

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

CASE NO. 23000597CAAXMX

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST,
Plaintiff,

vs.

REGINA GRIFFIN; et al,
Defendant(s).

NOTICE OF CANCELLATION OF FORECLOSURE SALE

The Plaintiff in the above-styled cause files this Notice of Cancellation of Foreclosure Sale, directing the Clerk of the Circuit Court to cancel the foreclosure sale scheduled for July 14, 2026 at 11:00 a.m..

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by regular U.S. Mail, Facsimile, or electronic mail this 14th of July 2026 to all parties on the attached service list. All parties for whom an e-mail address has not been designated or a mailing address is not available are hereby notified that a copy of the served document may be obtained, on request, from the clerk of the court or from the party serving the document.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com

1446-192221 / BJB

SERVICE LIST

Case No. 23000597CAAXMX

UNKNOWN TENANT NO. 1 NKA JAQUES FREEMAN
101 BUFFALO DRIVE
Perry, FL 32348

UNKNOWN TENANT NO. 2 NKA INEZ GRIFFIN
101 BUFFALO DRIVE
Perry, FL 32348

REGINA GRIFFIN
101 BUFFALO DR
PERRY, FL 32348

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CASE NO. 23000597CAAXMX

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST,
Plaintiff,

vs.

REGINA GRIFFIN; UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING INTERESTS
BY, THROUGH, UNDER OR AGAINST A
NAMED DEFENDANT TO THIS ACTION, OR
HAVING OR CLAIMING TO HAVE ANY
RIGHT, TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated November 13, 2025 and an Order Resetting Sale dated March 3, 2026 and entered in Case No. 23000597CAAXMX of the Circuit Court in and for Taylor County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and REGINA GRIFFIN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash on the Front Steps of the Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL 32347, 11:00 a.m., on **July 14, 2026**, the following described property as set forth in said Order or Final Judgment, to-wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN TAYLOR COUNTY, FLORIDA, TO-WIT:

BEGIN AT THE SOUTHWEST CORNER OF THE E 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 7 EAST, AND RUN NORTH 563 FEET, THENCE EAST 560 FEET FOR A POINT OF BEGINNING: THENCE FROM SAID POINT OF

BEGINNING RUN NORTH 100 FEET, THENCE EAST 70 FEET, THENCE SOUTH 100 FEET, THENCE WEST 70 FEET TO THE POINT OF BEGINNING. SAID PROPERTY IS ALSO KNOWN AS LOT 101, BELAIR MANOR SUBDIVISION, AN UNRECORDED SUBDIVISION OF A PORTION OF THE E 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 7 EAST, TAYLOR COUNTY, FLORIDA.

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.

DATED at Perry, Florida, on May 19 2020, 2026.

Gary Knowles, Jr.
As Clerk, Circuit Court

By: Shana Neale
As Deputy Clerk



Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com

Publish in: Taco Times

Please fax a first insertion to Diaz Anselmo & Associates, P.A. (954) 564-9252 and include price.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

1446-192221 / PC1

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 260002310 Recorded: 05/04/2026 4:10 PM

OFFICIAL RECORDS: 1 of 2
Book: 938 Page: 540

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

CASE NO. 23000597CAAXMX

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2 ACQUISITION
TRUST,

Plaintiff,

vs.

REGINA GRIFFIN; UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and ALL UNKNOWN
PARTIES CLAIMING INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,

Defendant(s).

/

ORDER CANCELING AND RESETTING FORECLOSURE SALE

THIS ACTION came before the Court on Plaintiff's Motion to Cancel and Reset Foreclosure Sale, and there having been 2 prior cancellations of sales in this cause, and after consideration thereof, and the Court being duly advised in the premises and otherwise, it is

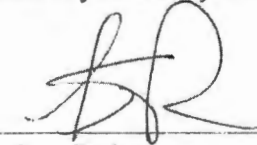
ORDERED as follows:

1. That the foreclosure sale scheduled for May 07, 2026 is hereby canceled.
2. That the property which is the subject matter of this action shall be sold at public sale on the Front Steps of the Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL 32347 at 11:00 a.m. on the 14th day of July, 2026 in accordance with the Summary Final Judgment of Foreclosure dated 11/07/2025.

3. Any Defendant seeking to cancel the foreclosure sale is required to provide all parties no less than five (5) business days notice of hearing, which hearing will not be entertained unless Plaintiff is represented.

4. Any Defendant seeking to cancel the foreclosure sale is admonished to advise the Court of this Order and include same as an exhibit to any motion filed to cancel the foregoing sale.

