Filing # 255907338 E-Filed 08/28/2026 08:25:20 AM

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT OF FLORIDA IN AND FOR DIXIE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25000060CAAXMX

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

vs.

JESSE RYAN ANDERSON A/K/A JESSE ANDERSON; JESSICA YVONNE LANGDALE A/K/A JESSICA LANGDALE; UNKNOWN TENANT IN POSSESSION 1; UNKNOWN TENANT IN POSSESSION 2, et al.,

Defendants.

Inst: 202615003601 Date: 08/28/2026 Time: 11:05AM
Page 1 of 6 B: 678 P: 160, Barbie Higginbotham, Clerk of Court I
County, By: KH
Deputy Clerk

SUMMARY FINAL JUDGMENT OF FORECLOSURE

THIS ACTION came before the Court on Plaintiff's Motion for Summary Final Judgment of Foreclosure and Taxation of Attorneys Fees and Costs on August 13, 2026. The Court, based on the state of the record at the time of the hearing, finds that there is no genuine dispute of fact or law and grants Plaintiff's Motion. It is therefore:

ORDERED AND ADJUDGED that:

1. The Court finds that Plaintiff met its prima facie case for foreclosure and found that the Defendants filed no affidavits or other evidence in opposition to the Plaintiff's Motion for Summary Final Judgment of Foreclosure. The Court further finds that Plaintiff's motion for summary judgment was procedurally sufficient under Fla.R.Civ.P. 1.510(c)(1).

2. The Court also finds that Plaintiff met its burden of proof to establish standing, amounts due, and compliance with conditions precedent, where no affidavit or other evidence to the contrary was presented by Defendant to contradict the evidence submitted by Plaintiff.

3. This Court has jurisdiction of foreclosure cases under Florida Statutes. Service of process has been secured upon all parties.

4. Plaintiff holds a lien for the total sum in this Final Judgment, which is superior and prior to the right, title interest, claims of lien, encumbrances and equities of the following Defendants: JESSE RYAN ANDERSON A/K/A JESSE ANDERSON; JESSICA YVONNE LANGDALE A/K/A JESSICA LANGDALE; UNKNOWN TENANT IN POSSESSION 1; UNKNOWN TENANT IN POSSESSION 2 and all others claiming through or on behalf of said defendants, on the following real property:

The West one-half (1/2), and all of Lot 3 less the East twenty (20) feet, Block 1, Map of Cotter-Riley Annex, according to the plat thereof, recorded in Plat Book 1, Page(s) 17, of the Public Records of Dixie County, Florida.

a/k/a 396 NE 134TH ST, CROSS CITY, FL 32628

5. Plaintiff, LAKEVIEW LOAN SERVICING, LLC, C/O One Fountain Plaza, Buffalo, NY 14203, is due the following:

Principal		$107,514.12
Interest from 03/01/2025 to 04/23/2026 @6.25000%		$7,684.63
Interest from 04/24/2026 to 08/13/2026 at a per diem rate of $18.41		$2,061.92
Escrow:		$3,969.42
Ad Valorem Taxes:	$2,730.14	
Insurance:	$1,185.00	
Mortgage Insurance Premium:	$523.69	
Escrow Credit:	($469.41)	
Pre-acceleration Late Charges		$27.57
Property Preservation		$9,371.48
Property Inspections		$420.00
Pro Rata PMI/MIP		$149.02
Attorney's fees		
Attorneys' fees total:		$5,400.00
Court costs:		
Complaint Filing Fee		$950.00
Service of Process		$1,027.80
TOTAL		**$138,575.96**

The total sum will bear interest at the prevailing statutory interest rate per year from this date through

December 31 of this current year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust annually in accordance with section 55.03(3), Florida Statutes.

6. This is an IN REM judgment against **JESSE RYAN ANDERSON A/K/A JESSE ANDERSON AND JESSICA YVONNE LANGDALE A/K/A JESSICA LANGDALE** as record title owners of the real property herein described. All other Defendants' interests are in the form of inferior liens to Plaintiff's note and mortgage. As such, said liens are extinguished subject to any statutory right of redemption as outlined further in this final judgment.

7. If the total sum with interest at the rate described in paragraph 5 and all costs accrued subsequent to this judgment are not paid, the clerk of this court must sell the property at public sale on **Tuesday October 13, 2026, at 11:00 AM** to the highest bidder for cash, except as prescribed in paragraph 8, Dixie County Courthouse, 214 Northeast Highway 351, Suite M, Cross City, FL 32628 accordance with section 45.031, Florida Statutes.

8. Plaintiff must advance all subsequent costs of this action and must 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 must be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the clerk must 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.

9. On filing the Certificate of Title, the clerk must 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 5 from the date of this judgment to the date of the sale; and by retaining any remaining amount pending the further Order of this court.

10. 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 must be foreclosed of all estate or claim in the property, and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes, must be terminated, except as to the rights of a bona fide tenant occupying residential premises under the Federal Protecting Tenant at Foreclosure Act, 12 U.S.C. § 5220, note, or section 83.5615, Florida Statutes, and claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. On the filing of the certificate of title, the person named on the certificate of title must be let into possession of the property, subject to the rights of a bona fide tenant occupying residential premises under the federal

Protecting Tenants at Foreclosure Act 12 U.S.C. § 5220, note, or section 83.5615, Florida Statutes. If any Defendant remains in possession of the property, the clerk must not, without further Order of the court, issue forthwith a writ of possession upon request of the person named on the Certificate of Title.

11. The right of redemption of any Defendant is terminated upon the issuance of the Certificate of Sale by the clerk of court under the provisions of Florida Statutes 45.0315.

12. The requested attorneys' fees are 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.

13. The Court retains jurisdiction of this action to enter further Orders that are proper including, without limitation, writs of possession, deficiency judgments and re-foreclosure of omitted parties and to determine the amount of assessments due under Florida Statutes 718.116 or 720.3085, if applicable.

14. In the event the instant case is dismissed by the Plaintiff, the Clerk of Court is hereby directed to release any original loan documents filed with the Court to counsel of record for Plaintiff.

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 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 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 DIXIE COUNTY, TELEPHONE NUMBER 352-498-1200, 214 NORTHEAST HIGHWAY 351, SUITE M, P.O BOX 1206, CROSS CITY, FL 32628, 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 THREE RIVERS LEGAL SERVICES, INC.- LAKE CITY OFFICE, 334 NW LAKE CITY AVENUE
LAKE CITY, FL 32055, (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 FLORIDA RURAL LEGAL SERVICE FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

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

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Jennifer Johnson, Acting Circuit Judg
15-2025-CA-000060-CAAM 08/27/2026 04:41:02 PM

CASE NO. 25000060CAAXMX

SERVICE LIST

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal on Friday, August 28, 2026, to the following:

Sara Collins, Esq.
McCalla Raymer Leibert Pierce, LLP
MRService@mccalla.com
Attorney for Plaintiff

5-CA-000060-CAAM 08/28/2026 08:24

Sasha Patten
Sasha Patten, Program Coordinator
15-2025-CA-000060-CAAM 08/28/2026 08:24:50 AM

"Plaintiff will serve a conformed copy via U.S. Mail to the following and file a certificate of service with the clerk of court:"

Jesse Ryan Anderson A/K/A Jesse Anderson
752 Shark Ln
Labelle, FL 33935

Jessica Yvonne Langdale A/K/A Jessica Langdale
752 Shark Ln
Labelle, FL 33935

Current Resident(s)
396 NE 134th St
Cross City, FL 32628