

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

CASE NO: 62-2025-CA-199-CAAM

DIVISION: Circuit Civil Division

JOSEPH E. HUNTLEY, an
individual,

Plaintiff,

vs.

J' IMAGINE CORPORATION, a Florida
corporation; **UNKNOWN PARTY IN
POSSESSION**, the name being fictitious to
account for unknown party in possession of
705 S. Byron Butler, Parkway, Perry, Florida
32347,

Defendants.

NOTICE OF FORECLOSURE SALE
(Please publish in Perry News-Herald/Taco Times)

NOTICE IS HEREBY GIVEN, pursuant to the Summary Final Judgment of Foreclosure and Reestablishment of Lost Note dated January 22, 2026 and entered in the above-styled cause now pending in said court as required by Florida Statute 45.031, the Clerk of Court, shall sell to the highest and best bidder for cash at East Steps of the Taylor County Courthouse, 108 North Jefferson Street, Perry, Florida 32347 at 11:00 a.m. on the **10th day of March, 2026**, the following described property as set forth in Summary Final Judgment of Foreclosure and Reestablishment of Lost Note of Foreclosure, to wit:

705 S. Byron Butler Parkway, Perry, FL 32347, described as follows:

Parcel ID: R04908-000

**Lots 1 and 2, Block 57, West Brooklyn Subdivision, according to plat
thereof as recorded in Plat Book 1, Page 12, of the Public Records of
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.

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.

WITNESS my hand and the seal of the court on January 23, 2026.

GARY KNOWLES, CLERK OF CIRCUIT
COURT TAYLOR COUNTY, FLORIDA

By: Kathryn Laap
Clerk/Deputy Clerk



TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 260000329 Recorded: 01/23/2026 9:03 AM

OFFICIAL RECORDS: 1 of 4
Book: 932 Page: 97

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JOSEPH E. HUNTLEY, an individual,

Plaintiff,

vs.

J' IMAGINE CORPORATION, a Florida corporation; UNKNOWN PARTY IN POSSESSION, the name being fictitious to account for unknown party in possession of 705 S. Byron Butler, Parkway, Perry, Florida 32347,

Defendants.

**SUMMARY FINAL JUDGMENT OF FORECLOSURE
AND REESTABLISHMENT OF LOST NOTE**

THIS CAUSE having come before the Court on the Plaintiff's Motion for Summary Final Judgment of Foreclosure and Reestablishment of Lost Note, and the Court having considered the pleadings and proofs submitted, having reviewed the court file, and being otherwise fully advised in the premises, does,

ORDER AND ADJUDGE that:

1. The court finds that the Plaintiff has re-established the terms of the lost Mortgage Note and its right to enforce the instrument as required by applicable law. Plaintiff shall hold the Defendant(s) maker of the note harmless and shall indemnify Defendant(s) for any loss Defendant(s) may incur by reason of a claim by any other person to enforce the lost note. Judgment is hereby entered in favor of the Plaintiff as to its request to enforce the lost Note.

2. Plaintiff, Joseph E. Huntley, is due the following amounts:

a. Principal due on the Note	\$45,000.00
b. Interest from 2/1/2025 through 9/22/2025	2,872.89

c.	Pre-Accelerated Late Fees	180.00
d.	Interest from 9/23/2025-1/21/2025 @ 18%	2,662.80
e.	Attorney's Fees	4,725.00
f.	Old Republic Title Search	150.00
g.	Taylor County Filing Fee	416.99
h.	Taylor County Issuance of Summons Filing Fees	30.00
i.	Taylor County Sheriff's Office - Service of Process	40.00
j.	Orange County Sheriff's Office - Service of Process	80.00
	Total Due	<u>\$56,157.68</u>

that shall bear interest at the rate of interest currently in effect as provided by Florida Statute §55.03, for all of which let execution issue forthwith.

3. Due and legal service of process has been made on the Defendant. This Court has jurisdiction of the parties in this cause and its subject matter. The allegations contained in the Complaint have been proved by competent evidence, and the equities in this cause are with the Plaintiff.

