

LAKEVIEW LOAN SERVICING LLC.

PLAINTIFF,

VS.

MARLON TREJO BAEZ A/K/A MARLON TREJO, UNKNOWN SPOUSE OF MARLON TREJO BAEZ A/K/A MARLON TREJO, MATISON TAYLOR, UNKNOWN SPOUSE OF MATISON TAYLOR, ADT SOLAR AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.

IN THE CIRCUIT COURT OF THE
THIRD JUDICIAL CIRCUIT, IN AND FOR
TAYLOR COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24000033CAAXMX

NOTICE OF FORECLOSURE SALE

(Please publish in Perry Newspaper)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of November, 2025, and entered in Case No. 24000033CAAXMX, of the Circuit Court of the Third Judicial Circuit in and for Taylor County, Florida, wherein Lakeview Loan Servicing LLC. is the Plaintiff and MARLON TREJO BAEZ A/K/A MARLON TREJO, MATISON TAYLOR, UNKNOWN SPOUSE OF MATISON TAYLOR and ADT SOLAR are defendants. Gary Knowles as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash on the east steps of the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32348 at 11:00 A.M. on the 23rd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

THE NORTH ONE-HALF (N1/2) OF THE WEST FIVE EIGHTS (W5/8) OF BLOCK 12, OF THE HENDRY ADDITION TO THE CITY OF PERRY, TAYLOR COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, 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. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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.

Dated this 12 day of November, 2025.



Gary Knowles
Clerk of The Circuit Court

By: Kathryn Karp
Deputy Clerk

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM

SERVICE LIST

Case No: 24000033CAAXMX

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MARLON TREJO BAEZ A/K/A MARLON TREJO
310 PUCKETT RD
PERRY FL 32348

MATISON TAYLOR
1100 S WASHINGTON ST
PERRY FL 32348

ADT SOLAR
C/O AUTHORIZED AGENT, CHIEF LEGAL OFFICER, GENERAL COUNSEL &
CORPORATE SECRETARY
3561 NW 53RD CT
FORT LAUDERDALE FL 33309

UNKNOWN SPOUSE OF MATISON TAYLOR
1100 S WASHINGTON ST
PERRY FL 32348

23FL801-0112

LAKEVIEW LOAN SERVICING LLC.
 PLAINTIFF,
 VS.
 MARLON TREJO BAEZ A/K/A MARLON
 TREJO, UNKNOWN SPOUSE OF MARLON
 TREJO BAEZ A/K/A MARLON TREJO,
 MATISON TAYLOR, UNKNOWN SPOUSE
 OF MATISON TAYLOR, ADT SOLAR AND
 UNKNOWN TENANT IN POSSESSION OF
 THE SUBJECT PROPERTY,
 DEFENDANTS.

IN THE CIRCUIT COURT OF THE
 THIRD JUDICIAL CIRCUIT, IN AND FOR
 TAYLOR COUNTY, FLORIDA
 CIVIL DIVISION
 CASE NO.: 24000033CAAXMX

TAYLOR COUNTY FLORIDA GARY KNOWLES
 Instrument: 250006101 Recorded: 11/07/2025 9:21 AM

OFFICIAL RECORDS: 1 of 5
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FINAL JUDGMENT OF FORECLOSURE

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Final Judgment on November 6, 2025. On the evidence presented, **IT IS ORDERED AND ADJUDGED** that Plaintiff's Motion for Summary Judgment is **GRANTED** against all Defendants listed by name: MARLON TREJO BAEZ A/K/A MARLON TREJO, MATISON TAYLOR, UNKNOWN SPOUSE OF MATISON TAYLOR and ADT SOLAR, Plaintiff, Lakeview Loan Servicing LLC., One M&T Plaza, Buffalo, NY 14203 is due:

