

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

LLOYD ROOFING, INC. a Florida
corporation F/K/A LLOYD ROOFING
AND CONSTRUCTION, INC.

Plaintiff,

CASE NO.: 2023-195-CC

vs.

PATRICIA MOORE, an individual,

Defendant.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the *Order Granting Final Summary Judgment – Counts I and II* dated July 16, 2024, and entered in Civil Case No. 2023000195CC in the County Court of the Third Judicial Circuit in and for Taylor County, Perry, Florida, wherein LLOYD ROOFING INC. is the Plaintiff and PATRICIA MOORE, is the Defendant, that Gary Knowles, Jr., Clerk of the Circuit Court in and for Taylor County, Florida, will sell to the highest and best bidder for cash, in accordance with Chapter 45, Florida Statutes, at public auction **on November 12, 2024, beginning at 11:00 a.m. EST** on the east steps of the Taylor County Courthouse, 108 North Jefferson Street, Perry, Florida 32347, the following described real property as set forth in said Order of Final Summary Judgment, to wit:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 8 EAST; THENCE RUN EAST 442 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 210 FEET; THENCE RUN EAST 187 FEET; THENCE RUN NORTH 210 FEET; THENCE RUN WEST 187 FEET TO THE POINT OF BEGINNING. SAID PROPERTY LYING AND BEING IN TAYLOR COUNTY, FLORIDA.

COMMONLY KNOWN AS: 2851 East Dorman Peacock Rd, Perry, FL 32348.

IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY

REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated at Taylor County, Florida, on October 10, 2024.

{Court Seal}

Gary Knowles, Jr.,
As Clerk of the Circuit Clerk
Taylor County, Florida

By: Kathryn Keop
As Deputy Clerk

Published on 10/16, 10/23



Invoice to:
DUNLAP & SHIPMAN, P.A.
Attorney for Plaintiff
2065 Thomasville Road, Suite 102
Tallahassee, FL 32308-0733
matt@dunlapshipman.com
lauren@dunlapshipman.com

Please fax or email a first insertion and costs of publishing to (850) 385-7636 or matt@dunlapshipman.com, Attention: Matt Scanlan, Attorney for Plaintiff.

Published in: The Perry News Herald

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Taylor County, 108 N. Jefferson Street, Suite 102; Perry, FL 32347, Telephone (850) 838-3506, via Florida Relay Service".

Apré ako ki fet avèk Américans With Disabilities Act, tout moun kin ginyin yun bészwen spésiyal pou akomodasyon pou yo patisipé nan pwogram sa-a dwé, nan yun tan rézonab an ninpot aranjman kapab fet, yo dwé kontakté Administrative Office Of The Court i nan niméro, Taylor County, 108 N. Jefferson Street, Suite 102, Perry, FL 32347, Telephone (850) 838-3506 i pasan pa Florida Relay Service.

En accordance avec la Loi des "Americans With Disabilities". Les personnes en besoin d'une accomodation speciale pour participer a ces procedures doivent, dans un temps raisonnable, avante d'entreprendre aucune autre démarche, contacter l'office administrative de la Court situé au, Taylor County, 108 N. Jefferson Street, Suite 102, Perry, FL 32347, Telephone (850) 838-3506 Via Florida Relay Service.

De acuerdo con el Acto ó Decreto de los Americanos con Impedimentos, Inhabilitados, personas en necesidad del servicio especial para participar en este procedimiento debrán, dentro de un tiempo razonable, antes de cualquier procedimiento, ponerse en contacto con la oficina Administrativa de la Corte , Taylor County, 108 N. Jefferson Street, Suite 102, Perry, FL 32347, Telephone (850) 838-3506 Via Florida Relay Service.

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

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LLOYD ROOFING, INC. a Florida
corporation F/K/A LLOYD ROOFING
AND CONSTRUCTION, INC.

Plaintiff,

CASE NO. 2023-195-CC

vs.

PATRICIA MOORE, an individual,

Defendant.
_____ /

ORDER GRANTING FINAL SUMMARY JUDGMENT – COUNTS I and II

THIS CAUSE came before the Court on June 26, 2024, on Plaintiff, LLOYD ROOFING INC. F/K/A LLOYD ROOFING AND CONSTRUCTION, INC.'s ("Lloyd Roofing"), Motion for Final Summary Judgment and the Court being fully advised in the premises, and having heard the argument of the parties and considered the exhibits, affidavits and other proof filed herein, and being otherwise fully advised in the premises, hereby finds:

1. On August 21, 2023, Plaintiff filed a three-count Complaint against Defendant, Patricia Moore ("Defendant" or "Moore") for construction lien foreclosure, breach of contract and breach of promissory note. Defendant was properly served with the Summons and the Complaint.
2. On May 14, 2024, Plaintiff filed a Motion for Final Summary Judgment against Defendant for Counts I (construction lien foreclosure) and Count II (breach of contract).
3. On November 8, 2022, Plaintiff entered into a contract with the Defendant to provide roofing construction services (the "Roofing Contract") to real property owned by the Defendant located at 2851 E Dorman Peacock Road, Perry, Florida 32348 (the "Property").
4. Plaintiff fully performed its work under the Roofing Contract.

