

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

PennyMac Loan Services, LLC,

GENERAL JURISDICTION DIVISION

Plaintiff,

Case No. 25000245CAAXMX

vs.

Christopher Lasiter,

Defendant.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25000245CAAXMX of the Circuit Court of the THIRD Judicial Circuit, in and for Taylor County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and Christopher Lasiter are the Defendants, that I will sell to the highest and best bidder for cash at, the ^{East} ~~west~~ door of the courthouse, 108 North Jefferson Street, Perry, FL 32347, beginning at **11:00 AM on the 1st day of October, 2026**, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 85 FEET OF THE NORTH 1/2 OF LOTS 1 AND 2, BLOCK 68, STEINHATCHEE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 1, PAGE 26, IN THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

TAX ID: 09912-001

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.

Dated this 31 day of August, 2026.



Gary Knowles
As Clerk of the Court

By: Kathryn Kapp
As Deputy Clerk

PUBLISH IN: THE TACO TIMES

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, Florida 32055; (386)758-2163 or complete the ADA Request form located at <https://thirdcircuitfl.org/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.

Furnish Copies To:
Brock & Scott PLLC
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Attorney for Plaintiff

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FINAL JUDGMENT

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Judgment on August 27, 2026. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, PennyMac Loan Services, LLC, 3043 Townsgate Road, #200, Westlake Village, California 91361, is due:

Principal	\$342,087.18
Accrued Interest from 3/1/2025 through 7/31/2026	\$26,027.60
Per Diem Interest from 8/1/2026 through 8/27/2026@ \$50.38/ day	\$1,360.26
Pre-acceleration Late Charges	\$199.50
Escrow Advances	\$16,491.02
Tax: \$10,378.82	
Hazard:- \$34,436.00	
PMI: \$5,382.16	
Payments: (\$33,705.96)	
Property Inspections	\$300.00
Property Preservation	\$920.00
Foreclosure Title Costs	\$350.00
Attorneys' fees	
Flat Fee	\$4,860.00
Attorneys' fees total	\$4,860.00
Complaint filing fee	\$1,905.00
Service of Process	\$355.00
Summons	\$10.00
Recording, Lis Pendens	\$5.00
Expert Affidavit	\$20.00
E-Filing	\$5.00
TOTAL	\$394,895.56

* The requested attorney's fee is a flat rate fee that the firm's client has agreed to pay in this matter. Given the amount of the fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.

1. The grand total amount referenced in Paragraph 1 shall bear interest from this date forward at the prevailing legal rate of interest in accordance with Section 55.03, Florida Statutes.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, on the following described property in Taylor County, Florida:

THE SOUTH 85 FEET OF THE NORTH 1/2 OF LOTS 1 AND 2, BLOCK 68, STEINHATCHEE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 1, PAGE 26, IN THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

TAX ID: 09912-001

3. 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 **October 1, 2026 at 11:00 a.m.**, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 108 N. Jefferson Street, 1st Floor in Taylor County in Perry, Florida, in accordance with section 45.031, Florida Statutes, using the following method (CHECK ONE) :

- ☒ At the East steps of the courthouse, 108 North Jefferson Street, Perry, FL 32347, beginning at 11:00 AM on the prescribed date.
- ☐ By electronic sale beginning at ____ on the prescribed date at _____.

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 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.

6. 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.

7. Jurisdiction of this action is retained to enter further orders that are necessary or are proper including, but not limited to re-foreclosure against any subordinate interest omitted from these proceedings, determining the amounts owed to any condominium or homeowners association, issuance of a writ of possession and the entry of a deficiency judgment, when and

if such deficiency is sought if the parties liable under the note have not been discharged in bankruptcy (however no deficiency may be sought if the parties liable under the note were subject to an order allowing Plaintiff or its predecessors-in-interest only in rem relief from the bankruptcy automatic stay).

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.

DONE AND ORDERED at Madison County, Florida on Thursday, August 27, 2026.

CA-000245-CAAM 08/27/2026 11


Bo Hardee, Circuit Judge

62-2025-CA-000245-CAAM 08/27/2026 11:46:44 AM

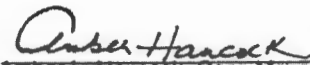
CERTIFICATE OF SERVICE

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:

Brock & Scott, PLLC
Robert Rodely, Esquire
Julie York, Esquire
flcourtdocs@brockandscott.com
Attorneys for Plaintiff

5-CA-000245-CAAM 08/27/2026 11:58



Amber L. Hancock, Case Manager

62-2025-CA-000245-CAAM 08/27/2026 11:58:21 AM

via Plaintiff's counsel:

Christopher Lasiter
14 Spruce Terrace
Ocala, FL. 34472