

Filing # 230329813 E-Filed 08/27/2025 11:19:46 AM

**IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT,
IN AND FOR INDIAN RIVER COUNTY, FLORIDA**

**GREENSPRING CAPITAL MANAGEMENT,
LLC, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS ADMINISTRATOR OF
RMH 2023-4 TRUST,**

CASE NO. 31-2025-CA-000308
312025CA000308AXXXVB

Plaintiff,

v.

**UNKNOWN BENEFICIARIES, HEIRS,
SPOUSES, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER PARTIES
CLAIMING BY, THROUGH, UNDER OR
AGAINST THE ESTATE OF JAMES PAIGE
A/K/A JAMES R. PAIGE A/K/A JAMES
ROY PAIGE, SR. A/K/A JAMES R. PAIGE,
SR.; JAMES ROY PAIGE, JR.; KAREN SUE
NORTHUP; INDIAN RIVER COUNTY,
FLORIDA,**

Defendants.

FINAL JUDGMENT OF FORECLOSURE

THIS ACTION was heard before the Court on August 27, 2025 on Plaintiff's Motion for Summary Final Judgment filed on June 24, 2025. [D.E. 61.] On the evidence presented, the Court finds Plaintiff proved its *prima facie* case for foreclosure: the origination of the loan, the borrower is deceased, acceleration, and the amounts due and owing to Plaintiff. Plaintiff has standing to foreclose pursuant to § 673.3011(1), Florida Statutes. The Court further finds that no defendant filed a response in opposition to the motion for summary judgment as required by Florida Rule of Civil Procedure.

IT IS ORDERED AND ADJUDGED that:

1. Motion Granted. There is no dispute of material facts and plaintiff's motion for summary judgment is granted.

2. Amounts Due. Plaintiff, Greenspring Capital Management, LLC, not in its individual capacity, but solely as administrator of RMH 2023-4 Trust (hereafter, "Plaintiff"), whose address is c/o Servis One Inc. d/b/a BSI Financial Services, 11350 McCormick Road, Suite 902, Hunt Valley, MD 21031 is due:

Principal Balance:	\$275,002.40
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Per Diem Interest of \$42.38 (07/01/25 – 08/27/25)	\$2,458.04
Attorney's fees and costs:	\$7,412.08
GRAND TOTAL:	\$284,872.52

3. **Interest.** The total amount in paragraph 2 must bear interest from this date forward at the prevailing statutory rate of interest.

4. **Lien on Property.** Plaintiff holds a lien for the grand total sum superior to all claims or estates of Defendants, (with the exception of any assessments that are superior pursuant to Section 718.116, or 720.3085, Florida Statutes) on the following described real property in Indian River County, Florida:

LOT 21, BLOCK B, GREENWOOD VILLAGE UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 14, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. APN: 33-39-10-00017-0002-00021; Property Address: 955 37th Avenue, Vero Beach, FL 32960

5. **Sale of Property.** If the total sum with interest at the rate described in paragraph 2 and all costs accrued subsequent to this judgment are not paid, the Clerk of this court must sell the property at public sale on **SEPTEMBER 29, 2025** to the highest bidder for cash, except as prescribed in paragraph 6, by electronic sale at Indian River County beginning at **10:00 a.m.**, www.indian-river.realforeclose.com, in accordance with section 45.031, Florida Statutes. **The public sale must not be postponed or canceled without a court order. All orders postponing or canceling the sale must be filed with the Clerk of court no later than 5:00 p.m. five (5) business days before the sale date. Counsel for Plaintiff must be certain that all sale and Clerk fees are paid and that the original proof of publication is filed no less than five (5) business days before the sale date. Failure to timely file the original proof of publication of the notice of sale and pay the sale and Clerk fees will stop the sale. Additionally, the failure of Plaintiff's counsel to pay the sale fee and properly and timely publish the notice of sale may result in sanctions against the Plaintiff, Plaintiff's counsel individually, and the law firm representing the Plaintiff.** Any electronic sale by the Clerk must be in accordance with the written administrative policy for electronic sales published by the Clerk at the official website for the Clerk and posted in the public areas of the Clerk's offices.

6. **Costs.** Plaintiff must advance all subsequent costs of this action and must 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 must be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, Plaintiff must file an affidavit within 5 business days and the Clerk must credit Plaintiff's bid with the total sum with post-judgment interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full. The Clerk must receive the service charge imposed in Section 45.031, Florida Statutes.

7. Distribution of Proceeds. On filing the certificate of title, the Clerk must distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 2 from this date to the date of the sale; and by retaining any remaining amount pending further order of this court.

8. Right of Redemption. On 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 must be foreclosed of all estate or claim in the property, and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes, must be terminated, except as to the rights of a bona fide tenant occupying residential premises under the Federal Protecting Tenants at Foreclosure Act, 12 U.S.C. sec. 5220, note, or section 83.5615, Florida Statutes, and claims or rights under chapter 718 or chapter 720, Florida Statutes, if any.

9. Right of Possession. On the filing of the certificate of title, the person named on the certificate of title must be let into possession of the property subject to the rights of a bona fide tenant occupying residential premises under the Federal Protecting Tenants at Foreclosure Act, 12 U.S.C. sec 5220, note, or section 83.5615, Florida Statutes. If any defendant or tenant remains in possession of the property, an Order Granting the Motion for Writ of Possession must be entered without further notice or hearing, subject to the purchaser's compliance with Section 83.5615, Florida Statutes.

10. Jurisdiction Retained. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, writs of possession and such supplemental relief or judgments as may be appropriate.

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.

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, 2000 16TH AVENUE, VERO BEACH, FL 32960, (772) 770-5185, 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 FLORIDA RURAL LEGAL SERVICES MONDAY THROUGH FRIDAY AT 1-888-582-3410 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. 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 FLORIDA RURAL LEGAL SERVICES AT 1-888-582-3410 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED on 27th day of August, 2025 at Vero Beach, Indian River County, Florida.

eSigned by Judge Cynthia L. Cox 08/27/2025 11:11 am

CYNTHIA L. COX, Circuit Judge

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

Adam G. Schwartz, Esq.
Atlas | Solomon, LLP
819 SW Federal Highway, Suite 301
Stuart, FL 34994
E-mail: adam@atlas-solomon.com
servicemailbox@atlas-solomon.com
Counsel for Plaintiff

Christopher A. Hicks, Esq.
1801 27th Street
Vero Beach, FL 32960
chicks@indianriver.gov
Counsel for Indian River County

COUNSEL FOR Plaintiff SHALL IMMEDIATELY SERVE A COPY OF THIS ORDER ON THE FOLLOWING PARTIES AND FILE A CERTIFICATE OF SERVICE IN THIS COURT FILE:

Unknown Beneficiaries, Heirs, Spouses,
Devises, Grantees, Creditors, And All
Other Parties Claiming By, Through,
Under Or Against The Estate Of James
Paige a/k/a James R. Paige a/k/a James
Roy Paige, Sr. a/k/a James R. Paige, Sr.
955 37th Avenue
Vero Beach, FL 32960

James Roy Paige, Jr.
1520 56th Square W.
Vero Beach, FL 32966

Karen Sue Northup
3320 57th Avenue
Vero Beach, FL 32966