

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

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
LASALLE BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR LEHMAN XS TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-2,
Plaintiff,**

vs.

**CASE NO.: 62-2023-CA-000322
DIVISION:**

**ANGELA P. BYRD AKA ANGELA BYRD, AS
PERSONAL REPRESENTATIVE OF THE
ESTATE OF JACK L. BYRD, DECEASED, et al,
Defendant(s).**

_____ /

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 27, 2025, and entered in Case No. 62-2023-CA-000322 of the Circuit Court of the Third Judicial Circuit in and for Taylor County, Florida in which U.S. Bank National Association, as Trustee, successor in interest to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005-2, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Angela P. Byrd aka Angela Byrd, deceased, deceased; George Allen Barkley; Victoria Renee Steely; Truist Bank, successor by merger to SunTrust Bank; Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Taylor County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on the front steps of the Taylor County Courthouse, 108 N. Jefferson St., Perry, Florida 32347, Taylor County, Florida at 11:00AM on the 26th day of August, 2025, the following described property as set forth in said Final Judgment of Foreclosure:

COMMENCE AT AN IRON ROD MARKING THE INTERSECTION OF THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 EAST, TAYLOR COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 AND RUN WEST ALONG THE SAID NORTH BOUNDARY 179.28 FEET TO A CONCRETE MONUMENT FOR A POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN SOUTH 34 DEGREES, 24 MINUTES, 30 SECONDS EAST 465.99 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 62 DEGREES, 36 MINUTES, 10 SECONDS WEST 137.19 FEET TO A CONCRETE MONUMENT; THENCE NORTH 34 DEGREES, 23 MINUTES, 30 SECONDS WEST 542.40 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG SAID NORTH BOUNDARY 164.86 FEET TO THE POINT OF BEGINNING.

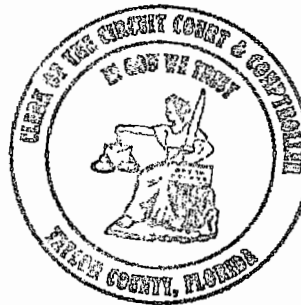
A/K/A 2315 CY STRICKLAND RD PERRY FL 32347

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 in Taylor County, Florida this 5 day of June, 2025.

Clerk of the Circuit Court
Taylor County, Florida

By: Kathryn Leap
Deputy Clerk



Albertelli Law
Attorney for Plaintiff
P.O. Box 23028
Tampa, FL 33623
(813) 221-4743
(813) 221-9171 facsimile
eService: servealaw@albertellilaw.com

CT - 23-002722

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. Persons with a disability who need any accommodation to participate should call the ADA Coordinator, Jacquetta Bradley, P.O. Box 1569, Lake City, FL 32056, 386-719-7428, within two (2) working days of your receipt of this notice; if you are hearing impaired call (800) 955-8771; if you are voice impaired call (800) 955-8770.

The above is to be published in the Perry News-Herald
P.O. Box 888, Perry, FL 32348

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 250002856 Recorded: 05/27/2025 2:33 PM

OFFICIAL RECORDS: 1 of 6
Book: 918 Page: 488

**IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT IN
AND FOR TAYLOR COUNTY FLORIDA
CIRCUIT CIVIL DIVISION**

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN
INTEREST TO LASALLE BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR LEHMAN XS TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-2,
Plaintiff(s)**

vs.

**CASE NO.: 62-2023-CA-000322
DIVISION:**

**THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANTS CLAIMING BY, THROUGH,
UNDER, OR AGAINST, ANGELA P. BYRD
AKA ANGELA BYRD, DECEASED,
DECEASED; GEORGE ALLEN BARKLEY;
VICTORIA RENEE STEELY; TRUIST
BANK, SUCCESSOR BY MERGER TO
SUNTRUST BANK; UNKNOWN PARTY #1
N/K/A SHAWN LOLLIS; UNKNOWN
PARTY #2 N/K/A JESSICA LOLLIS;
Defendant(s).**

FINAL SUMMARY JUDGMENT OF FORECLOSURE

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Judgment on May 22, 2025. On the evidence presented,

IT IS ADJUDGED that:

1. The Plaintiff's Motion for Summary Judgment is GRANTED. Service of process has been duly and regularly obtained over **The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Angela P. Byrd aka Angela Byrd, deceased, deceased; George Allen Barkley; Victoria Renee Steely; Truist Bank, successor by merger to SunTrust Bank; Unknown Party #1 N/K/A Shawn Lollis; Unknown Party #2 N/K/A Jessica Lollis; defendants.**

2. There is due and owing to the Plaintiff the following:

Principal due on the note secured by the mortgage foreclosed: \$47,549.16

Interest on the note and mortgage from October 1, 2022 to January 28, 2025	\$8,702.07
Interest from January 29, 2025 to May 22, 2025 (Per Diem \$10.26 x 113 days)	\$1,159.38
Late Charges	\$101.24
Tax Disbursements	\$3,520.81
Hazard	\$3,095.95
BPO	\$150.00
Property Inspections	\$470.00
Property Preservation	\$290.00

Attorney's Fees \$6,505.00

Court Costs:

Complaint Filing Fee	\$405.00
Service of Process	\$1,176.40
Heir Search	\$495.00
NOA	\$281.93
Amended Complaint Filing Fee	\$35.00
Insert Recording	\$10.00
Record Lis Pendens	\$8.00
Statutory Mailings	\$1.68

GRAND TOTAL \$73,956.62

3. The grand total amount referenced in Paragraph 2 shall bear interest from this date forward at the prevailing legal rate of interest.

