

IN THE CIRCUIT COURT OF THE 3RD
JUDICIAL CIRCUIT, IN AND FOR
LAFAYETTE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 23000062CAAXMX

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

BRIAN D. SMITH; UNKNOWN SPOUSE OF
BRIAN D. SMITH; JESSICA RYAN SMITH
A/K/A JESSICA R. SMITH
; UNKNOWN SPOUSE OF JESSICA RYAN
SMITH A/K/A JESSICA R. SMITH; UNKNOWN
PERSON(S) IN POSSESSION OF THE SUBJECT
PROPERTY,

Defendant(s)

NOTICE OF FORECLOSURE SALE
(Please publish in RIVERBEND NEWS)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 16, 2025 and entered in Case No. 23000062CAAXMX, of the Circuit Court of the 3rd Judicial Circuit in and for LAFAYETTE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and BRIAN D. SMITH; UNKNOWN SPOUSE OF BRIAN D. SMITH; JESSICA RYAN SMITH A/K/A JESSICA R. SMITH; UNKNOWN SPOUSE OF JESSICA RYAN SMITH A/K/A JESSICA R. SMITH; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STEVE LAND, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash AT THE NORTH DOOR OF THE LAFAYETTE COUNTY COURTHOUSE, CORNER OF FLETCHER AND MAIN, at 120 WEST MAIN STREET, MAYO in LAFAYETTE County, FLORIDA 32066, at 11:00 A.M., on June 26, 2025, the following described property as set forth in said Final Judgment, to wit:

SEE EXHIBIT A

2025 MAY 20 PM 1:10

STEVE LAND-CLERK
LAFAYETTE COUNTY, FL

FILED

Exhibit "A"

A parcel of land being a portion of Block 44, TOWN OF MAYO, lying and being in Section 13, Township 5 South, Range 11 East, Lafayette County, Florida, being more particularly described as follows:

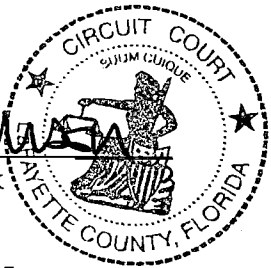
For Point of Beginning, commence at the Northwest corner of Lot 5, Block 44, of the TOWN OF MAYO; thence run North 89 degrees 22 minutes 06 seconds East, along the North line of said Block 44, a distance of 170.00 feet to the West right-of-way line of San Pedro Street; thence run South 00 degrees 37 minutes 46 seconds East, along said right-of-way line, a distance of 85.30 feet; thence run South 89 degrees 22 minutes 06 seconds West a distance of 65.00 feet; thence run South 00 degrees 37 minutes 46 seconds East a distance of 3.20 feet; thence run South 89 degrees 22 minutes 06 seconds West a distance of 28.00 feet; thence run South 00 degrees 37 minutes 46 seconds East a distance of 19.50 feet; thence run South 89 degrees 22 minutes 06 seconds West a distance of 77.00 feet to the West line of Lot 16 of said Block 44; thence run North 00 degrees 37 minutes 46 seconds West a distance of 108.00 feet to the Point of Beginning.

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.

Dated this 20 day of MAY, 20 25.

STEVE LAND
As Clerk of said Court

By *Julie A. [Signature]*
As Deputy Clerk



This notice is provided pursuant to Administrative Order No.2.065.

In accordance with the Americans with Disabilities Act, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at Corner of Fletcher & Main Street, Mayo, FL 32066, Phone No. (904)758-2163 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

Submitted by:

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