

IN THE CIRCUIT COURT OF THE EIGHTH
JUDICIAL CIRCUIT IN AND FOR BAKER COUNTY,
FLORIDA.
CIVIL DIVISION

CASE NO. 23000105CAMXAX

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff,

vs.

CHRISTINA PADRO; DE'JEAN MARTIN;
CHRISTIAN PADRO; UNITED STATES OF
AMERICA, ON BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT; LAKES
AT WOODLAWN HOMEOWNERS ASSOCIATION,
INC.; AMANDA FLANDERS; UNKNOWN TENANT
NO. 1; UNKNOWN TENANT NO. 2; and ALL
UNKNOWN PARTIES CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY HEREIN
DESCRIBED,
Defendant(s).

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated March 4, 2024, and entered in Case No. 23000105CAMXAX of the Circuit Court in and for Baker County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and CHRISTINA PADRO; DE'JEAN MARTIN; CHRISTIAN PADRO; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LAKES AT WOODLAWN HOMEOWNERS ASSOCIATION, INC.; AMANDA FLANDERS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash at the Front Door of the Baker County Courthouse, 339 East Macclenny Avenue, Macclenny, FL 32063, Between 11:00 am and 2:00 pm, on April 25, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 43, LAKES AT WOODLAWN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 26 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Baker County Courthouse. Telephone 904-259-3121 or 1-800-955-8770 via Florida Relay Service.

DATED at MacClenny, Florida, on March 21, 2024.

STACIE D HARVEY
As Clerk, Circuit Court



By: Mitchael Conk
As Deputy Clerk

Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Service E-mail: answers@dallegal.com

Publish in: Baker County Press

Please fax a first insertion to Diaz Anselmo & Associates, P.A. (954) 564-9252 and include price.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

1691-192416 / SR4

Julie Combs

From: Julie Combs
Sent: Wednesday, March 6, 2024 10:04 AM
To: answers@DALlegal.com
Cc: Civil Division
Subject: 02-2023-CA-105 LAKEVIEW V AMANDA FLANDERS BAKER 02-2023-CA-105
Attachments: Document_1227365.pdf

Please provide a NOTICE OF SALE for issuance to the Baker County Press. Sale is Scheduled for APRIL 25, 2024.

Thank You

Julie Combs
904-259-0208

**IN THE CIRCUIT COURT
OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR BAKER COUNTY, FLORIDA**

DEPUTY CLERK JULIE

**CASE NUMBER: 02-2023-CA-000105-CAAM
Circuit Civil Division**

**LAKEVIEW LOAN SERVICING LLC,
Plaintiff,**

-vs-

**AMANDA FLANDERS
CHRISTIAN PADRO
CHRISTINA PADRO
DEJEAN MARTIN
UNITED STATES OF AMERICA,
Defendant.**

**REPORT AND RECOMMENDATION OF THE GENERAL MAGISTRATE,
FINAL JUDGMENT OF FORECLOSURE**

THIS CAUSE having come before the undersigned General Magistrate, and having reviewed the record and being otherwise fully advised in the premises, the Magistrate makes the following findings of fact:

- A. The General Magistrate and the Court have jurisdiction of the subject matter and the parties having consented to the Magistrate hearing this case.
- B. Plaintiff has standing to bring this action.
- C. All Defendants were properly served and noticed.
- D. Plaintiff has produced and filed the original Note upon which this action is brought.
- E. The Magistrate has heard testimony and examined the affidavits filed herein and finds that Plaintiff is entitled to the relief set forth in the Final Judgment of Foreclosure attached hereto.
- F. All parties have waived the ten day period in which to file exceptions to the Report and

Recommendations of the General Magistrate.

IT IS THEREFORE RECOMMENDED that the Judgment of Foreclosure be entered by the Circuit Court and a judicial sale be scheduled within 60 days from entry of the final judgment.

REPORTED AND RECOMMENDED on Monday, March 4, 2024.

