

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

LLEWELLYN F. FORTNER and
EDITH D. FORTNER,
Plaintiffs,

CASE NO.: 2024-145-CC

v.

JAMES LITTLEHAWK BELL and
VANESSA LYNN WHITT,
Defendants.

FILED IN OFFICE

MAR 21 2025

GARY KNOWLES CLERK OF COURT
BY KL DC

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 20, 2025, and entered in 24000¹⁴⁵~~145~~CC of the County Court of the THIRD Judicial Circuit in and for Taylor County, Florida, wherein LLEWELLYN F. FORTNER and EDITH D. FORTNER, are the Plaintiffs and JAMES LITTLEHAWK BELL and VANESSA LYNN WHITT, are the Defendants. Gary Knowles, Jr., as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at the **East Door, Taylor County Courthouse, 108 North Jefferson Street, Perry, Florida, 32347, at 11:00 AM, on April 24, 2025**, the following described property as set forth in said Final Judgment, to wit:

**LOT 7 AND LOT 12 OF BLOCK "C" OF THE FORTNER SUBDIVISION,
ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 178, PUBLIC RECORDS, TAYLOR 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 in accordance with Florida Statutes, Section 45.031.

Dated this 21 day of March, 2025.



Gary Knowles, Jr.
As Clerk of the Court

By: Kathryn Loop
As Deputy Clerk

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who requires accommodations in order to participate in court proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact: Carrina Cooper, Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, Florida, 32055; Phone: 386-758-2163. Contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing impaired call 11.

Publish In: THE PERRY NEWS HERALD

Copies to:

G. Cline Moore, Esquire
Attorney for Plaintiffs
411 N. Washington Street
Perry, Florida 32347
kende@fairpoint.net

Mr. James Littlehawk Bell
708 W. Church Street, Lot #1
Perry, Florida 32347

Ms. Vanessa Lynn Whitt
129 East Dowling Street
Perry, Florida 32348

**IN THE COUNTY COURT OF THE THIRD JUDICIAL CIRCUIT
OF TAYLOR COUNTY, FLORIDA**

LLEWELLYN F. FORTNER and
EDITH D. FORTNER,
Plaintiffs,

CASE NO.: 2024-145-CC

v.

JAMES LITTLEHAWK BELL and
VANESSA LYNN WHITT,
Defendants.

FINAL JUDGMENT OF FORECLOSURE

This action was heard before the Court on March 19, 2025, for final hearing set pursuant to Florida Statute 702 (2024). On the evidence presented, IT IS ORDERED AND ADJUDGED that the Plaintiff's Final Judgment is GRANTED against all Defendants listed by name: JAMES LITTLEHAWK BELL and VANESSA LYNN WHITT.

1. **Amounts Due.** Plaintiff's, LLEWELLYN F. FORTNER and EDITH D. FORTNER, whose address is 13477 233rd Road, Live Oak, Florida, 32060, are due:

Principal:	\$14,000.00
Interest to date of this final judgment: April 4, 2023:	\$ 2,667.38
Late Charges:	\$ -0-
SUBTOTAL:	\$16,267.38
Attorneys' Fees:	
Flat Fee:	\$ 3,000.00
Attendance at Court:	\$
Attorney's fees TOTAL:	\$ 3,000.00
Court Costs, now taxed:	
Filing Fee:	\$ 429.00
Service of Process:	\$ 80.00
Lis Pendens:	\$ 10.00
Other:	
Summons:	<u>\$ 20.00</u>
Total Court & Other Costs:	\$539.00
TOTAL SUM:	\$19,806.38
(That shall bear interest at a rate of 4.75%).	

2. **Lien on Property.** Plaintiffs hold a lien for the total sum superior to all claims or estates of Defendants, on the following described property in Taylor County, Florida.

**LOT 7 AND LOT 12 OF BLOCK "C" OF THE FORTNER SUBDIVISION,
ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 178, PUBLIC RECORDS, TAYLOR COUNTY, FLORIDA.**

3. **Sale of Property.** 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 property at public sale on the **24th day of April, 2025**, to the highest bidder for cash, except as prescribed in Paragraph 4, at the courthouse located at 108 NORTH JEFFERSON STREET, PERRY, FLORIDA, 32347, in Taylor County, Florida, in accordance with Section 45.031, Florida Statutes (2024), using the following method:

 X **the East Door, Taylor County Courthouse, 108 North Jefferson Street, Perry, Florida, 32347, beginning at 11:00 AM.**

4. **Costs.** Plaintiffs shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiffs are 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 Plaintiffs are the purchaser, the Clerk shall credit Plaintiffs' 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. **Distribution of Proceeds.** 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 Plaintiffs' costs; second, documentary stamps affixed to the certificate; third, Plaintiffs' attorney's fees; fourth, the total sum due to Plaintiffs, 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. **Right of Redemption/Right of Possession.** On filing the certificate of sale, Defendants and all persons claiming under or against Defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, and Defendants right of redemption as prescribed by Section 45.0315, Florida Statutes (2024) shall be terminated, except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. Upon filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property.
7. **Attorneys' Fees.** The requested attorneys' fees are a flat rate 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.
8. **Jurisdiction Retained.** Jurisdiction is reserved over this action to enforce the Final Judgment and to enter further orders that are proper including, without limitation, an award of attorney's fees and costs, a deficiency decree (if sought and appropriate), writs of possession, orders granting leave to file supplemental and/or amended pleadings to add additional parties, and orders resolving any disputes with respect to assessments and/or other amounts allegedly due associations.

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.

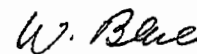
IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If the property has qualified for the homestead tax exemption in the most recent approved tax roll, the following paragraphs shall apply:

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, 108 NORTH JEFFERSON STREET, 1ST FLOOR, PERRY, TAYLOR COUNTY, FLORIDA, 32347, WITHIN 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 JACKSONVILLE AREA LEGAL AID, 126 W. ADAMS STREET, JACKSONVILLE, FL, 32202, (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 JACKSONVILLE AREA LEGAL AID FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE and ORDERED at PERRY, TAYLOR COUNTY, FLORIDA, this 20 day of March, 2025.



Digitally signed by Judge
Bill Blue
Date: 2025.03.20 11:48:20
-04'00'

BILL BLUE
Acting Circuit Judge

Copies Furnished to: by wcc

G. Cline Moore, Esquire
Attorney for Plaintiffs
411 N. Washington Street
Perry, Florida 32347
kende@fairpoint.net

Mr. James Littlehawk Bell
708 W. Church Street, Lot #1
Perry, Florida 32347

Ms. Vanessa Lynn Whitt
129 East Dowling Street
Perry, Florida 32348