

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

WELLS FARGO BANK, N.A.,

2025CA000217

Plaintiff,

VS.

CHARLES R. SHAW, JR. A/K/A CHARLES
SHAW; UNKNOWN SPOUSE OF CHARLES R.
SHAW, JR. A/K/A CHARLES SHAW; BEACH
AREA COMMUNITY ASSOCIATION, INC.;
UNKNOWN TENANT #1; UNKNOWN TENANT
#2;

Defendant(s).

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 12, 2026 in Civil Case No. 2025CA000217, of the Circuit Court of the THIRD Judicial Circuit in and for Taylor County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and CHARLES R. SHAW, JR. A/K/A CHARLES SHAW; UNKNOWN SPOUSE OF CHARLES R. SHAW, JR. A/K/A CHARLES SHAW; BEACH AREA COMMUNITY ASSOCIATION, INC. are Defendants.

The Clerk of the Court, Gary Knowles will sell to the highest bidder for cash at 108 North Jefferson Street, Perry, FL 32347 East Steps on **July 30, 2026 at 11:00:00 AM EST** the following described real property as set forth in said Final Judgment, to wit:

**LOT 13, BLOCK "B", ADAMS BEACH OAKS SUBDIVISION, A SUBDIVISION
AS PER THE PLAT THEREOF FILED AT PLAT BOOK 1, PAGE 157 OF THE
PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA**

**TOGETHER WITH A SINGLEWIDE 2004 FLEETWOOD RV, INC., MOBILE
HOME, VIN # GAFL407A52332CE21 & TITLE # 92244172**

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.

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

CLERK OF THE COURT
Gary Knowles

Kathryn Loop
Deputy Clerk

ALDRIDGE PITE, LLP

Attorney for Plaintiff

401 W. Linton Blvd.

Suite 202-B

Delray Beach, FL 33444

Telephone: 561-392-6391

Facsimile: 561-392-6965

Primary E-Mail: ServiceMail@aldridgepite.com



TO BE PUBLISHED IN: The Perry News-Herald

1113-14861B
Ref# 19849

IMPORTANT

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. Please contact: Carrina Cooper, Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, FL 32055; Phone: 386.758.163. Contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

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

WELLS FARGO BANK, N.A.,
Plaintiff,

CASE NO.: 2025CA000217

VS.

CHARLES R. SHAW, JR. A/K/A CHARLES
SHAW; UNKNOWN SPOUSE OF CHARLES
R. SHAW, JR. A/K/A CHARLES SHAW;
BEACH AREA COMMUNITY
ASSOCIATION, INC.; UNKNOWN
TENANT #1; UNKNOWN TENANT #2;
Defendant(s).

FINAL JUDGMENT

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Final Judgment of Foreclosure on June 11, 2026. On the evidence presented,

IT IS ADJUDGED THAT:

1. Plaintiff, WELLS FARGO BANK, N.A., Post Office Box 14506, Des Moines, IA 50328,
is due:

Principal Balance		\$5,379.03
Interest from 3/27/2025 to 3/05/2026		\$422.85
Per Diem Interest at \$1.24 per day from 3/06/26 to 6/11/26		\$121.52
Pre Acceleration Late Charges		\$166.60
Hazard Insurance Disbursements		\$1,389.33
Tax Disbursements		\$170.88
Attorney's Fees		\$5,750.00
Attorney's fees	\$5,400.00	
Additional Attorney's fees	\$350.00	
Court costs (Title/Lien Search, Clerk's Filing Fee, Service)		\$1,353.45
TOTAL		\$14,753.66

That shall bear interest at the rate of 8.25% a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of Defendant(s),

CHARLES R. SHAW, JR. A/K/A CHARLES SHAW; UNKNOWN SPOUSE OF CHARLES R.

SHAW, JR. A/K/A CHARLES SHAW; BEACH AREA COMMUNITY

ASSOCIATION, INC., on the following described property in Taylor County, Florida and described as:

LOT 13, BLOCK "B", ADAMS BEACH OAKS SUBDIVISION, A SUBDIVISION AS PER THE PLAT THEREOF FILED AT PLAT BOOK 1, PAGE 157 OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA

TOGETHER WITH A SINGLEWIDE 2004 FLEETWOOD RV, INC., MOBILE HOME, VIN # GAFL407A52332CE21 & TITLE # 92244172

Property Address: 15390 POMPANO PL PERRY, FL 32348

3. If the total sum with interest at the rate described in Paragraph 1 and all costs accrued subsequent to the Judgment are not paid, the Clerk of this Court shall sell the property at public sale **on July 30, 2026 at 11:00 a.m.**, to the highest bidder for cash, except as prescribed in Paragraph 4, at the courthouse located at 108 North Jefferson Street, Suite 102, Perry, FL 32348 in Taylor County, Florida, in accordance with section 45.031, Florida Statutes, using the following method:
 - o At the Taylor Courthouse, 108 North Jefferson Street, Perry, FL 32347 East Steps beginning at 11:00 AM on the prescribed date.
4. 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.
5. 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 attorney's fees; fourth, the total sum due to plaintiff, less the item 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.

