

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

CASE NO. 25000057CAAXMX

LAKEVIEW LOAN SERVICING, LLC;

Plaintiff,

v.

ASHLEY MARIE BATTON, TADLOCK ROOFING,  
UNKNOWN SPOUSE OF ASHLEY MARIE BATTON ,  
UNKNOWN TENANT #1 IN POSSESSION OF THE  
PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF  
THE PROPERTY, ET.AL;

Defendants

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**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 28, 2025, the Clerk of the Circuit Court for Taylor County will sell to the highest and best bidder for cash beginning on October 28, 2025 at 11:00 AM via the east steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, Florida, 32347, the following described property:

**COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 8 EAST, TAYLOR COUNTY, FLORIDA: THENCE RUN SOUTH 0 DEGREES 16 MINUTES 24 SECONDS EAST ALONG THE FORTY LINE 20.0 FEET; THENCE RUN NORTH 89 DEGREES 42 MINUTES 04 SECONDS EAST 33.11 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ELLISON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF HOLLEY DRIVE FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 32 MINUTES 13 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE OF HOLLEY DRIVE 315.68 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN SOUTH 00 DEGREE 20 MINUTES 34 SECONDS EAST 126.24 FEET; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 13 SECONDS WEST 315.22 FEET TO THE SAID EAST RIGHT-OF WAY LINE OF ELLISON ROAD; THENCE RUN NORTH 00 DEGREES 24 MINUTES 52 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 126.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.91 ACRES, MORE OR LESS.**

**Property Address: 470 N ELLISON 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.**

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the foregoing was delivered via US Mail and/or Federal Express this 30th day of September, 2025, to the following

*Andrew Arias, FBN: 89501*

**Attorneys for Plaintiff**

**Marinosci Law Group, P.C.**

100 West Cypress Creek Road, Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704; Fax: (401) 262-2110

[ServiceFL@mlg-defaultlaw.com](mailto:ServiceFL@mlg-defaultlaw.com)

[ServiceFL2@mlg-defaultlaw.com](mailto:ServiceFL2@mlg-defaultlaw.com)

Copies to:

TADLOCK ROOFING  
c/o DALE K. TADLOCK  
6621 PROCTOR ROAD  
TALLAHASSEE, FL 32309

ASHLEY MARIE BATTON  
470 N. ELLISON ROAD  
PERRY, FL 32347  
*(Served via Publication)*

UNKNOWN SPOUSE OF ASHLEY MARIE BATTON  
470 N. ELLISON ROAD  
PERRY, FL 32347  
*(Served via Publication)*

TAYLOR COUNTY FLORIDA GARY KNOWLES  
Instrument: 250005010 Recorded: 09/12/2025 2:31 PM

IN THE CIRCUIT COURT OF THE  
THIRD JUDICIAL CIRCUIT, IN AND  
FOR TAYLOR COUNTY, FLORIDA  
CASE NO. 25000057CAAXMX  
OFFICIAL RECORDS: 1 of 4  
Book: 924 Page: 919

LAKEVIEW LOAN SERVICING, LLC;  
Plaintiff,

vs.

ASHLEY MARIE BATTON; TADLOCK ROOFING;  
UNKNOWN SPOUSE OF ASHLEY MARIE BATTON ;  
UNKNOWN TENANT #1 IN POSSESSION OF THE  
PROPERTY; UNKNOWN TENANT #2 IN POSSESSION  
OF THE PROPERTY;  
Defendants,

### FINAL JUDGMENT OF FORECLOSURE

**THIS ACTION** was heard before the Court at Trial on August 28, 2025. On the evidence presented, **IT IS ORDERED AND ADJUDGED** that Plaintiff's Final Judgment of Foreclosure is **GRANTED** against all Defendants listed by name **ASHLEY MARIE BATTON; TADLOCK ROOFING; UNKNOWN SPOUSE OF ASHLEY MARIE BATTON ; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;** defendant(s):

1. **Amounts Due and Owing.** Plaintiff, Lakeview Loan Servicing, LLC, is due:

Principal due on the note secured by the mortgage foreclosed:	\$150,487.47
Interest from 07/01/2023 to 08/28/2025 (Per Diem \$15.46)	\$12,174.20
Pro Rata MIP/PMI	\$300.86
Late Charges	\$28.63
Escrow Advances	\$10,541.99
Property Inspections	\$200.00
Miscellaneous Fees	\$10.00
Attorney's Fees	\$6,250.00

**SUBTOTAL** **\$179,993.15**

Title Search Report Cost	\$155.00
E-Filing Cost	\$33.43
Complaint Filing Cost	\$955.00
Lis Pendens Recording Cost	\$9.00
Service of Process Cost	\$794.40
Notice of Action Publication Cost	\$266.82

**GRAND TOTAL** **\$182,206.80**

2. **Interest.** The total amount of this judgment shall bear interest at the prevailing statutory rate of interest as of the date this judgment is obtained, which interest rate shall be adjusted annually on January 1 of each year in accordance with the interest rate in effect on that date as set by the Chief Financial Officer until the judgment is paid. See § 55.03(3), Fla. Stat.
3. **Lien on Property.** Plaintiff, whose address is C/O Lakeview Loan Servicing, LLC 4425 Ponce de Leon Blvd., MS 5-251, Coral Gables, FL 33146, holds a lien for the grand total sum superior to all claims or estates of the defendant(s), on the following described property in Taylor County, Florida:

**COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 8 EAST, TAYLOR**  
MLG No.: 25-00463 / CASE NO.: 25000057CAAXMX

COUNTY, FLORIDA: THENCE RUN SOUTH 0 DEGREES 16 MINUTES 24 SECONDS EAST ALONG THE FORTY LINE 20.0 FEET; THENCE RUN NORTH 89 DEGREES 42 MINUTES 04 SECONDS EAST 33.11 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ELLISON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF HOLLEY DRIVE FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 32 MINUTES 13 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE OF HOLLEY DRIVE 315.68 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN SOUTH 00 DEGREE 20 MINUTES 34 SECONDS EAST 126.24 FEET; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 13 SECONDS WEST 315.22 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF ELLISON ROAD; THENCE RUN NORTH 00 DEGREES 24 MINUTES 52 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE 126.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.91 ACRES, MORE OR LESS.

PROPERTY ADDRESS: 470 N ELLISON RD, PERRY, FL 32347

4. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall set the property at public sale on **Tuesday October 28, 2025**, at 11:00 AM to the highest bidder for cash, except as prescribed in paragraph 4 and 5, at the east steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, Florida, 32347, in accordance with section 45.031, Florida Statutes.  
(X) By electronic sale beginning at 11:00 AM on the prescribed date at the east steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, Florida, 32347.
5. 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 property for sale, provided however, that the purchaser of the property 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.
6. On filing 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; 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 prescribed in paragraph 1 from this date to the date of sale; and by retaining any remaining amount pending the further order of this court.
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 on the property and the purchaser at the sale, except as to claim 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. If any defendant remains in possession of the property, the clerk shall upon further order of the court issue forthwith a writ of possession upon request of the person names on the certificate of title.
8. **Jurisdiction.** Jurisdiction of this action is retained in order to enter further orders that are proper including, without limitation, a writ of possession, a deficiency judgment, supplemental proceedings necessary to include an omitted Defendant, correct, or amend a final judgment, or supplemental proceedings necessary to determine assessments due a condo or homeowner's association, in accordance with Fla. Stat. 720.3085 and 718.116. **The Plaintiff may assign the judgment and credit bid by the filing of an assignment prior to the issuance of the certificate of title without further order of the court.**
9. **Additional Advances.** If subsequent to the date of the Plaintiff's affidavit of indebtedness and/or this final judgment of foreclosure, and prior to the sale contemplated in this final judgment, 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 attorney shall certify by affidavit to the Clerk any such advances, and the amount due to Plaintiff shall be increased by the amount of such

advances without further order of the Court.

**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.**

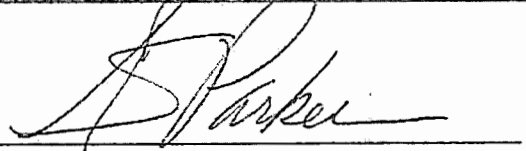
(If the property being foreclosed on had qualified for the homestead tax exemption in the most recent approved tax roll, the final judgment shall additionally contain the following statement in conspicuous type):

**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 Phone 850-838-3506 at 108 N. Jefferson Street, P.O. Box 620, Perry, FL 32347 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 UNDERSTANT WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY INFORMATION, IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT COMMUNITY LEGAL SERVICES OF MID FLORIDA (407) 322-8983 OR VISIT THEM ON THE WEB ADDRESS AT WWW.CLSMF.ORG. OR NEAREST LEGAL AID OFFICE 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 COMMUNITY LEGAL SERVICES OF MID FLORIDA (407) 322-8983 OR VISIT THEM ON THE WEB ADDRESS AT OR ON THE WEB ADDRESS AT WWW.CLSMF.ORG. YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

**DONE AND ORDERED** in chambers at Taylor County, Florida on Thursday, September 11, 2025.

62-2025-CA-000057-CAAM 09/11/2025 04:22:31 PM



Greg Parker, Circuit Judge  
62-2025-CA-000057-CAAM 09/11/2025 04:22:31 PM

**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 Friday, September 12, 2025, to the following:

Andrew Arias, Esquire  
[servicefl@mlg-defaultlaw.com](mailto:servicefl@mlg-defaultlaw.com)  
[servicefl2@mlg-defaultlaw.com](mailto:servicefl2@mlg-defaultlaw.com)

Ashley Marie Batton  
470 N. Ellison Road  
Perry, FL. 32347  
*Last Known Address/Publication*  
[Ashley\\_m\\_batton07@yahoo.com](mailto:Ashley_m_batton07@yahoo.com)

Unknown Spouse of Ashley Marie Batton  
470 N. Ellison Road  
Perry, FL. 32347  
*Last Known Address/Publication*

Tadlock Roofing  
502 Capital Circle, SE, Suite C1  
Tallahassee, FL. 32301

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Amber L. Hancock, Case Manager  
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