4. Plaintiff, U.S. Bank National Association, as Trustee, successor in interest to LaSalle Bank National Association, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2, whose address is c/o Nationstar Mortgage LLC d/b/a Mr. Cooper, 800 State Highway 121 Bypass, Lewisville, TX 75067, holds a lien for the grand total sum specified in Paragraph 2 herein. The lien of the Plaintiff is superior to any right, title, interest or claim of the defendants and all persons, corporations, or other entities claiming by, through or under the defendants or any of them and the property will be sold free and clear of all claims of the defendants, with the exception of any assessments that are superior pursuant to the Florida Statutes, Section 718.116 and Section 720.3085. The Plaintiff's lien encumbers the subject property located in Taylor County, Florida and described as:

COMMENCE AT AN IRON ROD MARKING THE INTERSECTION OF THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 7 EAST, TAYLOR COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 AND RUN WEST ALONG THE SAID NORTH BOUNDARY 179.28 FEET TO A CONCRETE MONUMENT FOR A POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN SOUTH 34 DEGREES, 24 MINUTES, 30 SECONDS EAST 465.99 FEET TO A

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Property address: 2315 CY STRICKLAND RD PERRY FL 32347

5. If the grand total amount with interest at the rate described in Paragraph 3 to this judgment are not paid, the Clerk of the Court must sell the subject property at public sale to the highest bidder on **Tuesday August 26, 2025**, at the front steps of the Taylor County Courthouse, 108 N. Jefferson St., Perry, Florida 32347, to the highest bidder for cash, except as prescribed in Paragraph 6, at 11:00AM, after having first given notice as required by Section 45.031, Florida Statutes.
6. Plaintiff shall advance all subsequent costs of this action in addition to any advances to protect its collateral and shall be reimbursed for them by the clerk if Plaintiff is not the purchaser of the property for sale. 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. The clerk shall receive the service charge imposed in Section 45.031, Florida Statutes, for service in making, recording, and certifying the sale and title that shall be assessed as costs.
7. 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 shall be foreclosed of all estate or claim in the property and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes shall be terminated, 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, subject to the rights of a tenant occupying residential premises pursuant to section 83.5615, Florida Statutes.
8. 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 the Plaintiff's costs; 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 the rate prescribed in paragraph 3 from this date to the date of the sale. During the sixty (60) days after the Clerk issues the certificate of disbursements, the Clerk shall hold the surplus pending further Order of this Court.
9. Upon filing of the Certificate of Title, defendant and all 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 and the purchaser at sale shall be let into possession of the property.
10. The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the fee of \$6,505.00 is reasonable and appropriate for the Plaintiff's counsel's attorney's fees. The Court finds that there are no reasons for either reduction or enhancement pursuant to Florida patient's Compensation Funds v. Rowe, 472 So. 2d 1145 (Fla. 1985), and the

Court therefore has awarded reasonable attorney's fees in the amount indicated in paragraph 2 of this judgment.

11. NOTICE PURSUANT TO AMENDMENT TO SECTION 45.031, FLA. ST. (2023).

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, 108 N. JEFFERSON ST.

P.O. BOX 620

PERRY, FLORIDA 32347 [TELEPHONE 850-838-3506 (3-1)], WITHIN TEN (10) DAYS AFTER THE SALE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

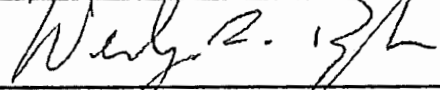
IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING 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 INSTITUTIONAL LEGAL SERVICES, INC., 1010 NW 8th Ave #B, Gainesville, FL 32601-4946, TELEPHONE 352-375-2494, 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, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

12. If Plaintiff is the successful purchaser at the foreclosure sale, Plaintiff may assign the successful bid without further order of this court.

13. The Court finds that Plaintiff has standing to seek and receive the relief obtained herein.
14. Any funds payable from third party funds including attorney fees and costs shall be made payable to Plaintiff.
15. The Court specifically reserves jurisdiction to enter further orders the Court deems just and proper to include, without limitation, the following: orders related to pursuit and entry of deficiency judgment, if Defendant has not been discharged in bankruptcy, or it is not prohibited by federal law or mutual settlement agreement; orders granting additional attorney's fees and costs; writs of possession; orders determining the amount and responsibility for assessments that may be due a condominium or homeowner's association pursuant to sections 718.116 or 720.3085 of the Florida Statutes; orders arising out of re-foreclosure, to include permitting a supplemental complaint to add an interest-holder, and/or; orders involving reformation of the mortgage instrument or deed to perfect title.

DONE AND ORDERED in chambers at Lake City, Columbia County, Florida, on Tuesday, May 27, 2025.

62-2023-CA-000322-C 05/27/2025 07:55:31 AM



Wesley Douglas, Circuit Judge
62-2023-CA-000322-C 05/27/2025 07:55:31 AM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed to the following:

Nathan Gryglewicz, Esquire
Silver Jade Bohn, Esquire
servealaw@albertellilaw.com
Attorney for Plaintiff

Charline Calhoun, Esquire
ecf@albertellilaw.com
afazchas@alaw.net
Attorney for Defendant Truist Bank

The Unknown Heirs...of Angela Byrd
2315 CY Strickland Road
Perry, FL. 32347
Last Known Address/Publication

George Allen Barkley
520 Charlotte Street
Rocky Mount, NC. 27804

Unknown Tenant #1 n/k/a Shawn Lollis
2315 CY Strickland Road
Perry, FL. 32347

Unknown Tenant #2 n/k/a Jessica Lollis
2315 CY Strickland Road
Perry, FL. 32347

Victoria Renee Steely
405 Antler Drive
Enterprise, AL. 36330

62-2023-CA-000322-C 05/27/2025 07:59:56


Amber L. Hancock, Case Manager
62-2023-CA-000322-C 05/27/2025 07:59:56 AM