

21ST MORTGAGE CORPORATION,
Plaintiff,

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

Case No. 2022 CA 438

vs.

JACOB FAULKNER; UNKNOWN SPOUSE
OF JACOB FAULKNER; KELLY DIANE
BRADFORD; and UNKNOWN TENANT

Defendant. /

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 17, 2023, entered in Case No.: 2022 CA 438 of the Circuit Court in and for Hernando County, Florida, wherein JACOB FAULKNER and KELLY DIANE BRADFORD are the Defendants, that Gary Knowles Jr., the Clerk of Court, will sell to the highest and best bidder for cash, conducted electronically online at the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32348, on **October 10, 2023 at 11:00 a.m.**, the following described real property as set forth in the Final Judgment: **Legal: SEE ATTACHED EXHIBIT "A"**

TOGETHER WITH A 2021 LIVE OAK 52X32 MODEL MANUFACTURED HOME BEARING SERIAL NO.'S: LOHGA12021177A AND LOHGA12021177B.

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.

Dated this 25 day of August, 2023.



Clerk of the Circuit Court
By: Kathryn Gasp
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:

via U.S. Mail to: LESLIE S. WHITE, Post Office Box 2346, Orlando, FL 32802-2346
Via U.S. Mail to: Jacob Faulkner, 4100 Fortner Lane, Perry, FL 32347; Kelly Diane Bradford, 4100 Fortner Lane, Perry, FL 32347.

Kathryn Gasp
Court Clerk

EXHIBIT A

Lot 13, Block C, Fortner Subdivision, a recorded subdivision located in Section 35, Township 3 South, Range 7 East, Taylor County, Florida, according to the map or plat thereof as recorded in Plat Book 1, Page 178, of the Public Records of said County. Together with a 2021 Live Oak L3524F-Oak, 32x52, with a serial Number of LOHGA12021177A, LOHGA12021177B.



21ST MORTGAGE CORPORATION,
Plaintiff,

TAYLOR COUNTY FLORIDA GARY KNOWLES
Instrument: 230004290 Recorded: 08/23/2023 1:26 PM
IN THE 3rd JUDICIAL CIRCUIT COURT IN
AND FOR TAYLOR COUNTY, FLORIDA

OFFICIAL RECORDS: 1 of 4
Book: 883 Page: 948

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vs.

JACOB FAULKNER; UNKNOWN SPOUSE
OF JACOB FAULKNER; KELLY DIANE
BRADFORD; and UNKNOWN TENANT
Defendant. /

SUMMARY FINAL JUDGMENT OF FORECLOSURE

This action was tried before the Court. 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 Center Square, Knoxville, TN 37902, is due:

Principal:	\$83,589.31
Interest to date of this judgment	\$11,936.46
Title expenses	\$375.00
Attorneys' fees total	\$4,215.50
Court Costs, now taxed	\$987.08
Other: Service of Process	\$277.20
Other: Escrow Advance	\$1,949.88
Other: Late Charges	\$165.00

TOTAL \$103,495.43

that shall bear the interest at the rate of 7.69% a year.

4. Plaintiff holds a lien for the total sum superior to all claims or estates of Defendants, JACOB FAULKNER and KELLY DIANE BRADFORD, on the following described property in Taylor County, Florida:

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TOGETHER WITH A 2021 LIVE OAK 52X32 MODEL MANUFACTURED HOME BEARING SERIAL NO.'S: LOHGA12021177A AND LOHGA12021177B.

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 October 10, 2023 at 11:00 a.m. to the highest bidder for cash, except as prescribed in paragraph 4, at the Taylor County Courthouse located 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, Annie Mae Murphy, 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, Florida 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.

ORDERED at, Taylor County, Florida, this 17th day of August, 2023.



Circuit Court Judge

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:

via email to: Leslie S. White, lwhite@deanmead.com

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

Via U.S. Mail to: Jacob Faulkner, 4100 Fortner Lane, Perry, FL 32347; Kelly Diane Bradford, 4100 Fortner Lane, Perry, FL 32347.

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