

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

PLANET HOME LENDING, LLC Plaintiff, vs.	Case No. 2024-CA-000061 Honorable Judge: PARKER
JOSHUA D. HARPER; JULIA M. MONROE; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA. Defendants,	

NOTICE OF SALE UNDER F.S. CHAPTER 45

NOTICE IS GIVEN that, in accordance with the Order entered on August 14, 2024, in the above-styled cause, Gary Knowles, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online on the east steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, Florida at 11:00 a.m. on October 22, 2024, the following described property:

LOTS 1 AND 2 OF BLOCK 13, OF BROBSTON AND FENDIG'S ADDITION TO THE CITY OF PERRY, FLORIDA, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 9. APN No. 03324-000

COMMONLY KNOWN AS: 802 N. Quincy St., Perry, FL 32347

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 August 15, 2024

Gary Knowles, Clerk of Circuit Court



By: Kathryn Keap
Deputy Clerk of Court

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on August 15, 2024 all counsel and parties of record are being served a true and correct copy of the foregoing document using via email or regular U.S. Mail.

/s/ Matthew T. Wasinger
Matthew T. Wasinger

JOSHUA D. HARPER
802 N. QUINCY ST.
PERRY, FL 32347

JULIA M. MONROE
802 N. QUINCY ST.
PERRY, FL 32347

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jaxsfforeclosures@hud.gov

ATTORNEYS FOR DEFENDANT UNITED STATES OF AMERICA and SECRETARY OF HOUSING AND URBAN DEVELOPMENT

UNKNOWN TENANT OCCUPANT #1 N/K/A REBECCA MONROE
802 N. QUINCY ST.
PERRY, FL 32347
1200 S. PINE ISLAND RD., PLANTATION, FL 33324

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

Case No. 2024-CA-000061

PLANET HOME LENDING, LLC
Plaintiff,

vs.

JOSHUA D. HARPER; JULIA M. MONROE; UNKNOWN
TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT
#2; SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; UNITED STATES OF AMERICA
Defendants,


ORDER GRANTING PLAINTIFF'S EX-PARTE MOTION TO RESCHEDULE FORECLOSURE SALE

THIS CAUSE came before the Court on Plaintiff's Motion to Reschedule Foreclosure Sale and this Court, being fully advised rules as follows:

It is hereby ORDERED AND ADJUDGED:

1. Plaintiff's Motion is Granted.
2. The foreclosure sale is to be rescheduled for October 22, 2024, at 11:00 a.m. on the east steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, Florida

DONE AND ORDERED in TAYLOR COUNTY, Florida, on 13th day of August, 2024.


Greg Parker, Circuit Judge

Copy to Matthew Wadinger Esq.

CERTIFICATE OF SERVICE

Plaintiff's counsel shall serve a copy of this Order on the following Parties immediately and File a Certificate of Service in this Court file:

JOSHUA D. HARPER
802 N. QUINCY ST.
PERRY, FL 32347

JULIA M. MONROE
802 N. QUINCY ST.
PERRY, FL 32347

UNKNOWN TENANT OCCUPANT #1 N/K/A REBECCA MONROE
802 N. QUINCY ST.
PERRY, FL 32347
1200 S. PINE ISLAND RD., PLANTATION, FL 33324

A COPY OF THIS ORDER IS BEING SERVED ON THE FOLLOWING PARTIES VIA THE E-FILING PORTAL:

Matthew T. Wasinger, Esquire
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service: mattw@wasingerlawoffice.com

JASON R. COODY
UNITED STATES ATTORNEY
KATHERINE C. KERWIN
ASSISTANT UNITED STATES ATTORNEY
111 N. ADAMS STREET, 4TH FLOOR
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ATTORNEYS FOR DEFENDANT UNITED STATES OF AMERICA and SECRETARY OF HOUSING AND URBAN DEVELOPMENT

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 240002917 Recorded: 06/06/2024 2:59 PM

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

PLANET HOME LENDING, LLC
Plaintiff,

Case No. 2024-CA-000061

vs.

Honorable Judge: PARKER

JOSHUA D. HARPER; JULIA M. MONROE;
UNKNOWN TENANT OCCUPANT #1; UNKNOWN
TENANT OCCUPANT #2; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; UNITED STATES OF
AMERICA.