02-2023-CA-000105-CAAM 03/04/2024 11:19:46 AM



Katherine L. Floyd, General Magistrate
02-2023-CA-000105-CAAM 03/04/2024 11:19:46 AM

**IN THE CIRCUIT COURT
OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR BAKER COUNTY, FLORIDA**

**CASE NUMBER: 02-2023-CA-000105-CAAM
Circuit Civil Division**

**LAKEVIEW LOAN SERVICING LLC,
Plaintiff,**

-vs-

**AMANDA FLANDERS
CHRISTIAN PADRO
CHRISTINA PADRO
DEJEAN MARTIN
UNITED STATES OF AMERICA,
Defendant.**

SUMMARY FINAL JUDGMENT OF FORECLOSURE

THIS ACTION came before the Court upon pleadings and proofs submitted herein, the motion of the Plaintiff, for the entry of a Summary Final Judgment, and on the evidence presented,

IT IS ADJUDGED THAT:

1. This Court has jurisdiction of the subject matter hereof and the parties hereto. The equities of this action are with the Plaintiff, LAKEVIEW LOAN SERVICING, LLC. There is due to the Plaintiff, whose address is c/o Diaz Anselmo & Associates, P.A., P.O. BOX 19519, Fort Lauderdale, FL 33318, the sums of money as hereafter set forth:

A. Principal Balance	\$221,672.20
B. 5.50000% interest at \$ 33.40 per diem from August 1, 2022, to February 4, 2024	\$18,388.21
C. Interest from February 5, 2024, to February 23, 2024	\$ 634.60
D. Escrow Advance	\$8,759.27
E. MIP/PMI Insurance	\$ 149.93
F. Pre-acceleration Late Charges	\$ 52.38

G. Property Inspections	\$1,805.00
H. Title Search	\$ 155.00
I. Filing Fee	\$1,019.00
J. Service of Process	\$1,053.26
K. Attorneys' Fees	\$5,075.00
TOTAL:	\$258,763.85

2. A reasonable fee for the legal services rendered is set forth in the filed Affidavit of Attorney Fees and Costs. However, pursuant to the Plaintiff's fee agreement with Diaz Anselmo & Associates, P.A., the Plaintiff will pay attorneys' fees in the amount of \$5,075.00.
3. A lien is held by the Plaintiff for the total sum specified in paragraph 1, plus interest, superior in dignity to any right, title, interest, or claim of the Defendants upon the mortgaged property herein foreclosed situate, lying and being in Baker County, Florida, to-wit:

LOT 43, LAKES AT WOODLAWN, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 4, PAGE(S) 26 THROUGH 30, INCLUSIVE, OF THE
PUBLIC RECORDS OF BAKER COUNTY, FLORIDA.

4. If the total sum due to the Plaintiff, plus interest on the unpaid principal at the rate prescribed in the note and mortgage to date, and at the current statutory interest rate after the date through which interest is calculated in paragraph 1 above, and all costs of this proceeding incurred after the date of this Judgment are not forthwith paid, the Clerk of this Court shall sell that property at public sale at Between 11:00 am and 2:00 pm on **APRIL 25, 2024**, to the highest bidder or bidders for cash at the at the Front Door of the Baker County Courthouse, 339 East Macclenny Avenue, Macclenny, FL 32063, after having first given notice as required by Section 45.031, Florida Statutes, except the Clerk shall not conduct the sale unless the Plaintiff or its representative is present to bid.
5. Plaintiff shall advance the cost of publishing the Notice of Sale and shall be reimbursed by the Clerk out of the proceeds of the sale if the Plaintiff is not the purchaser of the property, but such reimbursement will not be by the Clerk unless the Affidavit of Post Judgment Advances has been filed. The purchaser at the sale shall pay, in addition to the amount bid, the Clerk's fee, Clerk's registry fee and documentary stamps to be affixed to the Certificate of Title.
6. The Plaintiff may assign the Judgment or the bid to a third party without further order of the Court.
7. If the Plaintiff or Plaintiff's assignee is the purchaser at the sale, the Clerk shall credit on the bid of the Plaintiff or Plaintiff's assignee the total sum herein found to be due the Plaintiff or such portion thereof as may be necessary to pay fully the bid of the Plaintiff or Plaintiff's assignee.
8. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale to Plaintiff c/o Diaz Anselmo & Associates, P.A., P.O. BOX 19519, Fort Lauderdale, FL 33318, so far as they are sufficient, by paying:
 - a. All of Plaintiff's costs,
 - b. Plaintiff's attorneys' fees,
 - c. The total sum due to Plaintiff as set forth above, less the items paid, with interest at the current statutory interest rate from the date through which interest is calculated in paragraph 1 above to the date of the sale. If, subsequent to the date of the Plaintiff's Affidavit of Indebtedness and prior to the

