

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

CASE NO. 24000347CAAXMX

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

STEVEN WADE, JR. A/K/A STEVEN LATORIA
WADE, JR.; CANDIS ELAINE LANGFORD;
UNKNOWN TENANT NO. 1; UNKNOWN TENANT
NO. 2; and ALL UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS ACTION, OR
HAVING OR CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE PROPERTY HEREIN
DESCRIBED,
Defendant(s).

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 14, 2025, and entered in Case No. 24000347CAAXMX of the Circuit Court in and for Taylor County, Florida, wherein Lakeview Loan Servicing, LLC is Plaintiff and STEVEN WADE, JR. A/K/A STEVEN LATORIA WADE, JR.; CANDIS ELAINE LANGFORD; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on the Front Steps of the Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL 32347, 11:00 a.m., on September 30, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 10 EAST, TAYLOR COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 4, RIVERSIDE ADDITION SUBDIVISION, AS RECORDED IN THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA: THENCE SOUTH 36 DEGREES 58 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 60.50 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 51 TO THE WESTERLY RIGHT OF WAY LINE OF CYPRESS STREET (60 FEET WIDE); THENCE SOUTH 45 DEGREES 40 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 95.14 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE THENCE SOUTH 45 DEGREES 40 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 85.28 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 51 DEGREES 50 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 135.75 FEET; THENCE SOUTH 58

DEGREES 01 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 39.17 FEET; THENCE SOUTH 45 DEGREES 35 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 33.99 FEET; THENCE NORTH 45 DEGREES 31 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 58.03 FEET; THENCE NORTH 44 DEGREES 28 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 206.47 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 1988 SUMM D/W MOBILE HOME ID #S H48144GL AND H48144GR, TITLE #S 47274990 AND 47288333

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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

DATED at Perry, Florida, on August 18, 2025.



GARY KNOWLES
~~ANNIE MAE MURPHY~~
As Clerk, Circuit Court

By: Matthew Karp
As Deputy Clerk

Diaz Anselmo & Associates
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com

Publish in: Taco Times

Please fax a first insertion to Diaz Anselmo & Associates, P.A. (954) 564-9252 and include price.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

1463-198108 / SM2

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NO. 2; and ALL UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO THIS ACTION, OR
HAVING OR CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE PROPERTY HEREIN
DESCRIBED,
Defendant(s).

**FINAL JUDGMENT
OF FORECLOSURE**

THIS ACTION was heard before the Court for a non-jury trial on August 14, 2025. The Court noting that the Defendant, STEVEN WADE, JR. A/K/A STEVEN LATORIA WADE, JR., was defaulted. All parties were properly noticed for the hearing and failed to appear at the non-jury trial or otherwise file any pleading in opposition to the entry of Final Judgment. The Court finds that there are no genuine issues of material fact which would preclude the entry of judgment for Plaintiff, as Defendants have not filed any affidavits in opposition to entry of Final Judgment. Lloyd S. Meisels, P.A. v. Dobrofsky, 341 So. 3d 1131, 1136 (Fla. 4th DCA 2022); Fernandez v. Foodman, 2023 WL 5419574 (Fla. 3d DCA 2023).

IT IS ADJUDGED THAT:

This Court has jurisdiction of the subject matter hereof and the parties hereto. The equities of this action are with the Plaintiff, Lakeview Loan Servicing, LLC. Final Judgment of

Foreclosure is hereby **ENTERED** in favor of the Plaintiff. There is due to the Plaintiff, whose address is c/o Diaz Anselmo & Associates, P.A., P.O. BOX 19519, Fort Lauderdale, FL 33318, the sums of money as hereafter set forth:

A. Principal Balance	\$176,860.62
B. 5.250% interest at \$25.44 per diem from April 1, 2023 to July 10, 2025	\$21,120.74
C. Interest from July 11, 2025 to August 14, 2025	\$864.96
D. Advance for Taxes	\$2,817.09
E. PMI	\$2,445.61
F. Pre-acceleration Late Charges	\$395.60
G. Property Inspections	\$90.00
H. Hazard	\$7,703.00
I. Misc. Recovery	\$-1,653.00
J. Mortgage Insurance Premium (Pro Rata MI)	\$111.22
K. County Recording Fee	\$10.00
L. Title Search	\$155.00
M. Filing Fee	\$950.00
N. Service of Process	\$630.40
O. Recording Costs	\$9.00
P. Attorneys' Fees	\$7,300.00
TOTAL:	\$219,810.24

A reasonable fee for the legal services rendered is set forth in the filed Affidavit of Attorney Fees and Costs. However, pursuant to the Plaintiff's fee agreement with Diaz Anselmo & Associates, P.A., the Plaintiff will pay attorneys' fees in the amount of \$7,300.00.