5. Defendant has materially breached the Contract by failing to pay Plaintiff what it is owed under the Contract.

6. Plaintiff properly recorded a Claim of Lien on March 13, 2003, within 90 days of the last date that Lloyd Roofing furnished labor or services to the roofing project.

7. The Claim of Lien reported the principal unpaid amount of \$8,228.00, plus interest, costs, and reasonable attorneys' fees.

8. Since the Claim of Lien was filed, Defendant has made partial payments totaling \$3,353.00.

9. After giving the Defendant credit for the partial payments, Plaintiff has suffered damages in the principal amount of \$4,875.00 for the Roofing Contract, exclusive of interest, costs, and reasonable attorneys' fees.

10. A lien properly exists in favor of Plaintiff on Defendants' property in the principal amount of \$4,875.00, plus interest, costs, and reasonable attorney's fees.

11. Plaintiff is the prevailing party and is entitled to recover its reasonable attorneys' fees pursuant to both the Roofing Contract and section 713.29, Florida Statutes.

It is hereby **ORDERED AND ADJUDGED** that:

A. Plaintiff is entitled to a final judgment for damages in the principal amount of \$4,875.00, plus pre-judgment interest from December 28, 2022 through June 28, 2024 at 18% per annum¹ in the amount of \$1,560.66² and further orders that the judgment accrue post-judgment interest at the statutory rate.

¹ During an oral pronouncement at the hearing on this matter, the Court mistakenly awarded interest at 15% per annum. However, Counsel for Plaintiff clarified the Court's mistake on the record before the hearing ended. The proper interest under the Roofing Contract is 18%.

² The 18% interest was calculated based on the total balance as it diminished. In other words, the total amount due changed as payments were made.

B. Plaintiff is the prevailing party and finds that Plaintiff is entitled to an award of reasonable attorneys' fees (\$5,695.00) and costs (\$497.69) in the combined amount of \$6,192.69 to be included in the Final Judgment.

3. Final Judgment is hereby entered in favor of Plaintiff, LLOYD ROOFING, INC., a Florida corporation f/k/a LLOYD ROOFING AND CONSTRUCTION, Inc., and against Defendant, PATRICIA MOORE, for the total amount of \$12,628.35, which includes principal, interest (pre-judgment at 18% per annum), attorneys' fees, and costs.

C. The Defendant shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Plaintiff's attorney, **within 45 days from the date of this final judgment**, unless the final judgment is satisfied or post-judgment discovery is stayed." A copy of the Fact Information Sheet is attached to this Judgment as Exhibit A. The contact information for Plaintiff's Counsel is identified below.

D. Plaintiff holds a valid lien for the total sum of \$12,628.35, plus post judgment interest, superior in dignity to any right, title, interest, or claim of the Defendant and all persons, corporations, or other entities claiming by, through or under the Defendant. Plaintiff's lien encumbers the subject property located in Taylor County, at 2851 E Dorman Peacock Road, Perry, Florida 32348, having the legal description of,

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 8 EAST; THENCE RUN EAST 442 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 210 FEET; THENCE RUN EAST 187 FEET; THENCE RUN NORTH 210 FEET; THENCE RUN WEST 187 FEET TO THE POINT OF BEGINNING. SAID PROPERTY LYING AND BEING IN TAYLOR COUNTY, FLORIDA ("the Property").

E. If the total sum due to Plaintiff (\$12,628.35), plus post judgment interest, is not paid, the Clerk of this Court shall sell the above-described property at public auction on November 12, 2024, beginning at 11:00 a.m. on the east steps of the Taylor County Courthouse at 108 North

Jefferson Street, Perry, Florida 32347 to the highest bidder for cash in accordance with section 45.031, Florida Statutes.

F. 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 the 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. The balance due will include a court registry fee, which is 3% of the first \$500 plus 1.5% of the balance of the bid amount and state documentary stamp tax at 70 cents per \$100.00. The balance may be paid in the form of cash, cashier's check or money order.

G. 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 post-judgment interest at the statutory rate from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court.

H. On confirmation of the sale, whether by the Clerk filing the Certificate of Sale, or by order of this Court ruling upon objections to the sale, Defendant and all persons claiming by, through, or under the Defendant shall be foreclosed of all right, title, interest, claim or demand of any kind or nature whatsoever in and to the property herein described, and Defendant's right of redemption as prescribed by section 45.0315, Florida Statutes 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 subject to the rights of tenant occupying residential premises pursuant to section 83.561, Florida Statutes.

I. 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 TIMELY 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, (850) 838-3506, 108 NORTH JEFFERSON STREET, PERRY, FLORIDA, 32347, 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 LEGAL SERVICES OF NORTH FLORIDA, INC., 850-385-9007 OR AT LSNF.ORG 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 LEGAL SERVICES OF NORTH FLORIDA, INC., YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

J. Jurisdiction is retained to enter further orders that are proper, including, without limitation: to compel the Defendant to complete form 1.977, including all required attachments; to enter deficiency judgments pursuant to section 713.28, Florida Statutes; to enter writs of possession; or to enter any other order necessary to enforce this Judgment.

