

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL
CIRCUIT IN AND FOR TAYLOR COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25000210CAAXMX

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

MARK AGUON AND JESSICA LYNN AGUON, et
al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated **June 25, 2026**, and entered in 25000210CAAXMX of the Circuit Court of the THIRD Judicial Circuit in and for Taylor County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and MARK AGUON; JESSICA LYNN AGUON; GOODLEAP, LLC are the Defendant(s). Gary Knowles, Jr. as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at the East Door, Taylor County Courthouse 108 N. Jefferson St., Perry, FL 32347, at 11:00 AM, on **August 27, 2026**, the following described property as set forth in said Final Judgment, to wit:

**LOT 30 OF UNIT NO. 2 PINE RIDGE SUBDIVISION, ACCORDING TO
THE MAP OR PLAT OF UNIT 2 ON RECORD IN THE OFFICE OF THE
CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA
IN PLAT BOOK 1, PAGE 83**

Property Address: 116 RIDGE RD, PERRY, FL 32348

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 in accordance with Florida Statutes, Section 45.031.

Dated this 30 day of July, 2026.



Gary Knowles, Jr.
As Clerk of the Court

By: Kathryn Loop
As Deputy Clerk

IMPORTANT

AMERICANS WITH DISABILITIES ACT NOTICE: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, FL 32055; (386)758-2163 or complete the ADA Request



form located at:

**<https://courtadmin.wpenginepowered.com/ada-accommodation-request/>
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 or voice impaired call 711.**

Publish In: THE PERRY NEWS HERALD

Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attorneys for Plaintiff

6409 Congress Avenue, Suite 100, Boca Raton, FL 33487

Telephone: 561-241-6901 Fax: 561-997-6909

cc: flmail@raslg.com
rlumbreras@raslg.com

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 260003341 Recorded: 06/26/2026 10:02 AM

OFFICIAL RECORDS: 1 of 5
Book: 941 Page: 662

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

MARK AGUON; JESSICA LYNN AGUON;
GOODLEAP, LLC; et al.,
Defendant(s).

IN THE CIRCUIT COURT OF THE
THIRD JUDICIAL CIRCUIT IN AND
FOR TAYLOR COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25000210CAAXMX

UNIFORM FINAL JUDGMENT OF FORECLOSURE

This action was tried before the court at a Non-Jury Trial on June 25, 2026. On the evidence presented, **IT IS ADJUDGED** that Plaintiff's Final Judgment is **GRANTED** against all defendants listed by name: MARK AGUON; JESSICA LYNN AGUON; GOODLEAP, LLC.

1. **Amounts Due.** Plaintiff, LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 4425 PONCE DE LEON BLVD., MS 5-251, CORAL GABLES, FL 33146, is due:

Principal:	\$368,082.70
Interest to date of this judgment: June 25, 2026	\$49,012.36
Escrow Advances:	\$28,773.35
Late Charges:	\$1,135.50
Above Pool Removal:	\$590.00
Clean Fridge/Freezer:	\$202.05
Dryer Vent Cover:	\$20.00
Debris Removal:	\$600.00
Dry Winterize:	\$160.00
GRC > 10,001 VA:	\$1,375.00
IGC > 10K VA:	\$175.00
Property Inspections:	\$470.00
Title Charges:	\$295.00
Tree Trim/Remove:	\$905.09
Locks/Securing:	\$157.60
SUBTOTAL	\$451,953.65

Attorneys' Fees:

Finding as to reasonable number of hours: 10.00	
Finding as to reasonable hourly rate: \$175.00	
Flat Fee: \$4,800.00	
Attendance at Court: \$800.00	
Initial Discovery Disclosures: \$400.00	
Motion to Set Case for Trial: \$400.00	
Document Preparation: \$125.00	
Attorneys' Fee Total:	\$8,275.00

Court Costs, now taxed:

Filing Fee:	\$1,981.43
Service of Process:	\$865.00
Lis Pendens:	\$9.00
Publication:	\$151.00
<u>Other:</u>	\$34.02
Skip Trace: \$4.02	
Clerk Summons Cost: \$30.00	
TOTAL SUM	\$463,269.10

That shall bear interest at a rate of 8.25%.

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:

**LOT 30 OF UNIT NO. 2 PINE RIDGE SUBDIVISION,
ACCORDING TO THE MAP OR PLAT OF UNIT 2 ON RECORD
IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF
TAYLOR COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 83**

Property Address: 116 RIDGE RD, 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 shall sell the property at public sale on the **27th day of August, 2026**, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 108 NORTH JEFFERSON STREET, PERRY, FL 32347 in Taylor County, Florida, in accordance with section 45.031, Florida Statutes (2013), using the following method:

☐ the East Steps, Taylor County Courthouse 108 N. Jefferson St., Perry, FL 32347 beginning at 11:00 AM
3. **Costs.** 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.
4. **Distribution of Proceeds.** 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.

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 shall 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) shall be terminated, 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.
6. **Attorneys' Fees.** The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the flat fee of \$4,800.00, and \$1,725.00 for Attorneys' Attendance at Court, Motion Practice & Document Preparation, are reasonable and appropriate for the Plaintiff's counsel's attorney's fees. Furthermore, the Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that 10.00 hours were reasonably expended by Plaintiff's counsel and that an hourly rate of \$175.00 is appropriate. PLAINTIFF'S COUNSEL CERTIFIES THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH PLAINTIFF. The Court finds that there are no reasons for either reduction or enhancement pursuant to *Florida Patient's Compensation Funds v. Rowe*, 472 So. 2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees in the amount indicated in paragraph 1 of this Judgment.
1. **Jurisdiction Retained.** Jurisdiction is reserved over this action to enforce the Final Judgment and to enter further orders that are proper including, without limitation, an award of attorney's fees and costs, a deficiency decree (if sought and appropriate), writs of possession, orders granting leave to file supplemental and/or amended pleadings to add additional parties, and orders resolving any disputes with respect to assessments and/or other amounts allegedly due associations.

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 LIEN HOLDER 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 has qualified for the homestead tax exemption in the most recent approved tax roll, the following paragraphs shall apply:

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, 108 NORTH JEFFERSON STREET, 1ST FLOOR, 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, (904) 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 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED at PERRY, TAYLOR COUNTY, FLORIDA this Thursday, June 25, 2026.

62-2025-CA-000210-CAAM 06/25/2026 02:37:37 PM

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

Greg Parker, Circuit Judge

62-2025-CA-000210-CAAM 06/25/2026 02:37:37 PM

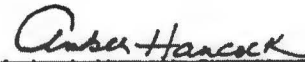
CERTIFICATE OF SERVICE

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 to the following:

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
Wendy Manswell, Esquire
Stephanie Wholey, Esquire
Ryan Lumbreras, Esquire
flmail@raslg.com
Attorney for Plaintiff

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Amber L. Hancock, Case Manager
62-2025-CA-000210-CAAM 06/25/2026 03:04:55 PM

via Plaintiff's counsel:

Mark Aguon
116 Ridge Road
Perry, FL. 32348
Last known address/publication

Goodleap LLC
1200 South Pine Island Road
Plantation, FL. 32301-2525

Mark Aguon
3505 W Alabama St #B
Hobbs, NM. 88242

Jessica Lynn Aguon
21477 SE Hwy 19
Old Town, FL. 32680