

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

LAKEVIEW LOAN SERVICING, LLC

CASE NO.: 24000565CAAXMX

Plaintiff(s),

vs.

JACOB CAYSON; THE UNKNOWN TENANT
IN POSSESSION

Defendant(s).

/

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on December 10, 2025 in the above-captioned action, the Clerk of Court will sell to the highest and best bidder for cash at the East steps of the Taylor County Courthouse, 108 North Jefferson Street, Perry, Florida 32347 in accordance with Chapter 45, Florida Statutes on the **3rd day of February, 2026 at 11:00 AM** on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

THE NORTH 31 FEET OF LOT 3, BLOCK 11, EXTENDING 105 FEET EAST AND WEST OF THE BROBSTON AND FENDIG ADDITION TO THE CITY OF PERRY AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 9, OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

Property address: 710 North Calhoun Street, 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.

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who requires accommodations in order to participate in a court proceeding, you are entitled, at no cost to you, the provision of certain assistance. Individuals with a disability who require special accommodations in order to participate in a court proceeding should contact the ADA Coordinator, 173 NE Hernando Avenue, Room 408, Lake City, FL 32055, (386) 719-7428, within two (2) business days of receipt of notice to appear. Individuals who are hearing impaired should call (800) 955-8771. Individuals who are voice impaired should call (800) 955-8770.



Gary Knowles, Jr.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court

BY: Kathryn Hupp
Deputy Clerk

Publish in: Perry Newspapers
PO BOX 888
Perry, FL 32348

Padgett Law Group, Attorney for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com

SERVICE LIST FOR NOTICE OF FORECLOSURE SALE

Angela Martha Ball, Esq. (Debtor Attorney for Jacob Cayson)
615 N. Jefferson St.
Perry, FL 32347
angela@angelaballpa.com

The Unknown Tenant in Possession NKA JENNA DAVIS
710 North Calhoun Street
Perry, FL 32347

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

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 250006675 Recorded: 12/11/2025 2:08 PM

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LAKEVIEW LOAN SERVICING, LLC
Plaintiff(s),

CASE NO.: 24000565CAAXMX

vs.

JACOB CAYSON; THE UNKNOWN
TENANT IN POSSESSION
Defendant(s).

FINAL SUMMARY JUDGMENT OF FORECLOSURE

THIS ACTION came before the Court for hearing on December 04, 2025 upon Plaintiff's Motion for Summary Judgment of Foreclosure. The Court having reviewed the instant Motion, supporting affidavits, the court file, having heard argument of counsel and being otherwise fully advised in the premises,

IT IS ADJUDGED that:

1. The Court has jurisdiction of the subject matter of the parties of this cause.
2. There are no genuine issues of material fact; therefore, Plaintiff's Motion for Summary Judgment of Foreclosure is **GRANTED**.
3. Plaintiff, **Lakeview Loan Servicing, LLC**, whose address is 3637 Sentara Way, Virginia Beach, VA 23452 is due:

Principal:	\$108,729.58
Accrued interest from 02/01/2024 to 08/20/2025	
At the per diem rate of \$15.64:	\$9,335.26
Interest to date of this judgment:	\$1,657.84
Late Charges:	\$61.36
Other Fees:	\$10.00
Pro Rata MIP/PMI:	\$62.48
Property Inspections:	\$260.00
Escrow Advances:	\$7,710.60

<u>Attorneys' Fees:</u>	\$4,100.00
<u>Court Costs, Now Taxed:</u>	OFFICIAL RECORDS: 2 of 6 Book: 929 Page: 950
Title Search:	\$235.00
Background Search	\$4.00
Recording Cost:	\$17.00
Filing fee	\$967.73
Service of Process:	\$237.00
Court Costs Total:	\$1,460.73
 GRAND TOTAL	 \$133,387.85

that shall bear interest at the legal rate, which was 8.65% per annum as of October 1, 2025.

4. Plaintiff 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:

THE NORTH 31 FEET OF LOT 3, BLOCK 11, EXTENDING 105 FEET EAST AND WEST OF THE BROBSTON AND FENDIG ADDITION TO THE CITY OF PERRY AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 9, OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

Property address: 710 North Calhoun Street, Perry, FL 32347

5. If the grand total amount with interest at the rate described in Paragraph 3 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the subject property at public sale on **February 03, 2026** to the highest bidder for cash, except as prescribed in paragraph 6, in accordance with Section 45.031, Florida Statutes, using the following method: at the East steps of the Taylor County Courthouse, 108 North Jefferson Street, Perry, Florida 32347, beginning at 11:00 AM, on the prescribed date.
6. 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 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 is necessary to pay the bid in full.

7. 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 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 at the rate prescribed in Paragraph 3 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court. If proceeds are to be distributed to Plaintiff or Plaintiff's Counsel, the Clerk is authorized to issue a single check made payable to counsel for Plaintiff.
8. On filing of 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, 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. Notwithstanding the foregoing, the rights of any condominium or homeowners' association to collect unpaid assessments from any subsequent title holder, including the first mortgage holder, shall be preserved and shall be governed as provided in Section 718.116 and 720.3085, Florida Statutes, subject to limitations as set-forth in *Coral Lakes Community Association, Inc. v. Busey Bank, N.A.*, 30 So. 3d 579 (Fla. 2d DCA 2010).
9. The court finds, based upon the affidavits/testimony presented and upon inquiry of

counsel for the Plaintiff, that 1.21 hours were reasonably expended by Plaintiff's counsel and that an hourly rate of \$330.00 in addition to the Foreclosure Flat fee of \$5,400.00 is appropriate. Plaintiff's counsel represents that the attorneys' fees awarded does not exceed its contract fee with the Plaintiff. The court finds that there is/are no reduction or enhancement factors for consideration by the court pursuant to *Florida Patients Compensation Fund v. Rowe*, 472 So. 2D 1145 (Fla. 1985). (If the court has found that there are reduction or enhancement factors to be applied, then such factors must be identified and explained therein).

10. **If the Plaintiff is the purchaser at the sale the Plaintiff may assign its bid to a third-party assignee by recording and filing an Assignment of Bid and the Clerk of Court is hereby directed to issue a Certificate of Title to the assignee named therein.**
11. The Court retains jurisdiction of this action to enter further orders that are proper, including, without limitation, writs of possession, deficiency judgments, re-foreclosure, or a supplemental complaint to add an omitted party post-judgment.

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 has 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.)

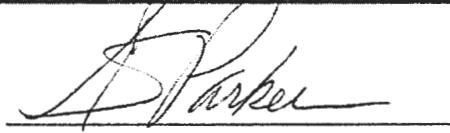
IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU

ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR TAYLOR COUNTY, TELEPHONE: (850) 838-3506, 108 N. JEFFERSON STREET, SUITE 102, 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 JACKSONVILLE AREA LEGAL AID, 126 W. ADAMS STREET, JACKSONVILLE, FL 32202, (866) 356-8371, 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 JACKSONVILLE AREA LEGAL AID, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in chambers at Perry, Taylor County, Florida on this Wednesday, December 10, 2025.

62-2024-CA-000565-CAAM 12/10/2025 03:51:53 PM



Greg Parker, Circuit Judge
62-2024-CA-000565-CAAM 12/10/2025 03:51:53 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, to the following:

OFFICIAL RECORDS: 6 of 6
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The Unknown Tenant in Possession
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Amber L. Hancock, Case Manager
62-2024-CA-000565-CAAM 12/10/2025 04:04:09 PM