

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

FIDELITY BANK

CASE NO. 23000768CAAXMX

Plaintiff,

Division No.

vs.

ANGELA R. SCOTT, et al,

Defendants/

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2024, and entered in Case No. 23000768CAAXMX of the Circuit Court of the THIRD Judicial Circuit in and for Taylor County, Florida, wherein Fidelity Bank is the Plaintiff and UNKNOWN TENANT #1 and ANGELA R. SCOTT the Defendants. Gary Knowles, Jr., Clerk of the Circuit Court in and for Taylor County, Florida will sell to the highest and best bidder for cash at at the west side of Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL at 11:00 AM on **20th day of August, 2024**, the following described property as set forth in said Order or Final Judgment, to wit:

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 9, T4S, R7E, TAYLOR COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 9; THENCE S 0 DEGREES 17' 12" W ALONG THE WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 9 A DISTANCE OF 965.0 FEET; THENCE N 89 DEGREES 44' 12" E A DISTANCE OF 27 6 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF A GRADED PUBLIC ROAD AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N 89 DEGREES 44' 12" E A DISTANCE OF 209.0 FEET: THENCE S 0 DEGREES 17' 12" W A DISTANCE OF 100.0 FEET; THENCE S 89 DEGREES 44' 12" W A DISTANCE OF 209.0 FEET TO THE SAID EAST LINE OF A GRADED PUBLIC ROAD; THENCE N 0 DEGREES 17' 12" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

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 12 day of July, 2024.

Gary Knowles, Jr., Clerk  
Taylor County, Florida



By: Kathryn Lopez  
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**

310812.103842/tll

"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".

Aprè ako ki fet avèk Americans With Disabilities Act, tout moun kin ginyin yun bézwen spésyal 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.

TAYLOR COUNTY FLORIDA GARY KNOWLES  
Instrument: 240003226 Recorded: 06/21/2024 2:15 PM

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

OFFICIAL RECORDS: 1 of 4  
Book: 899 Page: 643

FIDELITY BANK,

CASE NO. 23000768CAAXMX

Plaintiff,

vs.

Division No.

ANGELA R. SCOTT and UNKNOWN TENANT #1, et. al.,

\_\_\_\_\_ Defendants/

**FINAL JUDGMENT OF FORECLOSURE**

**THIS ACTION** was heard before the Court 6/20/2024. 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 ANGELA R. SCOTT and UNKNOWN TENANT #1, defendants.

1. **Amounts Due and Owing.** Plaintiff, FIDELITY BANK, 100 EAST ENGLISH WICHITA, KS 67202 is due:

Principal due on the note secured by the mortgage foreclosed: \$39,155.89

Accrued Interest from 05/01/23 to 03/01/24 \$1,600.30

Additional Interest from 03/02/24 to 06/20/24 Interest Per Diem at \$5.23 \$575.30

Late Charges \$59.31

Total: **\$41,390.08**

**Court Costs, Now Taxed:**

Filing Fee \$445.05

Service of Process \$320.00

Title Search \$62.00

Summons \$10.35

**Subtotal \$42,228.20 (exclusive of Attorney's Fees)**

**Additional Costs**

Property Inspections/Preservation \$1,206.50

Escrow Advance \$1,391.99

**Subtotal \$2,598.49**

Unapplied Funds Balance - \$202.19

Total Due

\$44,624.50 (exclusive of attorney's fees)

OFFICIAL RECORDS: 2 of 4  
Book: 899 Page: 644

That shall bear interest at a rate of 9.34% per year.

2. Attorney's Fees

Attorneys' Flat Rate Total: \$5,502.50

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. The Court does reserve jurisdiction on entry of an order for attorney fees until such time as an Expert Affidavit supporting the fees is filed with the Court. Upon the filing of the Expert Fee Affidavit, the Court shall enter a separate order awarding the attorney's fees without the necessity of further hearing.

3. 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:

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 9, T4S, R7E, TAYLOR COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 9; THENCE S 0 DEGREES 17' 12" W ALONG THE WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 9 A DISTANCE OF 965.0 FEET; THENCE N 89 DEGREES 44' 12" E A DISTANCE OF 27 6 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF A GRADED PUBLIC ROAD AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N 89 DEGREES 44' 12" E A DISTANCE OF 209.0 FEET; THENCE S 0 DEGREES 17' 12" W A DISTANCE OF 100.0 FEET; THENCE S 89 DEGREES 44' 12" W A DISTANCE OF 209.0 FEET TO THE SAID EAST LINE OF A GRADED PUBLIC ROAD; THENCE N 0 DEGREES 17' 12" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

Property Address: Rt5 Box 383, Perry, Florida 32347

4. 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 **TUESDAY AUGUST 20, 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 west side of Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL, beginning at 11:00 AM on the prescribed date.**

5. 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.

