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After Recording Return To:  
David Eppley  
Gulf Coast Title Co., Inc.  
111 N. Main St.  
Brooksville, FL 34601

This Instrument Prepared by:  
David Eppley  
Gulf Coast Title Co., Inc.  
111 North Main Street  
Brooksville, FL 34601  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
R13 122 19 0660 0000 0030  
File No.: 18035142

### WARRANTY DEED

**This Warranty Deed**, made the 13th day of June, 2019, by **Mary E. Engle**, as authorized by the partition order entered in Case #2018-CA-1388, a copy of which is attached hereto as Exhibit "A", hereinafter called the grantor, whose post office address is: 1610 SE 22nd Ave., Ocala, FL 34471, to **Cherie Plourde**, whose post office address is: 10175 Foley St., Brooksville, FL 34601, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$80,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

Lot 3, LUDLOW HEIGHTS, a subdivision in the NE 1/4 of Section 13, Township 22 South, Range 19 East, Hernando County, Florida, according to the plat thereof as recorded in Plat Book 6, Page 81, of the Public Records of Hernando County, Florida.

The property is not the homestead of the Grantor(s).  
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.  
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2018, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: <u><i>David Eppley</i></u>	MARY E. ENGLE, AS AUTHORIZED BY THE
Printed Name: <u>DAVID EPPLEY</u>	PARTITION ORDER ENTERED IN CASE #2018-CA-1388
Witness Signature: <u><i>Scott Little</i></u>	<u><i>Mary E. Engle</i></u>
Printed Name: <u>Scott Little</u>	Mary E. Engle

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2019 by Mary E. Engle, who is/are personally known to me or has/have produced DRIVER'S LICENSE as identification

*David Eppley*  
Notary Public Signature  
Printed Name: \_\_\_\_\_ My Commission Expires: 1/9/2022

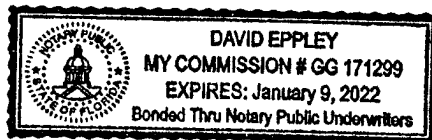


EXHIBIT "A"

**COPY**

Filing # 89046160 E-Filed 05/06/2019 03:02:56 PM

IN THE CIRCUIT COURT OF THE FIFTH  
JUDICIAL CIRCUIT IN AND  
FOR HERNANDO COUNTY, FLORIDA

CASE NO. 2018-CA-1388

MARY E. ENGLE, MICHAEL H. WYSONG,  
RYAN COY BATSON, and NEIL HOWARD  
BATSON,

Plaintiffs

vs

SUSAN M. WYSONG, BOBBY EARL  
BATSON, CRYSTAL ROSEANN BATSON,  
HERNANDO COUNTY CLERK OF COURT,  
HERNANDO COUNTY, THE STATE OF  
FLORIDA, ELIZABETH P. EPPLEY, RICKY A.  
MORRA, THE STATE OF FLORIDA CHILD  
SUPPORT ENFORCEMENT, ASSET  
ACCEPTANCE, LLC, and HERNANDO  
COUNTY BOARD OF COUNTY  
COMMISSIONERS,

Defendants.

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**ORDER AUTHORIZING PRIVATE SALE, CONFIRMING APPLICABILITY OF  
FLORIDA STATUTE § 55.10 AND CONFIRMING  
TRANSFER OF LIENS TO SECURITY**

THIS CAUSE having come before the Court on May 1, 2019, upon the Plaintiffs' Motion for Summary Judgment. Present were Plaintiff, MARY E. ENGLE, her husband Douglas Engle, Plaintiff's counsel, David C. Sasser, Doug Chorvat, Jr., HERNANDO COUNTY CLERK OF CIRCUIT COURT AND COMPTROLLER, Cela D. Webster, Counsel for Doug Chorvat, Jr., and Defendant, SUSAN M. WYSONG. The Court received argument of the Plaintiff's counsel, received information from Plaintiff, MARY E. ENGLE, confirmation from Cela D. Webster, Esquire that in her opinion the subject liens did attach to the interests of the Defendants, SUSAN M. WYSONG, BOBBY EARL BATSON and CRYSTAL ROSEANN BATSON in the subject real property and

**COPY**

the testimony of SUSAN M. WYSONG, together with the pleadings and proofs submitted, a review of the Court file, and being otherwise fully advised in the premises, determines that there is no genuine issue of material fact as to the allegations in Counts I, II and III of the Verified Complaint. The Court makes the following additional findings of fact:

**FINDINGS OF FACT:**

A. This is an action for partition of real property located at 10175 Foley Street, Brooksville, Hernando County, Florida, and more particularly described in the Order Determining Homestead recorded in O.R. Book 3570, Page 1539, public records of Hernando County, Florida, as:

Lot 3, LUDLOW HEIGHTS, a subdivision in the NE 1/4 of Section 13, Township 22 South, Range 19 East, Hernando County, Florida, according to the plat thereof as recorded in Plat Book 6, Page 81, of the Public Records of Hernando County, Florida.