sale contemplated in paragraph 5 hereof, the Plaintiff has to advance money to protect its mortgage lien, including but not limited to post judgment advances for property taxes and insurance, property preservation costs, post judgment attorney's fees and costs and post judgment bankruptcy attorney fees and costs, the Plaintiff or its Attorneys shall certify by affidavit to the Clerk and the amount due to Plaintiff shall be increased by the amount of such advances without further order of the Court

d. The remaining proceeds, if any, shall be retained by the Clerk pending further Order of the Court.

9. If the United States of America is a Defendant in this action, they shall have the right of redemption provided by 28 U.S.C. §2410(c) from the issuance of a Certificate of Title, but the right shall thereafter expire.
10. Upon filing the Certificate of Sale, the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, with the exception of any assessments that are superior pursuant to Florida Statutes, Section 718.116 (effective 4/1/1992, as amended) or Florida Statutes 720.3085 (effective 7/1/2008). Upon issuance of the Certificate of Title, the purchaser at the sale shall be let into possession of the property located at 8621 Lake George Circle E, Macclenny, FL 32063. The Clerk of the Court is hereby specifically authorized to issue a Writ of Possession for the property which is the subject matter of this action, and the Sheriff is hereby authorized to serve the Writ forthwith.
11. 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.
12. 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 CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
13. 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, OF BAKER COUNTY 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.
14. 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 COUNTY LEGAL AID OFFICE OF JACKSONVILLE AREA LEGAL AID, 126 W. ADAMS STREET, JACKSONVILLE, FL 32202-3849, PHONE: (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 BAKERCOUNTY AID SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

15. The Court retains jurisdiction of this action to enter further orders as are proper including, without limitation, deficiency judgments and supplemental actions to foreclose any interests omitted from this suit or as necessary for Plaintiff or its assigns to cure title defects as well as to adjudicate any post judgment dispute related to outstanding assessments as provided for by Chapter 718 and 720, Florida Statutes.

DONE AND ORDERED on Monday, March 4, 2024.

2023-CA-000105-CAAM 03/04/2024 12:01:28 PM



Sean Brewer, Circuit Judge

02-2023-CA-000105-CAAM 03/04/2024 12:01:28 PM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that copies have been furnished by U.S. Mail or via filing with the Florida Courts E-Filing Portal on Monday, March 4, 2024 to the following:

Roy A Diaz
Answers@DALlegal.com

AMANDA FLANDERS AND DEJEAN MARTIN
248 FOREST LAKE RD
WHITEFIELD, NH 03598

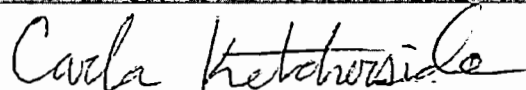
CHRISTIAN PADRO
28 UNION ST
APT. 1
WHITEFIELD, NH 03598

John F Rudy III
USAFLM.HUD@usdoj.gov

Ingrid S. Osborn, Esq
JAXSFFORECLOSURES@hud.gov

LAKES AT WOODLAWN HOMEOWNERS ASSO
C/O C.T. CORPORATION R.A.
1200 SOUTH PINE ISLAND RD
PLANTATION, FL 33324

2023-CA-000105-CAAM 03/04/2024 04:53:11 PM



Carla Ketcherside, Court Program Specialist II
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