4th day of May, 2026. DONE AND ORDERED in Chambers at the Taylor County Courthouse, Perry, Florida this



Greg Parker
Circuit Judge

~~Copies~~ furnished to:

Sheena M. Diaz, Esq.
Diaz Anselmo & Associates, P.A.
P.O. BOX 19519
Fort Lauderdale, FL 33318
Service E-mail: answers@dallegal.com

All other parties on the service list
1446-192221 / BJB

SERVICE LIST

Case No. 23000597CAAXMX

UNKNOWN TENANT NO. 1 NKA JAQUES FREEMAN
101 BUFFALO DRIVE
Perry, FL 32348

UNKNOWN TENANT NO. 2 NKA INEZ GRIFFIN
101 BUFFALO DRIVE
Perry, FL 32348

REGINA GRIFFIN
101 BUFFALO DR
PERRY, FL 32348

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 250006203 Recorded: 11/14/2025 4:14 PM

OFFICIAL RECORDS: 1 of 7
Book: 928 Page: 452

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

CASE NO. 23000597CAAXMX

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2 ACQUISITION
TRUST,

Plaintiff,

vs.

REGINA GRIFFIN; UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and ALL UNKNOWN
PARTIES CLAIMING INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,

Defendant(s).

**SUMMARY FINAL JUDGMENT
OF FORECLOSURE**

THIS ACTION was heard before the Court upon Plaintiff's Motion for Summary Final Judgment on November 13, 2025. The Court noting that the Defendants, REGINA GRIFFIN, UNKNOWN TENANT NO. 1 NKA JAQUES FREEMAN, and UNKNOWN TENANT NO. 2 NKA INEZ GRIFFIN, were defaulted. All parties were properly noticed for the hearing, and failed to appear at the hearing or otherwise file any pleading in opposition to the entry of Summary Final Judgment. The Court finds that there are no genuine issues of material fact which would preclude the entry of summary judgment for Plaintiff, as Defendants have not filed any affidavits in opposition to Plaintiff's Motion for Summary Final Judgment. Lloyd S. Meisels, P.A. v. Dobrofsky, 341 So. 3d 1131, 1136 (Fla. 4th DCA 2022); Fernandez v. Foodman, 2023 WL 5419574 (Fla. 3d DCA 2023).

IT IS ADJUDGED THAT:

This Court has jurisdiction of the subject matter hereof and the parties hereto. The equities of this action are with the Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST. There is due to the Plaintiff, whose address is c/o Diaz Anselmo & Associates, P.A., P.O. BOX 19519, Fort Lauderdale, FL 33318, the sums of money as hereafter set forth:

A. Principal Balance	\$72,474.28
B. 1.375% interest at \$2.73 per diem from March 26, 2022 to September 18, 2025	\$3,467.43
C. Interest from September 19, 2025 to November 13, 2025	\$152.88
D. Deferred Balance	\$1,300.00
E. Pre-acceleration Late Charges	\$10.51
F. Property Inspections	\$503.50
G. Broker's Price Opinion/Appraisal	\$90.00
H. Title Search	\$250.00
I. NSF Charges	\$125.00
J. Total Fees	\$10.00
K. Hazard Insurance	\$3,677.00
L. County Tax	\$1,052.15
M. Escrow Adv Refund	\$-146.36
N. Filing Fee	\$967.73
O. Service of Process	\$236.00
P. Recording Costs	\$9.00
Q. Attorneys' Fees	\$7,900.00
TOTAL:	\$92,079.12

A reasonable fee for the legal services rendered is set forth in the filed Affidavit of Attorney Fees and Costs. However, pursuant to the Plaintiff's fee agreement with Diaz Anselmo & Associates, P.A., the Plaintiff will pay attorneys' fees in the amount of \$7,900.00.

A lien is held by the Plaintiff for the total sum specified in paragraph 1, plus interest, superior in dignity to any right, title, interest, or claim of the Defendants upon the mortgaged property herein foreclosed situate, lying and being in Taylor County, Florida, to-wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN
TAYLOR COUNTY, FLORIDA, TO-WIT:

BEGIN AT THE SOUTHWEST CORNER OF THE E 1/2 OF SW 1/4 OF SW 1/4 OF
SECTION 26, TOWNSHIP 4 SOUTH, RANGE 7 EAST, AND RUN NORTH 563
FEET, THENCE EAST 560 FEET FOR A POINT OF BEGINNING; THENCE FROM
SAID POINT OF

BEGINNING RUN NORTH 100 FEET, THENCE EAST 70 FEET, THENCE SOUTH
100 FEET, THENCE WEST 70 FEET TO THE POINT OF BEGINNING. SAID
PROPERTY IS ALSO KNOWN AS LOT 101, BELAIR MANOR SUBDIVISION, AN
UNRECORDED

SUBDIVISION OF A PORTION OF THE E 1/2 OF SW 1/4 OF SW 1/4 OF SECTION
26, TOWNSHIP 4 SOUTH, RANGE 7 EAST, TAYLOR COUNTY, FLORIDA.