B. The Plaintiffs, MARY E. ENGLE and MICHAEL H. WYSONG are each the owners of an undivided one-fourth (1/4) interest in the real property. Plaintiffs, RYAN COY BATSON and NEIL HOWARD BATSON are each the owners of an undivided one-sixteenth (1/16) interest in the real property. Defendants, SUSAN M. WYSONG is the owner of an undivided one-fourth (1/4) interest in the real property. Defendants, BOBBY EARL BATSON and CRYSTAL ROSEANN BATSON are each the owners of an undivided one-sixteenth (1/16) interest in the real property.

C. Plaintiffs, MARY E. ENGLE and MICHAEL H. WYSONG, are entitled to a special equity for payments made by them as necessary to maintain the subject property, and to prevent the filing of a mortgage foreclosure action and to maintain the real property ad valorem taxes in good standing, as follows:

<u>AMOUNT</u>	<u>EXPENSE</u>	<u>OWED TO</u>
\$4,888.41	Mortgage payments from 5/2/18 through 4/15/19	MARY E. ENGLE
\$409.29	Electric services from 5/17/18 to 10/3/18	MARY E. ENGLE

\$1,259.61	Homeowners Insurance payments from 5/1/18 through 4/30/19	MARY E. ENGLE
\$540.57	Property taxes for 2017	MICHAEL H. WYSONG
\$250.00	Lawn care	MARY E. ENGLE
\$450.00	Home inspection for homeowners insurance	MARY E. ENGLE
\$1,600.00	Attorney fees, ongoing Court costs and service of process fees	MARY E. ENGLE
\$110.00	Hernando County Tourist tax for 11/20/18 and 1/20/19	MARY E. ENGLE
<u>\$1,419.61</u>	Property taxes for 2018	MARY E. ENGLE
<b>\$10,927.89</b>	<b>TOTAL DUE TO MARY E. ENGLE</b>	
<b>\$540.57</b>	<b>TOTAL DUE TO MICHAEL H. WYSONG</b>	

D. The Estate of Doris May Wysong, the administration of which is open in Hernando County Probate Case No. 2017-CP-0841, paid a total of \$2,687.18 for monthly mortgage payments in July 2017 through February 2018, and \$974.87 for homeowners insurance payments in July 2017 through March 2018. These amounts were advanced by the Estate on behalf of the Estate beneficiaries who are the same persons as the owners of subject property pursuant to the Order Determining Homestead.

E. The property is a single family residential property and is not subject to equitable physical division.

F. The Defendants, SUSAN M. WYSONG, BOBBY EARL BATSON and CRYSTAL ROSEANN BATSON, filed no counterclaim, affirmative defenses or affidavits, sufficient to create a genuine issue of material fact, to the partition or the transfer of the liens from the real property to the sale proceeds to be held in the Registry of the Court.

G. The Defendant lienholders filed no affidavit in opposition to Plaintiffs' Motion for Summary Judgment or other objection to a transfer of the liens to security pursuant to Florida Statute § 55.10(5). The lienholders HERNANDO COUNTY CLERK OF COURT, HERNANDO COUNTY, and to the HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS each filed a Consent to order transferring liens.

It is thereupon ORDERED AND ADJUDGED that:

1. A Judgment of Partition is granted in favor of the Plaintiffs, MARY E. ENGLE, MICHAEL H. WYSONG, RYAN COY BATSON, and NEIL HOWARD BATSON, against the Defendants, SUSAN M. WYSONG, BOBBY EARL BATSON and CRYSTAL ROSEANN BATSON.

2. Plaintiffs, MARY E. ENGLE and MICHAEL H. WYSONG are entitled to a special equity in the real property in the amount of \$10,927.89 MARY E. ENGLE and \$540.57 MICHAEL H. WYSONG. In addition, the Estate of Doris May Wysong is entitled to a special equity in the amount of \$3,662.05.

3. The property shall be sold at a private sale at the price of \$80,000.00, subject to the terms and conditions of the contract for sale to Cherie Nicole Plourde. Plaintiff MARY E. ENGLE is authorized to sign the deed and all other closing documents for sale of the subject property on behalf of all owners of the property.

