

IN THE CIRCUIT COURT OF THE
3RD JUDICIAL CIRCUIT, IN AND FOR MADISON
COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-128-CA

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,

vs.

BEATRICE G. HALL A/K/A BEATRICE GEE;
UNKNOWN SPOUSE OF BEATRICE G. HALL
A/K/A BEATRICE GEE; UNKNOWN TENANT
Defendants.

FINAL JUDGMENT OF FORECLOSURE

THIS ACTION was heard before the Court. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, U.S. BANK NATIONAL ASSOCIATION, 2800 Tamarack Road Owensboro KY 42301, is due:

Principal due on the note secured by the mortgage foreclosed:	\$ 50,024.15
Interest on the note and mortgage	\$ 1,695.06
Corporate Advance Balance:	\$ 4,349.87
- Property Preservation: \$205.00	
- Atty Costs: \$4,144.87	
Escrow	\$ 1,147.55
- Last Positive Balance: (\$1,991.66)	
- Taxes: \$623.21	
- Hazard Insurance: \$2,516.00	
Pre-Acceleration Late Charges	\$ 102.68
TOTAL SUM	\$ 57,319.31

that shall bear interest at the rate of 8.44% percent 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.

2. Plaintiff holds a lien for the total sum superior to all claims or estate of the defendant(s), on the following described property in MADISON County, Florida:

A PORTION OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 9 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN O.R. BOOK 667, PAGE 223 OF THE PUBLIC RECORDS OF MADISON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A REBAR MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 13; THENCE NORTH 89 DEGREES

50 MINUTES 59 SECONDS WEST A DISTANCE OF 294.73 FEET TO THE WESTERLY SIDE OF A COUNTY GRADED ROAD; THENCE NORTH 00 DEGREES 07 MINUTES 19 SECONDS WEST ALONG SAID ROAD A DISTANCE OF 234.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 150 (80 FOOT RIGHT-OF-WAY); THENCE NORTH 75 DEGREES 59 MINUTES 14 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 302.26 FEET TO A REBAR ON THE EASTERLY LINE OF SAID O.R. BOOK 667, PAGE 223; THENCE SOUTH 00 DEGREES 21 MINUTES 52 SECONDS EAST ALONG SAID O.R. BOOK 667, PAGE 223 A DISTANCE OF 308.90 FEET TO THE POINT OF BEGINNING. SUBJECT TO EXISTING COUNTY ROAD RIGHTS-OF-WAY. SAID LANDS SITUATE, LYING AND BEING IN MADISON COUNTY, FLORIDA.
Property Address: 119 NE BLACKBERRY WAY PINETTA, FL 32350

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 subject property at public sale on May 19, 2026, to the highest bidder for cash, except as prescribed in Paragraph 4, at the courthouse located 125 SW RANGE ST in MADISON County in MADISON, Florida 32340, in accordance with section 45.031, Florida Statutes, using the following method(s).

EBBIII At FRONT DOOR OF THE MADISON COUNTY COURTHOUSE, 101 S. RANGE, MADISON, FL 32340 beginning at 11:00 AM on the prescribed date.

_____ By ~~electronic sale beginning at 11:00 AM on the prescribed date~~
_____.

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 the plaintiff's costs which includes any additional advances; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the 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 of 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 chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of tile shall be let into possession of the property.
7. Attorney Fees. The court finds that the attorney fees are reasonable and appropriate. Plaintiff's counsel represents that the attorneys' fee awarded does not exceed its contract flat fee and hourly rate with the plaintiff. The court finds that there is/are no reduction or enhancement factors for consideration by the court pursuant to Florida Patients Compensation Fund v. Rowe, 472 So. 2d 1145 (Fla. 1985).
8. Jurisdiction is retained to enter further orders as are proper including, but not limited to writs of possession, determination of amounts due pursuant to sections 718.116 and/or 720.3085, Florida Statutes, supplemental complaints, reforeclosure motions/complaints, attorneys' fees and costs, motions for additional advances, amendments to the final judgment and deficiency judgments except where a discharge is applicable or personal service not obtained.
9. If Plaintiff is the Purchaser at the sale, Plaintiff's bid is hereby assigned to FEDERAL NATIONAL MORTGAGE ASSOCIATION, and the Clerk of Court is hereby directed to issue a Certificate of Title to assignee named therein.

NOTICE PURSUANT TO SECTION 45.031, FLORIDA STATUTES.

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.

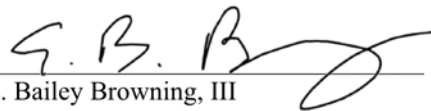
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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, 125 SW Range Avenue, Madison, FL, 32340, (850) 973-6221, 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 FLORIDA RURAL LEGAL SERVICES, 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 THE FLORIDA RURAL LEGAL SERVICES, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at MADISON County, Florida on March 17th, 2026.


E. Bailey Browning, III
Acting Circuit Judge

Copies sent to:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com

SERVICE LIST

Case No: 25-128-CA

ELIZABETH A. WALCH, ESQ.
ATTORNEY FOR UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF
BEATRICE G. HALL A/K/A BEATRICE GEE
EWALCH@THURMONDLAWGROUP.COM

MARY FRANCES ELLISON
1415 N. ST. AUGUSTINE RD., APT. D4
VALDOSTA, GA 31602

CATHERINE GHEE
2075 HICKORY HEAD RD
QUITMAN, FL 31643

LISA GHEE
119 NE BLACKBERRY WAY
PINETTA, FL 32350

WALTER GHEE, SR
7402 GAMBLE RD
MONTICELLO, FL 32344

UNKNOWN SPOUSE OF BEATRICE G. HALL A/K/A BEATRICE GEE N/K/A BEATRICE GEE
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PINETTA, FL 32350

UNKNOWN TENANT
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PINETTA, FL 32350