A lien is held by the Plaintiff for the total sum specified in paragraph 1, plus interest, superior in dignity to any right, title, interest, or claim of the Defendants upon the mortgaged property herein foreclosed situate, lying and being in Taylor County, Florida, to-wit:

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 9 SOUTH, RANGE 10 EAST, TAYLOR COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 4, RIVERSIDE ADDITION SUBDIVISION, AS RECORDED IN THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA: THENCE SOUTH 36 DEGREES 58

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TOGETHER WITH 1988 SUMM D/W MOBILE HOME ID #'S H48144GL AND H48144GR, TITLE #'S 47274990 AND 47288333

If the total sum due to the Plaintiff, plus interest on the unpaid principal at the rate prescribed in the note and mortgage to date, and at the current statutory interest rate after the date through which interest is calculated in paragraph 1 above, and all costs of this proceeding incurred after the date of this Judgment are not forthwith paid, the Clerk of this Court shall sell that property at public sale at 11:00 a.m. on the 30th day of September, 2025, to the highest bidder or bidders for cash at the on the East Steps of the Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL 32347, after having first given notice as required by Section 45.031, Florida Statutes, except the Clerk shall not conduct the sale unless the Plaintiff or its representative is present to bid.

Plaintiff shall advance the cost of publishing the Notice of Sale and shall be reimbursed by the Clerk out of the proceeds of the sale if the Plaintiff is not the purchaser of the property, but such reimbursement will not be by the Clerk unless the Affidavit of Post Judgment Advances has been filed. The purchaser at the sale shall pay, in addition to the amount bid, the Clerk's fee, Clerk's registry fee and documentary stamps to be affixed to the Certificate of Title.

The Plaintiff may assign the Judgment or the bid to a third party without further order of

the Court.

If the Plaintiff or Plaintiff's assignee is the purchaser at the sale, the Clerk shall credit on the bid of the Plaintiff or Plaintiff's assignee the total sum herein found to be due the Plaintiff or such portion thereof as may be necessary to pay fully the bid of the Plaintiff or Plaintiff's assignee.

On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale to Plaintiff c/o Diaz Anselmo & Associates, P.A., P.O. BOX 19519, Fort Lauderdale, FL 33318, so far as they are sufficient, by paying:

A All of Plaintiff's costs,

B Plaintiff's attorneys' fees,

C The total sum due to Plaintiff as set forth above, less the items paid, with interest at the current statutory interest rate from the date through which interest is calculated in paragraph 1 above to the date of the sale. If, subsequent to the date of the Plaintiff's Affidavit of Indebtedness and prior to the sale contemplated in paragraph 5 hereof, the Plaintiff has to advance money to protect its mortgage lien, including but not limited to post judgment advances for property taxes and insurance, property preservation costs, post judgment attorney's fees and costs and post judgment bankruptcy attorney fees and costs, the Plaintiff or its Attorneys shall certify by affidavit to the Clerk and the amount due to Plaintiff shall be increased by the amount of such advances without further order of the Court.

D The remaining proceeds, if any, shall be retained by the Clerk pending further Order of the Court.

If the United States of America is a Defendant in this action, they shall have the right of redemption provided by 28 U.S.C. §2410(c) from the issuance of a Certificate of Title, but the right shall thereafter expire.

Upon filing the Certificate of Sale, the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, with the exception of any assessments that are superior pursuant to Florida Statutes, Section 718.116 (effective 4/1/1992, as amended) or Florida Statutes 720.3085 (effective 7/1/2008). Upon

issuance of the Certificate of Title, the purchaser at the sale shall be let into possession of the property located at 1704 Cypress St NE, Steinhatchee, FL 32359. The Clerk of the Court is hereby specifically authorized to issue a Writ of Possession for the property which is the subject matter of this action, and the Sheriff is hereby authorized to serve the Writ forthwith.

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, 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 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, OF TAYLOR COUNTY WITHIN TEN (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.

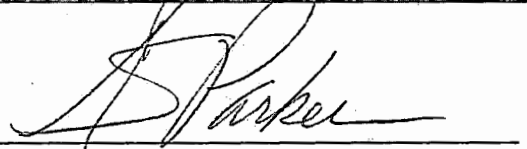
IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING 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 THE COUNTY

LEGAL AID OFFICE OF THREE RIVERS LEGAL SERVICES, INC., 0 P.O. DRAWER 3067, 853 SW SISTERS WELCOME ROAD, LAKE CITY, FLORIDA 32056, 3067, PHONE: (386)752-5960 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 TAYLORCOUNTY AID SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

The Court retains jurisdiction of this action to enter further orders as are proper including, without limitation, deficiency judgments and supplemental actions to foreclose any interests omitted from this suit or as necessary for Plaintiff or its assigns to cure title defects as well as to adjudicate any post judgment dispute related to outstanding assessments as provided for by Chapter 718 and 720, Florida Statutes.

DONE AND ORDERED in Chambers at the Taylor County Courthouse, Perry, Florida on Thursday, August 14, 2025.

62-2024-CA-000347-CAAM 08/14/2025 02:32:51 PM

A handwritten signature in black ink, appearing to read 'Greg Parker', is written over a horizontal line.

Greg Parker, Circuit Judge

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CERTIFICATE OF SERVICE

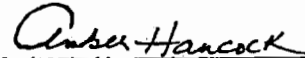
I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on Thursday, August 14, 2025, to the following:

Lisa A. Woodburn, Esquire
answers@dallegal.com
Attorneys for Plaintiff

Candis Elaine Langford
1515 Fenway Avenue
Steinhatchee, FL. 32359

Steven Wade, Jr.
1704 Cypress Street, NE
Steinhatchee, FL. 32359
and
4134 Ezelle Rd
Valdosta, GA. 31606

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Amber L. Hancock, Case Manager
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All parties on the attached service list
1463-198108 / NO