

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

**BOYD PROPERTIES, LLC,
A Florida Limited Liability
Company,**

CASE NO. 26-42-CA

Plaintiff,

vs.

**KEATON BEACH STORAGE,
LLC, a Florida Limited Liability
Company, U.S. SMALL
BUSINESS ADMINISTRATION.
a Government Agency, and
UNKNOWN TENANTS,**

Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Taylor County, Florida, I will sell the property situated in Taylor County, Florida, described as:

Lot 76, Block "D", Leisure Retreats Subdivision, Unit
IV as the same appears of record in Plat Book 1 at Page
129 of the Public Records of Taylor County, Florida

Parcel Number R06578-076

Commonly Known as 16984 Beach Road, Perry, FL
32348

Lot 77, Block "D", Leisure Retreats Subdivision, Unit
IV as the same appears of record in Plat Book 1 at Page
129 of the Public Records of Taylor County, Florida

Parcel Number R06578-077

Commonly Known as 16960 Beach Road, Perry, FL
32348

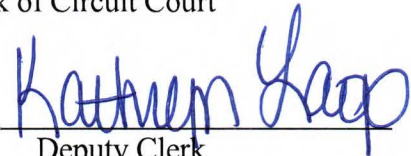
Lot 78, Block "D", Leisure Retreats Subdivision, Unit
IV as the same appears of record in Plat Book 1 at Page
129 of the Public Records of Taylor County, Florida

Parcel Number R06578-078

Commonly Known as 17110 E Royal Oak, Perry, FL
32348

at public sale, to the highest bidder, for cash, at the east steps of the Taylor County
Courthouse, 108 North Jefferson Street, Perry, Florida at 11:00 a.m., on August 27, 2026.
Any person claiming an interest in the surplus from the sale, other than the property owner,
must file a claim within 60 days after the sale.

GARY KNOWLES
Clerk of Circuit Court

By: 
Deputy Clerk

Copies furnished to:

David K. Minacci, Esq., david@manausalaw.com

Keaton Beach Storage, LLC, 340 Old Norman Park Road, Norman Park, GA 31771

U.S. Small Business Administration, 409 3rd Street SW, Washington, DC

Unknown Tenant, 16960 Beach Road, Perry, FL 32348

Perry Newspaper

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Plaintiff,

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a Government Agency, and
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Defendants.

FINAL SUMMARY JUDGMENT OF FORECLOSURE

This action was tried before the court. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, Boyd Properties, LLC, 17541 GA HWY 33, Pavo, Georgia 31778,

is due:

Principal	\$892,600.00
Filing Fee	\$2,011.43
Vause Server	\$494.92
Search Connect	\$125.00
Attorney Fees (4.4 hours @ \$425)	\$1,870.00
TOTAL DUE	\$897,101.35

That shall bear interest at a rate of 8.06 % per year.

2. Plaintiff holds a lien for the total sum superior to all claims of estates of defendant(s), on the following described properties in Taylor County, Florida:

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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, to the highest bidder for cash, except as prescribed in paragraph 5, Taylor County Courthouse, 108 North Jefferson Street, Perry, Florida, 32347, in accordance with 45.031, Florida Statutes, using the following method (CHECK ONE):

☒ at the above location, beginning at 11:00 a.m. on August 27th, 2026,
2026.

☐ By electronic sale beginning at _____ on the prescribed date at the
listed website _____.

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 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, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon filing 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.

7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

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, 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 Taylor County, Florida, 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 Legal Aid Foundation of the Tallahassee Bar Association, 301 South Monroe Street, Room 108, Tallahassee, FL 32301, (850) 222-3292, 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 the Legal Aid Foundation of the Tallahassee Bar Association, 301 South Monroe Street, Room 108, Tallahassee, FL 32301, (850) 222-3292, for assistance, you should do so as soon as possible after receipt of this notice.

DONE AND ORDERED at, Madison County, Florida
on August 4th, 2026.



CARY A. HARDEE, III
CIRCUIT JUDGE

Copies furnished to:

David K. Minacci, Esq., david@manausalaw.com

Keaton Beach Storage, LLC, 340 Old Norman Park Road, Norman Park, GA 31771

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