6. If applicable, Plaintiff, its successors or assigns, is entitled to safe harbor under F.S. 720 or 718, respectively, and as such is only responsible to pay 1% of the subject mortgage or one (1) year of regular periodic assessments, at the time Certificate of Title is issued vesting title to Plaintiff, its successors or assigns. Plaintiff, including its successors and assigns, is not responsible for interest, late fees, collection costs or attorney's fees incurred prior to the issuance of the certificate of title.
7. 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 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. If any Defendant remains 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.
8. **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. **Jurisdiction of this action is retained to enter further orders that are proper including,**

without limitation, a deficiency judgment, and orders relating to supplemental proceedings to address any omitted parties who may possess an interest in the property. Jurisdiction of this action is further retained to allow Plaintiff to file post-judgment motions seeking a determination on the amounts of assessments due to any Associations under §718.116 and §720.3085, Fla. Stat.

10. The Reformation of Mortgage as prayed for in Count II of Plaintiff's Complaint is GRANTED, on the grounds that there are no issues of material fact and Plaintiff is entitled to such relief as a matter of law. This Order shall express the true intent of the parties and order that the Mortgage recorded March 28, 2006 in Official Records Book 570, Page 285, of the Public Records of Taylor County reflect the correct and proper legal description to wit:

LOT 13, BLOCK "B", ADAMS BEACH OAKS SUBDIVISION, A SUBDIVISION AS PER THE PLAT THEREOF FILED AT PLAT BOOK 1, PAGE 157 OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA

TOGETHER WITH A SINGLEWIDE 2004 FLEETWOOD RV, INC., MOBILE HOME, VIN # GAFL407A52332CE21 & TITLE # 92244172

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 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. 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 YOUR 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.

Columbia County Clerk of Court		Dixie County Clerk of Court		Hamilton County Clerk of Court	
173 NE Hernando Avenue Lake City, FL 32055 (386) 758-1036 www.columbiaclerk.com		214 NE 351 Hwy, Suite M Cross City, FL 32628 (352) 498-1200 www.dixieclerk.com		207 NE 1 st Street, Room 106 Jasper, FL 32052 (386) 792-1288 www.hamiltonclerk.com	
Lafayette County Clerk of Court	Madison County Clerk of Court	Suwannee County Clerk of Court	Taylor County Clerk of Court		
120 West Main Street Mayo, FL 32066 (386) 294-1600 www.lafayetteclerk.com	125 SW Range Ave. Madison, FL 32340 (850) 973-1500 www.madisonclerk.com	200 S. Ohio Ave. Live Oak, FL 32064 (386) 362-0500 www.suwclerk.org	108 N. Jefferson St. Perry, FL 32347 (850) 793-0215 www.taylorclerk.com		

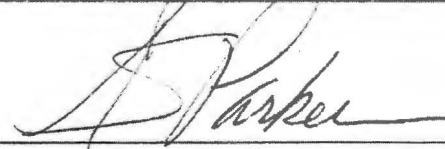
IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING 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 LOCAL LEGAL SERVICES LISTED BELOW 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 ONE OF THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

Columbia County		Dixie County		Hamilton County	
Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 files@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org		Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 files@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org		Florida Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 files@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org	
Lafayette County		Madison County		Suwannee County	
Florida Institutional		Florida		Florida	
				Taylor County	
				Florida Institutional	

<p>Legal Services, Inc. Gainesville, FL (352) 375-2494 files@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org</p>	<p>Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 files@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org</p>	<p>Institutional Legal Services, Inc. Gainesville, FL (352) 375-2494 files@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org</p>	<p>Legal Services, Inc. Gainesville, FL (352) 375-2494 files@bellsouth.net Florida Justice Institute Miami, FL (305) 358-2081 Three Rivers Legal Services, Inc. Gainesville, FL (386) 752-5960 www.trls.org</p>
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DONE AND ORDERED in Taylor County, Florida, this Friday, June 12, 2026.

62-2025-CA-000217-CAAM 06/12/2026 02:59:34 PM



Greg Parker, Circuit Judge
62-2025-CA-000217-CAAM 06/12/2026 02:59:34 PM

CERTIFICATE OF SERVICE

In cases wherein a party is unrepresented ("pro se"), counsel for the Plaintiff shall be responsible for providing conformed copies to any remaining pro se party who does not have access to, or is not a registered user of, the Florida Courts E-Filing Portal and file a "Notice of Filing" for the Certificate of Service in the court file.

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal on Friday, June 12, 2026, to the following:

Aldridge Pite, LLP
servicemail@aldridgepite.com
Attorneys for Plaintiff

5-CA-000217-CAAM 06/12/2026 03:18


Amber L. Hancock, Case Manager
62-2025-CA-000217-CAAM 06/12/2026 03:18:39 PM

via Plaintiff's counsel:

Charles R. Shaw, Jr.
15390 Pompano Pl.
Perry, FL 32348
Last Known Address/Publication

Unknown Spouse of Charles R. Shaw Jr.
15390 Pompano Pl.
Perry, FL 32348
Last Known Address/Publication

Beach Area Community Association Inc
c/o Sandra Osnos, Registered Agent
15130 Bonita Blvd.
Perry, FL 32348
Last Known Address/Publication