4. The net sale proceeds from the private sale of the property, after payment of normal and customary closing costs, shall be distributed as follows:

- A. Payment to Plaintiff, MARY E. ENGLE, for special equity of \$10,927.89 as set forth in Paragraph C above;
- B. Payment of special equity of \$540.57 to Plaintiff, MICHAEL H. WYSONG;
- C. Payment to the Estate of Doris May Wysong of \$3,662.05; and
- D. Payment of the balance to be deposited into the Court Registry. The Court shall then determine the disposition of those funds, including the amounts owed under the Judgments and Orders against Defendants, SUSAN M. WYSONG, BOBBY EARL BATSON and CRYSTAL ROSEANN BATSON in favor of HERNANDO COUNTY CLERK OF COURT, HERNANDO COUNTY, THE STATE OF FLORIDA, ELIZABETH P. EPPLEY, RICKY

A. MORRA, ASSET ACCEPTANCE, LLC, THE STATE OF FLORIDA CHILD SUPPORT ENFORCEMENT, and the HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS; attorneys fees and costs in this proceeding, and the dollar amount of the shares of each of the property owners to the remaining net proceeds.

5. Upon the deposit into the Court Registry of the balance of the sale proceeds, the liens of Defendants, HERNANDO COUNTY CLERK OF COURT, HERNANDO COUNTY, THE STATE OF FLORIDA, ELIZABETH P. EPPLEY, RICKY A. MORRA, ASSET ACCEPTANCE, LLC, THE STATE OF FLORIDA CHILD SUPPORT ENFORCEMENT, and the HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS, shall be transferred to the funds on deposit in the Registry, and the conveyance of title from the sellers of the subject real property to the buyer shall be free and clear of any and all liens of the Defendant lienholders.

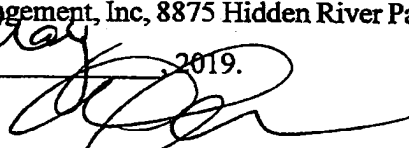
6. The Court retains jurisdiction of this action for the entry of subsequent order(s) including, but not limited to, the allocation of the attorneys fees and costs among the Plaintiffs, MARY E. ENGLE, MICHAEL H. WYSONG, RYAN COY BATSON, and NEIL HOWARD BATSON, and the Defendant owners, SUSAN M. WYSONG, BOBBY EARL BATSON and CRYSTAL ROSEANN BATSON; a determination of the amounts due to the Defendant lienholders and a determination of the dollar amount of the respective shares of the Plaintiffs, MARY E. ENGLE, MICHAEL H. WYSONG, RYAN COY BATSON, and NEIL HOWARD BATSON and the Defendants, SUSAN M. WYSONG, BOBBY EARL BATSON and CRYSTAL ROSEANN BATSON in the remaining proceeds held in the Registry.

DONE AND ORDERED at Brooksville, Hernando County, Florida, this 6 day of May, 2019.

  
GEORGE ANGELADIS  
Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished electronically through the e-Filing portal to: DAVID C. SASSER, ESQUIRE (Attorney for Plaintiffs), at [dcs@johnstonandsasser.com](mailto:dcs@johnstonandsasser.com) and [rhusek@johnstonandsasser.com](mailto:rhusek@johnstonandsasser.com); JON A. JOUBEN, ESQUIRE (Attorney for HERNANDO COUNTY and HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS), at [jjouben@co.hernando.fl.us](mailto:jjouben@co.hernando.fl.us), [jdinova@co.hernando.fl.us](mailto:jdinova@co.hernando.fl.us), [cao@co.hernando.fl.us](mailto:cao@co.hernando.fl.us), and [phare@co.hernando.fl.us](mailto:phare@co.hernando.fl.us); CELA D. WEBSTER, ESQUIRE (Attorney for HERNANDO COUNTY CLERK OF COURT), at [staffattorney@hernandoclerk.org](mailto:staffattorney@hernandoclerk.org); and/or via U.S. mail to: SUSAN M. WYSONG, 22293 Lake Village Lane, Brooksville, FL 34601; BOBBY EARL BATSON, 4036 Thunderbird Avenue, Spring Hill, FL 34606; CRYSTAL ROSEANN BATSON, also sometimes known as CRYSTAL ROSEANN BROWN also sometimes known as CRYSTAL BROWN, c/o Gadsden Correctional Facility, 6044 Greensboro Highway, Quincy, FL 32351; THE STATE OF FLORIDA, Office of the Attorney General, PL-01 the Capitol, Tallahassee, FL 32399; ELIZABETH P. EPPLEY, 6344 Nodoc Road, Brooksville, FL 34609; RICKY A. MORRA, 9448 Northcliff Boulevard, Spring Hill, FL 34606; THE STATE OF FLORIDA CHILD SUPPORT ENFORCEMENT, 2450 Shumard Oaks Boulevard, Tallahassee, FL 32399; and to: ASSET ACCEPTANCE, LLC, c/o Midland Credit Management, Inc, 8875 Hidden River Parkway, Suite 100, Tampa, FL 33637; on this 6 day of May, 2019.

  
 Deputy Clerk/Judicial Assistant