

21ST MORTGAGE CORPORATION,  
Plaintiff,

IN THE 3rd JUDICIAL CIRCUIT COURT IN  
AND FOR TAYLOR COUNTY, FLORIDA

Case No. 25-206CA

vs.

WILLIAM V. WHITFIELD; MOLLY MARIE  
WHITFIELD; and UNKNOWN TENANT  
\_\_\_\_\_  
Defendant. /

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 26, 2026, entered in Case No. 25-206CA of the Circuit Court in and for Taylor County, Florida, wherein **WILLIAM V. WHITFIELD, MOLLY MARIE WHITFIELD, and UNKNOWN TENANT** are the Defendants, that **Gary Knowles, Jr.**, the Clerk of Court, will sell to the highest and best bidder for cash, in person at on the East steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, FL 32348, on **June 23, 2026 at 11:00 AM**, the following described real property as set forth in the Final Judgment:

Legal: **COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH BOUNDARY LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 7 EAST AND THE EAST RIGHT OF WAY OF US HIGHWAY 221: THENCE RUN NORTH 15 DEGREES 05 MINUTES 30 SECONDS WEST 744 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 15 DEGREES 05 MINUTES 30 SECONDS WEST 130 FEET; THENCE RUN NORTH 74 DEGREES 54 MINUTES 30 SECONDS EAST 360 FEET; THENCE RUN NORTH 15 DEGREES 05 MINUTES 30 SECONDS WEST 218.80 FEET; THENCE RUN SOUTH 74 DEGREES 54 MINUTES 30 SECONDS WEST 360 FEET; THENCE RUN NORTH 15 DEGREES 05 MINUTES 30 SECONDS WEST 423.31 FEET; THENCE RUN NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST 500.36 FEET; THENCE RUN SOUTH 14 DEGREES 55 MINUTES 04 SECONDS EAST 286.30 FEET; THENCE RUN NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST 284.90 FEET; THENCE RUN SOUTH 14 DEGREES 55 MINUTES 04 SECONDS EAST 329.81 FEET; THENCE RUN SOUTH 78 DEGREES 05 MINUTES 18 SECONDS WEST 759.11 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 7.55 ACRES MORE OR LESS.**

**ALSO: COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERLY R/W LINE OF US HIGHWAY NO. 221 AND THE SOUTH BOUNDARY LINE OF THE SE 1/4 OF NW 1/4 OF SECTION 35, T3S, R7E AND RUN N 15 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG SAID R/W LINE, A DISTANCE OF 1516.11 FEET; THENCE N 89 DEGREES 32 MINUTES 11 SECONDS EAST, A DISTANCE OF 284.90 FEET; THENCE S 14 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 286.30 FEET; THENCE S 89 DEGREES 32 MINUTES 11 SECONDS WEST, A DISTANCE OF 284.90 FEET; THENCE N 14 DEGREES 55 MINUTES 04 SECONDS WEST, A**

DISTANCE OF 286.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.81 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT EASEMENT:

COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERLY R/W LINE OF US HIGHWAY NO. 221 AND THE SOUTH BOUNDARY LINE OF THE SE 1/4 OF NW 1/4 OF SECTION 35 T3S, R7E AND RUN NORTH 15 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG SAID R/W LINE, A DISTANCE OF 1516.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 11 SECONDS EAST A DISTANCE OF 500.36 FEET; THENCE SOUTH 14 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 30.98 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 11 SECONDS WEST A DISTANCE OF 500.26 FEET TO SAID R/W LINE; THENCE NORTH 15 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID R/W LINE, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 2021 LIVE OAK MODEL 46X30 MANUFACTURED HOME BEARING SERIAL NO.'S: LOHGA12021451A AND LOHGA12021451B.

NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, 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. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.



D. this 7 day of April, 2026.

Gary Knowles  
Clerk of the Circuit Court

By: Kathryn Krop

As Deputy Clerk

NOTICE

"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 the provision of certain assistance. Please contact Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055; adamail@jud3.flcourts.org; (386)758-2163, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711."

**CC:**

**Attorney for Plaintiff LESLIE S. WHITE**

☒ via email to: lwhite@deanmeaad.com

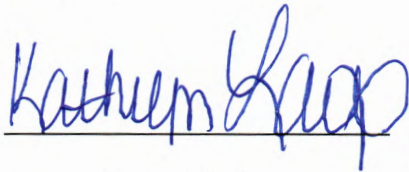
☐ via U.S. Mail to: LESLIE S. WHITE, Post Office Box 2346, Orlando, FL 32802-2346

**Attorney for Defendant WILLIAM V. WHITFIELD**

☒ via email to: Stephen Weinstein. Esq., state@cvhlawgroup.com; Chad@cvhlawgroup.com

**Defendant**

☒ via U.S. Mail to: MOLLY MARIE WHITFIELD, 4670 N US 221, Perry, FL 32347;  
UNKNOWN TENANT, 4670 N US 221, Perry, FL 32347.

A handwritten signature in blue ink, appearing to read "Kathleen Raap", written over a horizontal line.

Court Clerk

TAYLOR COUNTY FLORIDA GARY KNOWLES  
Instrument: 260001593 Recorded: 03/30/2026 2:46 PM

OFFICIAL RECORDS: 1 of 5  
Book: 936 Page: 128

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\_\_\_\_\_  
Defendant. /

**SUMMARY FINAL JUDGMENT OF FORECLOSURE**

This action was tried before the Court on March 26, 2026. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff owns and holds a valid, enforceable Note and Mortgage on the Defendant's real property described below.