Principal due on the note secured by the mortgage	\$135,731.57
Interest from 06/01/23 through 08/11/25 Per Diem: \$18.00	\$14,413.68
Interest from 08/12/25 through 11/06/25 Per Diem: \$18.00	\$1,566.00
Taxes	\$3,056.36
Hazard Insurance	\$3,411.94
Mortgage Insurance Premium	\$2,229.53
Credits	\$94.43
Pre-Acceleration Late Charges	\$86.94
Property Inspections	\$785.00
Property Preservation	\$6,549.63
Subtotal:	\$167,925.08
Costs, now taxed:	
Clerk Filing Fee	\$998.78
Service of Process	\$2,740.00

Notification of Action Publication Fee	\$211.43
Attorney's Fee Expert on Reasonableness	\$20.00
Mailing Costs	\$122.36
Recording of Lis Pendens	\$5.00
Subtotal:	\$172,022.65
Attorney's Fees	\$5,570.00
TOTAL	\$177,592.65

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That must bear interest at a rate of 8.65% per year.

1. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Taylor County, Florida:
THE NORTH ONE-HALF (N1/2) OF THE WEST FIVE EIGHTS (W5/8) OF BLOCK 12, OF THE HENDRY ADDITION TO THE CITY OF PERRY, TAYLOR COUNTY, FLORIDA.
Property address: 1100 S Washington St, Perry, FL 32348
2. **Sale of Property.** 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 must sell the property at public sale on Tuesday December 23, 2025 to the highest bidder for cash, except as prescribed in paragraph 4, at 11:00 A.M. on the east steps at the courthouse located at 108 N Jefferson Street, Perry, FL 32347 in Taylor County, in accordance with section 45.031, Florida Statutes (2013).
3. **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, the clerk must 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.
4. **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 1 from this date to the date of the sale; and by retaining any remaining amount pending further order of this court.
5. **Right of Redemption/Right of Possession.** 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 (2013) 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. § 5220, note, or section

83.5615, Florida Statutes, and claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. 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. § 5220, note, or section 83.5615, Florida Statutes.

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6. Attorneys' Fees.

The requested attorneys' fees are a flat rate fee that the firm's client has agreed to pay in this matter. Given the amount of the fee requested and the labor expended, the court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.

7. Jurisdiction Retained. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, orders amending this final judgment, orders disbursing surplus proceeds, orders of reforeclosure, an award of attorney's fees and costs, orders authorizing writs of possession, orders to cure title defects and title issues, and orders resolving any disputes with respect to assessments and/or other amounts allegedly due association(s).

8. In addition to the amounts awarded above, Plaintiff shall be entitled to reasonable additional advances made by the Plaintiff subsequent to the date hereof, which are proper under the terms of the note and mortgage foreclosed herein (e.g., property taxes, insurance, property preservation), including reasonable attorney's fees and costs incurred. Plaintiff is entitled to bid any amount at the foreclosure sale, including an amount in excess of its bid credit.

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.

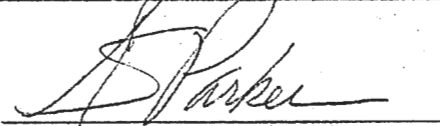
IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CONTACT THE CLERK OF THE COURT, TAYLOR CLERK OF COURT, 108 N JEFFERSON STREET, 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 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 TAYLOR COUNTY LEGAL AID, 334 NORTHWEST LAKE CITY AVENUE, LAKE CITY, FL 32055, 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 TAYLOR COUNTY LEGAL AID FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Taylor County, Florida, this Thursday, November 6, 2025.

62-2024-CA-000033-CAAM 11/06/2025 02:15:32 PM



Greg Parker, Circuit Judge
62-2024-CA-000033-CAAM 11/06/2025 02:15:32 PM

Plaintiff shall serve all parties named on the service list
and "occupant" at property address

Miller, George & Suggs, PLLC
210 N. University Drive, Suite 900
Coral Springs, FL 33071
Telephone: 786-268-9954
DESIGNATED PRIMARY EMAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516:
ESERVICE@MGS-LEGAL.COM

SERVICE LIST

OFFICIAL RECORDS: 5 of 5
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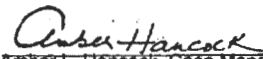
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UNKNOWN SPOUSE OF MATISON TAYLOR
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Amber L. Hancock, Case Manager
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