If the total sum due to the Plaintiff, plus interest on the unpaid principal at the rate prescribed in
the note and mortgage to date, and at the current statutory interest rate after the date through which
interest is calculated in paragraph 1. above, and all costs of this proceeding incurred after the date of this
Judgment are not forthwith paid, the Clerk of this Court shall sell that property at public sale at **11:00**
a.m. on the 13th day of January, 2026, to the highest bidder or bidders for cash at the on the East Steps
of the Taylor County Courthouse, 108 N. Jefferson Street, Perry, FL 32347, after having first given notice
as required by Section 45.031, Florida Statutes, except the Clerk shall not conduct the sale unless the
Plaintiff or its representative is present to bid.

Plaintiff shall advance the cost of publishing the Notice of Sale and shall be reimbursed
by the Clerk out of the proceeds of the sale if the Plaintiff is not the purchaser of the property, but such
reimbursement will not be by the Clerk unless the Affidavit of Post Judgment Advances has been filed.
The purchaser at the sale shall pay, in addition to the amount bid, the Clerk's fee, Clerk's registry fee and
documentary stamps to be affixed to the Certificate of Title.

The Plaintiff may assign the Judgment or the bid to a third party without further order of
the Court.

If the Plaintiff or Plaintiff's assignee is the purchaser at the sale, the Clerk shall credit on the bid of the Plaintiff or Plaintiff's assignee the total sum herein found to be due the Plaintiff or such portion thereof as may be necessary to pay fully the bid of the Plaintiff or Plaintiff's assignee.

On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale to Plaintiff c/o Diaz Anselmo & Associates, P.A., P.O. BOX 19519, Fort Lauderdale, FL 33318, so far as they are sufficient, by paying:

- A All of Plaintiff's costs,
- B Plaintiff's attorneys' fees,
- C The total sum due to Plaintiff as set forth above, less the items paid, with interest at the current statutory interest rate from the date through which interest is calculated in paragraph 1 above to the date of the sale. If, subsequent to the date of the Plaintiff's Affidavit of Indebtedness and prior to the sale contemplated in paragraph 5 hereof, 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 Attorneys shall certify by affidavit to the Clerk and the amount due to Plaintiff shall be increased by the amount of such advances without further order of the Court.
- D The remaining proceeds, if any, shall be retained by the Clerk pending further Order of the Court.

If the United States of America is a Defendant in this action, they shall have the right of redemption provided by 28 U.S.C. §2410(c) from the issuance of a Certificate of Title, but the right shall thereafter expire.

Upon filing the Certificate of Sale, the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, with the exception of any assessments that are superior pursuant to Florida Statutes, Section 718.116 (effective 4/1/1992, as amended) or Florida Statutes 720.3085 (effective 7/1/2008). Upon issuance of the Certificate of Title, the purchaser at the sale shall be let into possession of the property

located at 101 Buffalo Drive, Perry, FL 32348. The Clerk of the Court is hereby specifically authorized to issue a Writ of Possession for the property which is the subject matter of this action, and the Sheriff is hereby authorized to serve the Writ forthwith.

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 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 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, OF TAYLOR 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.

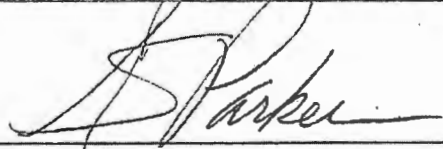
IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING 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 COUNTY LEGAL AID OFFICE OF THREE RIVERS LEGAL SERVICES, INC., 0 P.O. DRAWER 3067, 853 SW

SISTERS WELCOME ROAD, LAKE CITY, FLORIDA 32056, 3067, PHONE: (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 TAYLORCOUNTY AID SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

The Court retains jurisdiction of this action to enter further orders as are proper including, without limitation, deficiency judgments and supplemental actions to foreclose any interests omitted from this suit or as necessary for Plaintiff or its assigns to cure title defects as well as to adjudicate any post judgment dispute related to outstanding assessments as provided for by Chapter 718 and 720, Florida Statutes.

DONE AND ORDERED in Chambers at the Taylor County Courthouse, Perry, Florida on Thursday, November 13, 2025.

62-2023-CA-000597-CAAM 11/13/2025 01:18:23 PM

A handwritten signature in black ink, appearing to read "Greg Parker", is written over a horizontal line.

Greg Parker, Circuit Judge
62-2023-CA-000597-CAAM 11/13/2025 01:18:23 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:

Lisa A. Woodburn, Esquire
Adam Diaz, Esquire
answers@dallegal.com
Attorney for Plaintiff

Regina Griffin
101 Buffalo Drive
Perry, FL. 32348

Unknown Tenant #1 n/k/a Jacques Freeman
101 Buffalo Drive
Perry, FL. 32348

Unknown Tenant #2 n/k/a Inez Griffin
101 Buffalo Drive
Perry, FL. 32348

62-CA-000597-CAAM 11/13/2025 02:22


Amber L. Hancock, Case Manager
62-2023-CA-000597-CAAM 11/13/2025 02:22:01 PM