DONE and ORDERED in Perry, Taylor County, Florida on July 16, 2024.

W. Blue

2024.07.16

14:50:54 -04'00'

BAR

WILLIAM W. BLUE, COUNTY JUDGE

Copies to:

Davisson F. Dunlap, III
DUNLAP & SHIPMAN, P.A.
2065 Thomasville Road, Suite 102
Tallahassee, FL 32308-0733
davissoniii@dunlapshipman.com
lauren@dunlapshipman.com
julie@dunlapshipman.com
Attorneys for Plaintiff

Patricia Moore
2851 E Dorman Peacock Road
Perry, FL 32348
Email: Trishmoore1960@gmail.com
Pro Se Defendant

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

LLOYD ROOFING, INC. a Florida
corporation F/K/A LLOYD ROOFING
AND CONSTRUCTION, INC.

Plaintiff,

CASE NO. 2023-195-CC

vs.

PATRICIA MOORE, an individual,

Defendant.

_____ /

FACT INFORMATION SHEET (INDIVIDUAL)
OF PATRICIA MOORE

Full Legal Name: _____

Nicknames or Aliases: _____

Residence Address: _____

Mailing Address (if different): _____

Telephone Numbers: (Home) _____ (Business) _____

Name of Employer: _____

Address of Employer: _____

Position or Job Description: _____

Rate of Pay: \$ _____ per _____

Average Paycheck: \$ _____ per _____

Average Commissions or Bonuses: \$ _____ per _____

Commissions or bonuses are based on _____

Other Personal Income: \$ _____ from _____

(Explain details on the back of this sheet or an additional sheet if necessary.)

Social Security Number: _____ Birthdate: _____

Driver's License Number: _____

Marital Status: _____ Spouse's Name: _____

Spouse's Address (if different): _____

Spouse's Social Security Number: _____ Birthdate: _____

Spouse's Employer: _____

Spouse's Average Paycheck or Income: \$ _____ per _____
Other Family Income: \$ _____ per _____
(Explain details on back of this sheet or an additional sheet if necessary.)

Names and Ages of All Your Children (and addresses if not living with you): _____

Child Support or Alimony Paid: \$ _____ per _____
Names of Others You Live With: _____
Who is Head of Your Household? You _____ Spouse _____ Other _____ Person _____
Checking Account at: _____ Account # _____
Savings Account at: _____ Account # _____

(Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on the back of this sheet or an additional sheet if necessary.)

For Real Estate (land) You Own or Are Buying: _____
Address: _____
All Names on Title: _____
Mortgage Owed to: _____
Balance Owed: _____ Monthly Payment: \$ _____

(Attach a copy of the deed or mortgage, or list the legal description of the property on the back of this sheet or an additional sheet if necessary. Also provide the same information on any other property you own or are buying.)

For All Motor Vehicles You Own or Are Buying: _____
Year _____ Make _____ Model _____ Color _____
Vehicle ID #: _____ Tag # _____ Mileage _____
Names on Title: _____
Loan Owed to: _____
Balance on Loan: \$ _____ Present Value: \$ _____ Monthly Payment \$ _____

(List all other automobiles, as well as other vehicles, such as boats, motorcycles, bicycles, or aircraft, on the back of this sheet or an additional sheet if necessary.)

Have you given, sold, loaned, or transferred any real or personal property worth more than \$100 to any person in the last year? _____ Yes _____ No
If your answer is "yes," describe the property and sale price, and give the name and address of the person who received the property: _____

Does anyone owe you money? _____ Yes _____ No Amount Owed: \$ _____
Name and Address of Person Owing Money: _____
Reason money is owed: _____

- Please attach copies of the following:
- Your last pay stub.
 - Your last 3 statements for each bank, savings, credit union, or other financial account.
 - Your motor vehicle registrations and titles.

- d. Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.
- e. Your last 2 income tax returns filed.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE FOREGOING ANSWERS ARE TRUE AND COMPLETE.

Patricia Moore, Judgment Debtor

By: _____
Printed name: _____

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ___ physical presence or ___ online notarization this ___ day of _____, 2024, by _____ who is personally known to me or who has produced _____ as identification.

Notary Public

Print, type or stamp name, commission no. and expiration date:

THE JUDGMENT DEBTOR SHALL FILE WITH THE CLERK OF THE COURT A NOTICE OF COMPLIANCE AFTER THE ORIGINAL FACT INFORMATION SHEET, TOGETHER WITH ALL ATTACHMENTS, HAS BEEN DELIVERED TO THE JUDGMENT CREDITOR'S ATTORNEY, OR TO THE JUDGMENT CREDITOR IF THE JUDGMENT CREDITOR IS NOT REPRESENTED BY AN ATTORNEY. DO NOT FILE THIS FORM WITH THE COURT.