4. Plaintiff holds a lien to secure the payment of the total sum due Plaintiff. This lien is prior, paramount, and superior to all rights, claims, liens, interests, encumbrances, and equities of the Defendant and all persons, firms, or corporations claiming by, through or under Defendant, and the following described property in Taylor County, Florida will be sold free and clear of all claims of the Defendant:

Parcel ID: R04908-000

Lots 1 and 2, Block 57, West Brooklyn Subdivision, according to plat thereof as recorded in Plat Book 1, Page 12, of the Public Records of Taylor County, Florida. ("Property").

Property Address: 705 S. Byron Butler Parkway, Perry, FL 32347

5. If the total sum due, 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 sell the property at public sale, on **Tuesday, March 10, 2026**, to the highest bidder or bidders for cash, except as prescribed in paragraph 10, in accordance with F.S. 45.031, using the following method:

X At the Taylor County Courthouse beginning at **11:00 a.m.**, to be conducted on the east steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, Taylor County, Florida, in accordance with Section 45.031, Florida Statutes, on the prescribed date, except the Clerk shall not conduct the sale unless Plaintiff or its representative is present to bid at the sale.

 By electronic sale beginning at 11:00 a.m. on the prescribed date at NO ELECTRONIC SALE.

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 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 is necessary to pay the bid in full.

7. If prior to sale, Defendants tender payment pursuant to a bankruptcy plan or forbearance agreement, then Plaintiff or its attorney shall so certify to the Clerk of this Court that the amount due to Plaintiff as set forth in Paragraph 1 herein shall be credited by the amount of such tendered payments without further order of this Court. If Plaintiff is successful bidder at the sale, Plaintiff's rights as such may be assigned to a third party and, in that event, the clerk of this Court is hereby ordered and directed to issue the Certificate of Title to Plaintiff's assignee upon application of Plaintiff without further order of this Court. The Clerk shall receive the service charge imposed in Section 45.031, Florida Statutes, for services in making, recording, and certifying the sale and title that shall be assessed as costs.

8. 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 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 the further order of this Court.

9. On filing the Certificate of Sale, Defendants and all persons claiming under or against Defendants 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 shall be let into possession of the property. If any Defendants remain in possession of the property, the Clerk shall without further order of the Court issue forthwith a Writ of Possession upon request of the person named on the Certificate of Title. If the United States of America is a Defendant herein, it shall have the right of redemption provided by 28 U.S.C. 2410(c) for the period provided therein, running from the date of the Certificate of Sale.

10. Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, deficiency judgments, and jurisdiction is specifically retained for the purpose of reforeclosure of an omitted party and to correct any errors in the legal description.

**THE UNITED STATES OF AMERICA AS A LIENHOLDER SHALL HAVE THE
RIGHT TO EXERCISE ITS RIGHT OF REDEMPTION PURSUANT TO TITLE 28,
UNITED STATES CODE, SECTION 2410(C), WITHIN ONE YEAR FROM THE DATE
OF SALE.**

THE UNITED STATES SHALL NOT BE BOUND BY THE ONE-YEAR TIME PERIOD

2500322 Summary Final Judgment and Restitution of Lost Note (2)3

IMPOSED BY FLA. STAT. 45.032 UPON MOTIONS FOR DISTRIBUTION OF SURPLUS PROCEEDS.

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, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

DONE AND ORDERED in Chambers in Perry, Taylor County, Florida, this 22nd day
of January, 2026.



HON. GREG PARKER
CIRCUIT JUDGE

~~Copies to:~~

Liana Rothstein Hood, Esquire
Ansbacher, Schneider & Trager, P.A.
by electronic mail to: lhood@jaxlaw.com
by U.S. Mail to: 5150 Belfort Road, Bldg. 100
Jacksonville, FL 32256
Attorney for Plaintiff

J' IMAGINE CORPORATION, a Florida corporation
c/o its Registered Agent, Joel Cheremond
319 Red Rose Circle
Orlando, Florida 32835
Defendant