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IN THE CIRCUIT COURT OF THE
THIRD JUDICIAL CIRCUIT
IN AND FOR COLUMBIA COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2020-CA-000207
Division

2021 SEP 20 PM 2:41

CLERK OF COURT
COLUMBIA COUNTY:FL

FIRST GUARANTY MORTGAGE CORPORATION

Plaintiff,

vs.

RENEE ANN TROUERBACH, et al.

Defendants.

Inst: 202112018911 Date: 09/20/2021 Time: 2:56PM
Page 1 of 2 B: 1447 P: 1921, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 623.00

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on September 8, 2021 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Columbia County, Florida:

COMMENCE AT THE SOUTHEAST CORNER OF THE
NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND
RUN SOUTH 89 DEGREES 30 MINUTES 20 SECONDS WEST,
ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 893.40
FEET TO THE WEST LINE OF EMMERSON ROAD; THENCE
NORTH 0 DEGREES 29 MINUTES 40 SECONDS WEST,
ALONG SAID EMMERSON ROAD, 1230.56 FEET TO THE
POINT OF BEGINNING, RUN THENCE SOUTH 89 DEGREES
30 MINUTES 20 SECONDS WEST, 495.19 FEET TO THE
WEST LINE OF THE EAST 1/2 OF SAID NORTHEAST 1/4;
THENCE NORTH 1 DEGREES 02 MINUTES 48 SECONDS
WEST, 100.00 FEET; THENCE NORTH 89 DEGREES 30
MINUTES 20 SECONDS EAST, 516.18 FEET TO THE WEST
RIGHT OF WAY LINE OF SAID EMMERSON ROAD;
THENCE SOUTH 21 DEGREES 14 MINUTES WEST, ALONG
SAID EMMERSON ROAD, 55.50 FEET; THENCE CONTINUE
SOUTH 0 DEGREES 29 MINUTES 40 SECOND EAST, ALONG
SAID ROAD 48.46 FEET TO THE POINT OF BEGINNING.
A/K/A LOT 31, EASTBROOK VILLAGE, UNIT 2,
UNRECORDED.

and commonly described as: 160 SE EMERSON COURT, LAKE CITY, FL 32025; including
the building, appurtenances, and fixtures located therein was sold to ~~FIRST GUARANTY~~

Janice L. and Ron W. Turbeville
PO Box 830, Lake City, FL 32056

CERTIFICATE OF TITLE

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~~MORTGAGE CORPORATION, 15480 LAGUNA CANYON RD IRVINE, CA 92618~~

WITNESS my hand and the seal of the Court on this 20 day of
September, 2021.

JAY M. SWISHER, JR.
CLERK OF THE CIRCUIT COURT



By: Amber Hancock
Deputy Clerk

FIRST GUARANTY MORTGAGE CORPORATION
C/O RUSHMORE LOAN MANAGEMENT SERVICES LLC
15480 LAGUNA CANYON RD
IRVINE, CA 92618

cc:
Kass, Shuler,
P.A., PO Box 800,
Tampa, FL 33601

RENEE ANN TROUERBACH
160 SE EMERSON COURT
LAKE CITY, FL 32025
and

Served c/o Secretary of State
2661 Executive Center Circle
Tallahassee, FL 32301

327878/2014855/jms2



STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office.
JAMES M SWISHER JR, CLERK OF COURTS

By: Amber Hancock
Deputy Clerk
Date: Sept 20, 2021