2. The Defendants defaulted on the loan by failing to make the payments in accordance with the Note and Mortgage.

3. Plaintiff, **21ST MORTGAGE CORPORATION, 620 Market Street, One Centre Square, Knoxville, TN 37902**, is due:

|                                                 |                     |
|-------------------------------------------------|---------------------|
| Principal:                                      | \$96,675.63         |
| Interest to date of this judgment               | \$ 9,153.80         |
| Title expenses                                  | \$ 375.00           |
| Escrow                                          | \$ 2,601.71         |
| Attorneys' fees                                 |                     |
| Finding as to reasonable number of hours: 7.50  |                     |
| Finding as to reasonable hourly rate: \$ 250.00 |                     |
| Attorneys' fees total                           | \$ 4,475.00         |
| Court Costs, now taxed                          | \$ 980.94           |
| Other: Service of Process                       | \$ 253.35           |
| Other: Late Charges                             | \$ 264.31           |
| Subtotal:                                       | \$114,779.74        |
| LESS: Other                                     | (\$ 914.76)         |
| <b>TOTAL</b>                                    | <b>\$113,864.98</b> |

that shall bear the interest at the rate of 8.44% a year.

4. Plaintiff holds a lien for the total sum superior to all claims or estates of Defendants, WILLIAM V. WHITFIELD, MOLLY MARIE WHITFIELD, and UNKNOWN TENANT on the following described property in Taylor County, Florida:

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ALSO:

COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERLY R/W LINE OF US HIGHWAY NO. 221 AND THE SOUTH BOUNDARY LINE OF THE SE 1/4 OF NW 1/4 OF SECTION 35, T3S, R7E AND RUN N 15 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG SAID R/W LINE, A DISTANCE OF 1516.11 FEET; THENCE N 89 DEGREES 32 MINUTES 11 SECONDS EAST, A DISTANCE OF 284.90 FEET; THENCE S 14 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 286.30 FEET; THENCE S 89 DEGREES 32 MINUTES 11 SECONDS WEST, A DISTANCE OF 284.90 FEET; THENCE N 14 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 286.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.81 ACRES, MORE OR LESS.

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**TOGETHER WITH A 2021 LIVE OAK MODEL 46X30 MANUFACTURED HOME BEARING SERIAL NO.'S: LOHGA12021451A AND LOHGA12021451B.**

together with all improvements and fixtures attached thereto.

5. 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 **Tuesday June 23, 2026**, to the highest bidder for cash, except as prescribed in paragraph 4, in person beginning at 11:00 AM on the East steps of the Taylor County Courthouse at 108 North Jefferson Street, Perry, FL 32348 in accordance with Section 45.031, Florida Statutes.

6. 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 the 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.

7. 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 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 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order this court.

8. 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, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named in the certificate of title shall be let into possession of the property. If any Defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

9. Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, a deficiency judgment against those individuals on the Note who have not discharged this debt in Bankruptcy, orders and writs of possession, and leave to reopen case and file supplemental complaint for re-foreclosure.

**NOTICE**

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.



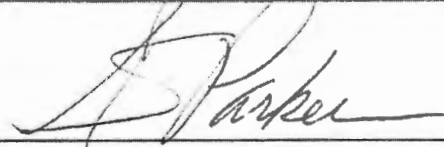
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, AND THIS PROPERTY HAS QUALIFIED FOR THE HOMESTEAD TAX EXEMPTION IN THE MOST RECENT APPROVED TAX ROLL, 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, Gary Knowles, Jr., 108 North Jefferson Street, Perry, FL 32348, 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., 853 SW Sisters Welcome Road, Lake City, FL 32056, Telephone (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 Three Rivers Legal Services, Inc. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED at, Taylor County, Florida, on this Thursday, March 26, 2026.

62-2025-CA-000206-CAAM 03/26/2026 05:01:15 PM

A handwritten signature in black ink, appearing to read "Greg Parker", is written over a horizontal line.

Greg Parker, Circuit Judge

62-2025-CA-000206-CAAM 03/26/2026 05:01:15 PM

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on Monday, March 30, 2026, to the following:

Leslie S. White, Esquire  
[lwhite@deanmead.com](mailto:lwhite@deanmead.com)  
[callender@deanmead.com](mailto:callender@deanmead.com)

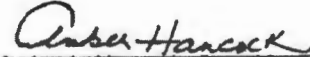
Molly Marie Whitfield  
4760 N. US 221  
Perry, FL. 32347

Stephen Weinstein, Esquire  
[steve@cvhlawgroup.com](mailto:steve@cvhlawgroup.com)

Unknown Tenant  
4760 N. US 221  
Perry, FL. 32347

William V. Whitfield  
4760 N. US 221  
Perry, FL. 32347

5-CA-000206-CAAM 03/30/2026 07:53



Amber L. Hancock, Case Manager

62-2025-CA-000206-CAAM 03/30/2026 07:53:41 AM

**The party who submitted this proposed order to the Court for approval is required to serve a copy of the signed order via U.S. mail upon any person(s) not registered to receive service via the e-portal.**

**CC:**

- ☒ Attorney for Plaintiff LESLIE S. WHITE, via email to: [lwhite@deanmead.com](mailto:lwhite@deanmead.com)
- ☒ Attorney for Defendant WILLIAM V. WHITFIELD, Stephen Weinstein. Esq., via email to: [state@cvhlawgroup.com](mailto:state@cvhlawgroup.com); [Chad@cvhlawgroup.com](mailto:Chad@cvhlawgroup.com)