IN THE CIRCUIT COURT OF THE FOURTEENTH JUDICIAL CIRCUIT
IN AND FOR WASHINGTON COUNTY, FLORIDA

CITY OF CHIPLEY, a Florida municipal corporation,

Plaintiff, Case No. 2024-CA-120

v

GWUAN REED and KEN NAKER, Washington County Tax Collector,

Defendants.
_____/

**FINAL JUDGMENT OF FORECLOSURE**

**THIS CAUSE** having come before the Court on Plaintiff's Motion for Summary Final Judgment of Foreclosure ("Motion"), the Court having received testimony and evidence as to damages, having reviewed pleadings and papers contained in the Court's file, having heard arguments from Plaintiff's counsel, and otherwise being advised in the premises, the Court finds as follows:

**FINDING OF FACTS**

1. On May 10, 2024, the Special Magistrate issued an Order finding that the propery located at 618 9th Street, Chipley, Florida and owned by the Defendant, GWUAN REED ("REED"), was in violation of the City of Chipley Municipal Code and constituted a nuisance. A copy of the Order was entered into evidence as Exhibit A to the Motion. The property was owned by REED as evidenced by the Quitclaim Deed dated March 7, 1972 recorded in the Official Records of Washington County, Florida, Instruement No. 2005002310.

2. The Special Magistrate ordered that REED was required to bring the Property into compliance, and failing to do so would result in a fine being assessed at $50.00 per day, dating from June 10, 2024.

3. The Property, in this case, is identified as:

> A LOT BOUNDED BY COMMENCING AT THE NE CORNER OF THE LOT NOW OWNED BY EDITH HARRIS, AND NOW OCCUPIED BY SAID EDITH HARRIS AS A HOME AND RUNNING THENCE NORTH 166 1/2 FEET FOR POINT OF BEGINNING. NORTH OF SECTION OF LOT 7, RUN NORTH 56 1/2 FEET, WEST 120 FEET, SOUTH 56 1/2 FEET, EAST 120 FEET TO BEGINNING, NORTH 1/2 OF NORTHEAST 1/4 BLOCK 2.

located at 618 9th Street, being tax parcel numbered 00000000-00-1227-0000.

4. The Plaintiff recorded the Order on June 24, 2024, in the Official Records of Washington County, Florida, in Book 1307 at page 663-668, constituting a lien on the Property.

5. On November 8, 2024, the Plaintiff initiated this lawsuit. Personal substituted service was made upon REED by the Leon County Sheriff's office on November 25, 2024. The CITY filed a Motion for Entry of Default by Clerk and the Clerk of Court entered a Default against REED on March 24, 2025.

6. On April 22, 2205, REED, filed two motions titled in the same name, Motion to Vacate Plaintiff's Lien or in the Alternative Motion to Strike. *See,* R. Doc. #s 27 and 28.

7. On November 25, 2024, the Tax Collector asserted a claim for unpaid taxes and filed an Affidavit/Notice of Tax Claim stating that $1,052.91 in property taxes for the Subject Property are due and owning.

8. On September 28, 2026, the Plaintiff filed and properly served its Notice of Hearing by Video Conference, which set the hearing on the Motion for Summary Final Judgment of Foreclosure that was filed on August 10, 2026. The Notice of Hearing was properly served upon REED at his last known address. REED failed to respond to the Motion and otherwise appear at the hearing.

9. At the hearing, the Court received argument and reviewed the Motion which included affidavits from Tamara Donjuan, the Plaintiff's code enforcement officer. Tamara Donjuan's affidavit was based on personal knowledge about the Order and the accruing fines, attested to the amount of damages, that the Plaintiff engaged Blankenship Jordan, P.A., and was required to pay a fee for its services, the attorneys' fees the Plaintiff paid Blankenship Jordan in this action, and the amount of costs the Plaintiff incurred in prosecuting this action.

10. Ms. Donjuan's affidavit attested to the fines accrued until the requirements of the Order were complied with.

11. Ms. Donjuan attested she inspected the Property and as of July 30, 2026 the Property is still in noncompliance. She attested that the continuing fine had accrued to $43,100 through the date of the hearing on the Property.

12. Attorney Matthew J. Goldhagen, Esq. attested that the Plaintiff had paid $599.70 in taxable costs. He further attested that the Plaintiff had paid $3,380.00 for attorneys' fees to Blankenship Jordan, P.A.

