**

**AMERICANS WITH DISABILITIES ACT NOTICE:** 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, FL 32055; (386)758-2163 or complete the ADA Request form located at:

<https://courtadmin.wpenginepowered.com/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.

Publish In: THE PERRY NEWS HERALD  
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
Attorneys for Plaintiff  
6409 Congress Avenue, Suite 100, Boca Raton, FL 33487  
Telephone: 561-241-6901 Fax: 561-997-6909

TAYLOR COUNTY FLORIDA GARY KNOWLES  
Instrument: 240003731 Recorded: 07/22/2024 3:26 PM

IN THE FLORIDA COURT OF THE THIRD  
JUDICIAL CIRCUIT OF FLORIDA IN AND FOR  
TAYLOR COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO: 23000759CAAXMX

OFFICIAL RECORDS: 1 of 6  
Book: 901 Page: 347

BANK OF NEW YORK MELLON F//K/A THE  
BANK OF NEW YORK AS TRUSTEE FOR  
NATIONSTAR HOME EQUITY LOAN TRUST  
2007-FRE1,  
Plaintiff,

vs.

MARA BROOKS; THE UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHERS WHO MAY  
CLAIM AN INTEREST IN THE ESTATE OF  
CHARLES BROOKS A/K/A CHARLE BROOKS,  
DECEASED; CHARLES BROOKS, JR.;  
DELRIKOS BROOKS; ANTHONY BROOKS;  
OLISIA ROWE; 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).

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FINAL JUDGMENT OF FORECLOSURE

This action was tried before the court at a Non-Jury Trial on July 11, 2024. On the evidence presented. IT IS ADJUDGED that Plaintiff's Final Judgment is GRANTED against all defendants listed by name: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES BROOKS A/K/A CHARLE BROOKS, DECEASED; MARA BROOKS; CHARLES BROOKS, JR.; DELRIKOS BROOKS; ANTHONY BROOKS; OLISIA ROWE;

**1. Amounts Due.** Plaintiff, BANK OF NEW YORK MELLON F//K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-FRE1, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is due:

Principal	\$32,814.24
Deferred Unpaid Principal Balance:	\$18,234.56
Interest on the Note and Mortgage to 06/19/2024 (Per Diem \$4.38)	\$2,211.85
Per Diem Interest from 06/20/2024 good through 07/11/024 (\$4.34 x 22 days)	\$95.48
Property Inspections	\$300.00
BPO	\$250.00
Property Preservation	\$155.00
<u>Legal Fees:</u>	\$2,261.02
Complaint Filing: \$938.78	
Service of Process: \$590.00	
Notice of Action Publication: \$327.25	
Skip Trace: \$4.02	
Lis Pendens: \$19.00	
Death Certificate: \$55.00	
Probate Review: \$175.00	
Clerk Summons: \$60.00	
Title Cost: \$75.00	
Courier Charges: \$16.97	
<u>Escrow Advance Balance:</u>	\$2,409.22
Hazard Insurance: \$2,209.01	
Taxes: \$200.21	
<b>SUBTOTAL</b>	<b>\$58,731.37</b>
<b>Attorneys' Fees:</b>	
Finding as to reasonable number of hours: 10.00	
Finding as to reasonable hourly rate: \$135.00	
Flat Fee: \$4,750.00	
Court Attendance: \$325.00	
Attorneys' Fee Total:	\$6,425.00
<b>TOTAL SUM</b>	<b>\$65,156.37</b>

That shall bear interest at a rate of 9.46%.

**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 12, BLOCK "B", SPRING LAKE HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 79, PUBLIC RECORDS**

OF TAYLOR COUNTY, FLORIDA. ALSO PARCEL 12-A: COMMENCE AT THE NORTHWEST CORNER OF LOT 12, BLOCK "B" OF SPRING LAKE HEIGHTS SUBDIVISION, AS THE POINT OF BEGINNING AND RUN NORTH 24°03' WEST, 60 FEET; THENCE RUN NORTH 65°57' EAST, 65 FEET; THENCE RUN SOUTH 24°03' EAST, 60 FEET; THENCE RUN SOUTH 65°57' WEST, 65 FEET TO THE PLACE OF BEGINNING. SAID PARCEL BEING IN LOT 17, BLOCK "B" OF SPRING LAKE HEIGHTS SUBDIVISION, AND ALSO AN EASEMENT FOR INGRESS AND EGRESS ON THE LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 8, BLOCK "B" OF SPRING LAKE HEIGHTS SUBDIVISION AND RUN NORTH 24°03' WEST, 60 FEET; THENCE SOUTH 65°57' WEST, 130 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 65°57' WEST, 195 FEET; THENCE RUN SOUTH 72°00'55" WEST, 83.58 FEET; THENCE RUN SOUTH 89°21' WEST, 77.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SANDRA STREET; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE 20.2 FEET; THENCE RUN NORTH 89°21' EAST, 75.87 FEET; THENCE RUN NORTH 72°00'55" EAST, 79.47 FEET; THENCE RUN NORTH 65°57' EAST, 195 FEET; THENCE RUN SOUTH 21°13' EAST, 20.02 FEET TO THE POINT OF BEGINNING. SAID RIGHT OF WAY BEING IN LOT 17, BLOCK "B", SPRING LAKE HEIGHTS SUBDIVISION.

Property Address: 200 ALICE ST, PERRY, FL 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 on the 27<sup>TH</sup> day of AUGUST, 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 of \$325.00 for Attorney's Attendance at Court is 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 and 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.
  
5. **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), 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.**

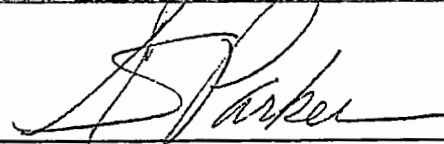
If the property has qualified for the homestead tax exemption in the most recent approved tax roll, the following paragraphs shall apply:

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** in chambers Taylor County, Florida, on Monday, July 22, 2024.

62-2023-CA-000759-CAAM 07/22/2024 10:27:08 AM



Greg Parker, Circuit Judge  
62-2023-CA-000759-CAAM 07/22/2024 10:27:08 AM

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on Monday, July 22, 2024, to the following:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
ATTORNEYS FOR PLAINTIFF  
6409 CONGRESS AVE., SUITE 100  
BOCA RATON, FL 33487  
PRIMARY EMAIL: FLMAIL@RASLG.COM

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN  
INTEREST IN THE ESTATE OF CHARLES BROOKS A/K/A CHARLE BROOKS,  
DECEASED  
200 ALICE ST  
PERRY, FL 32348

MARA BROOKS  
635 HINGSON TANNER RD  
PERRY, FL 32347


CHARLES BROOKS, JR.  
200 ALICE ST  
PERRY, FL 32348

DELRIKOS BROOKS  
4211 FORTINER CIRCLE  
PERRY, FL 32347

ANTHONY BROOKS  
16340 NW 190TH STREET  
HIGH SPRINGS, FL 32643

OLISIA ROWE  
185 SE POPE AVENUE  
MADISON, FL 32340

62-2023-CA-000759-CAAM 07/22/2024 10:39

  
Amber L. Hancock, Case Manager  
62-2023-CA-000759-CAAM 07/22/2024 10:39:02 AM