Defendants,

FINAL JUDGMENT OF FORECLOSURE

THIS MATTER came before this Honorable Court on May 20, 2024, for Plaintiff's Motion for Final Summary Judgment of Foreclosure, Attorney Fees and Costs, wherein the Court finds that service of process was properly rendered against Defendants. All Defendants were properly served with process and were then either voluntarily dismissed or timely defaulted.

The Court also finds that all Defendants have failed to assert any material facts or issues that precludes summary judgment. The Court finds Plaintiff has filed Affidavits and Exhibits herein as proof of the sums due; and the Court having heard argument of counsel and being fully and sufficiently advised in the premises;

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, PLANET HOME LENDING, LLC, address of 321 Research Parkway, Suite 303, Meriden, CT 06450 is due:

Principal due on the note secured by the mortgage foreclosed	\$	88,692.39
Interest on the note and mortgage from 4/1/23 TO 5/1/2024	\$	6,020.80
Pro Rata MIP/PMI	\$	186.09
Per Diem Interest at 6.625%: \$16.10 to 6/5/2024	\$	574.40
Late charges and fees:	\$	193.12
Escrow Advances:	\$	3,660.29
Property Inspections/Maintenance/Fees:	\$	3,723.15
Suspense Balance:	\$	(900.00)
Attorneys' fees total:	\$	4,100.00

Finding as to reasonable Flat Fee*:

[*The requested attorneys' 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.]

Court Costs, Now Taxed:

Clerk Filing Fees:	\$	1,003.78
Service of Process Fees:	\$	515.00
Mailing/Recording Fees:	\$	38.07
GRAND TOTAL	\$	107,790.09

that shall bear interest at the rate of 9.34% per year.

2. Plaintiff, PLANET HOME LENDING, LLC, address of 321 Research Parkway, Suite 303, Meriden, CT 06450 holds a lien for the total sum superior to all claims or estates of defendant(s) on the following described property in Polk County, Florida:

LOTS 1 AND 2 OF BLOCK 13, OF BROBSTON AND FENDIG'S ADDITION TO THE CITY OF PERRY, FLORIDA, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 9. APN No. 03324-000

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3. 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 August 6, 2024 at 11:00 a.m. to the highest bidder for cash, except as prescribed in paragraph 5, on the east steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, Florida, in accordance with section 45.031, Florida Statutes.

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 documentary stamps affixed to 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. Plaintiff may, without further order of the court, file an Affidavit of Additional Advances showing the advanced fees, costs and interest prior to the sale for credit bidding and sale proceeds distribution by the clerk.

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, any and all of the plaintiff's any, including but not limited to, subsequent advanced, fees, costs and interest; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' 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. **THE UNITED STATES SHALL NOT BE BOUND BY THE SIXTY-DAY TIME PERIOD IMPOSED BY §45.032, FLA. STAT., UPON MOTIONS FOR DISTRIBUTION OF SURPLUS PROCEEDS.**

6. **Right of Possession.** Upon 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, 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. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.
7. Due and legal service of process has been made on all Defendant(s).
9. The Plaintiff may assign the judgment and credit bid by the filing of an assignment prior to the issuance of the certificate of title without further order of the court.
10. **Jurisdiction.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, writ of possession, and/or re-foreclosure for any omitted parties or any other reason, orders determining amounts and responsibility for assessments that may be due to a condominium or homeowner's association pursuant to sections 718.116 or 720.3085 of the Florida Statutes, as well as orders involving reformation of the mortgage instrument or deed to perfect title, if necessary.

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.

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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

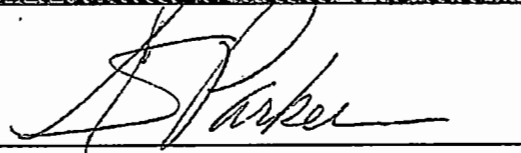
IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, (850) 838-3506 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 THREE RIVERS LEGAL SERVICES AT (352) 375-1631 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 AT (352) 375-1631 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055; (386)758-2163, AT LEAST SEVEN DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DONE AND ORDERED in Chambers at TAYLOR County, Florida, on Wednesday, June 5, 2024.

62-2024-CA-000061-CAAM 06/05/2024 04:00:50 PM



Greg Parker, Circuit Judge
62-2024-CA-000061-CAAM 06/05/2024 04:00:50 PM

COPIES PROVIDED:

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