13. The Plaintiff is entitled to its reasonable attorneys' fees pursuant to section 162.10, Florida Statutes. The Court finds that the attorneys' fees are reasonable and no reduction or enhancement factors for consideration by the Court are to be applied pursuant to *Florida Patients Compensation Fund v. Rowe,* 472 So. 2d 1145 (Fla. 1985).

14. The Plaintiff is entitled to taxable costs pursuant to section 57.041, Florida Statutes.

15. The Plaintiff is entitled to a Final Judgment of Foreclosure of its Code Enforcement liens in the principal amount of $43,100, exclusive of attorneys' fees and costs pursuant to section 34.01, Florida Statutes.

It is, therefore,

ORDERED and ADJUDGED that:

**1.** REED's two motions titled Motion to Vacate Plaintiff's Lien or in the Alternative Motion to Strike at R. Doc. # 26 and R. Doc. # 27 are **DENIED**.

**2.** The Plaintiff's Motion for Summary Final Judgment is **GRANTED**. Final Judgment of foreclosure is due to be entered.

**3. Amounts Due and Owing.** Plaintiff, City of Chipley, is due:

a. Principal .... $43,100.00

b. Attorneys' Fees .... $3,380.00

c. Taxable Costs .... $599.70

d. Total .... $47,079.70

Which shall bear interest at the rate of 7.87% per year, from this date forward until the statutory interest rate changes, and then at the prevailing legal rate as set forth in section 55.03, Florida Statutes. For which let execution issue.

**4. Lien on Property.** Plaintiff holds a lien for the total sum superior to any claim or estate of Defendant, REED, on the following described real properties in Washington County, Florida.

> A LOT BOUNDED BY COMMENCING AT THE NE CORNER OF THE LOT NOW OWNED BY EDITH HARRIS, AND NOW OCCUPIED BY SAID EDITH HARRIS AS A HOME AND RUNNING THENCE NORTH 166 1/2 FEET FOR POINT OF BEGINNING. NORTH OF SECTION OF LOT 7, RUN NORTH 56 1/2 FEET, WEST 120 FEET, SOUTH 56 1/2 FEET, EAST 120 FEET TO BEGINNING, NORTH 1/2 OF NORTHEAST 1/4 BLOCK 2.
>
> located at 618 9th Street, being tax parcel numbered 00000000-00-1227-0000.

**5. Sale of Property.** If the total sum with interest at the rate described in Paragraph Two (2) and all costs accrued subsequent to this Final Judgment are not paid, the Clerk of this Court shall sell the real property at public sale on **November 25, 2026 at 10:00 a.m. Central, to the highest bidder or bidders via online auction at www.washington.realforeclose.com,** in accordance with Section 45.031, Florida Statutes.

**6. 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 properties for sale, provided, however, that the purchaser of the

properties 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 necessary to pay the bid in full.

**7. Distribution of Proceeds.** On filing of 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 and outstanding taxes; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate described in Paragraph Two (2) from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court.

**8. Right of Possession.** On filing of the Certificate of Sale, Defendants, GWUAN REED, and any persons claiming under or against Defendant 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.

**9. Jurisdiction.** Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, a personal money judgment. In particular, without limiting the foregoing, the Court expressly retains jurisdiction for the entry of a money judgment against

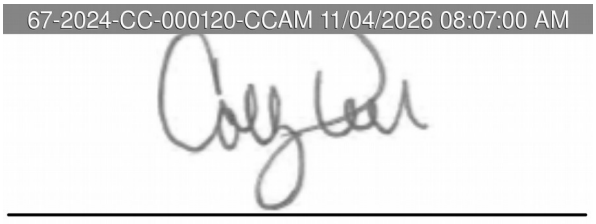
Defendant, GWUAN REED, for the amounts claimed in this action, including all foreclosure and other attorney's fees and taxable costs in this action, in the event that personal service of process is perfected.

**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.**

**DONE AND ORDERED** this Wednesday, November 4, 2026 in Washington County, Florida.

67-2024-CC-000120-CCAM 11/04/2026 08:07:00 AM



Colby Peel, Judge
67-2024-CC-000120-CCAM 11/04/2026 08:07:00 AM

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