6. 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.

7. 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.

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.

OFFICIAL RECORDS: 3 of 4  
Book: 899 Page: 645

9. **Jurisdiction.** Jurisdiction of this action is retained to enter further orders, as are proper, including, without limitation, writs of possession and deficiency judgments. 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.**

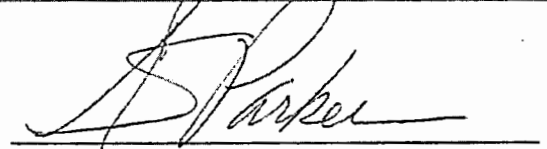
**IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.**

**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** in chambers at Taylor County, Florida, on Thursday, June 20, 2024.

62-2023-CA-000768-CAAM 06/20/2024 04:25:54 PM



Greg Parker, Circuit Judge  
62-2023-CA-000768-CAAM 06/20/2024 04:25:54 PM

**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 Friday, June 21, 2024, to the following:

Amy M. Kiser, Esquire  
[emailservice@gilbertgrouplaw.com](mailto:emailservice@gilbertgrouplaw.com)  
[akiser@gilbertgrouplaw.com](mailto:akiser@gilbertgrouplaw.com)  
*Attorney for Plaintiff*

Angela Scott  
2306 A Young Road  
Perry, FL. 32347  
[scottangela0927@gmail.com](mailto:scottangela0927@gmail.com)

Unknown Tenant #1 n/k/a Aaron Scott  
2306 A Young Road  
Perry, FL. 32347

62-2023-CA-000768-CAAM 06/21/2024 08:07

  
Amber L. Hancock, Case Manager  
62-2023-CA-000768-CAAM 06/21/2024 08:07:13 AM

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TAYLOR COUNTY FLORIDA GARY KNOWLES  
Instrument: 240003388 Recorded: 07/01/2024 1:28 PM

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

OFFICIAL RECORDS: 1 of 2  
Book: 900 Page: 181

FIDELITY BANK,  
Plaintiff,

Case No.: 23000768CAAXMX

vs.

Division:

MICHAEL SCOTT, et al.,  
Defendants.

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**ORDER ON PLAINTIFF'S AFFIDAVIT OF REASONABLE ATTORNEYS FEES**

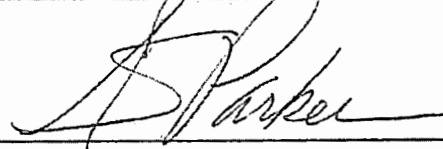
THIS CAUSE came before me on Plaintiff's Motion for Final Summary Judgment of Foreclosure on June 20, 2024. The Court, having been fully advised in the premises, it is:

ORDERED AND ADJUDGED:

1. Plaintiff's Attorney's Fees in the amount of \$5,502.50 are reasonable.
2. Plaintiff shall be awarded attorneys fees in the amount of \$5,502.50.

DONE AND ORDERED in Chambers at Taylor County, Florida, on Monday, July 1, 2024.

62-2023-CA-000768-CAAM 07/01/2024 09:38:50 AM



Greg Parker, Circuit Judge  
62-2023-CA-000768-CAAM 07/01/2024 09:38:50 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 1, 2024, to the following:

Amy M. Kiser, Esquire  
[emailservice@gilbertgrouplaw.com](mailto:emailservice@gilbertgrouplaw.com)  
[akiser@gilbertgrouplaw.com](mailto:akiser@gilbertgrouplaw.com)  
*Attorney for Plaintiff*

Unknown Tenant #1 n/k/a Aaron Scott  
2306 A Young Road  
Perry, FL. 32347

Angela Scott  
2306 A Young Road  
Perry, FL. 32347  
[scottangela0927@gmail.com](mailto:scottangela0927@gmail.com)

62-2023-CA-000768-CAAM 07/01/2024 10:19

  
Amber L. Hancock, Case Manager  
62-2023-CA-000768-CAAM 07/01/2024 10:19:30 AM