

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

Land Home Financial Services, Inc.,

GENERAL JURISDICTION DIVISION

Plaintiff,

Case No. 24000145CAAXMX

vs.

Stanley E Hester, et al.,

Defendants.

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**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24000145CAAXMX of the Circuit Court of the THIRD Judicial Circuit, in and for Taylor County, Florida, wherein Land Home Financial Services, Inc. is the Plaintiff and Stanley E Hester; Shellie R Hester are the Defendants, that I will sell to the highest and best bidder for cash at, the ~~west~~<sup>east</sup> door of the courthouse, 108 North Jefferson Street, Perry, FL 32347, beginning at **11:00AM on the 12th day of November, 2024**, the following described property as set forth in said Final Judgment, to wit:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF NORTHWEST 1/4, SECTION 8, TOWNSHIP 9 SOUTH, RANGE 10 EAST, TAYLOR COUNTY, FLORIDA, THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF NORTHWEST 1/4, 795 FEET, THENCE EAST 129 FEET, THENCE SOUTH 0 DEGREES 25 MINUTES WEST, 1303 FEET TO A CONCRETE MARKER; THENCE SOUTH 78 DEGREES 01 MINUTES WEST, 321 FEET, THENCE SOUTH 40 DEGREES 35 MINUTES WEST, 438.3 FEET, THENCE SOUTH 33 DEGREES 52 MINUTES WEST, 754.7 FEET, THENCE SOUTH 2 DEGREES 23 MINUTES WEST, 468.7 FEET, THENCE SOUTH 23 DEGREES 26 MINUTES EAST, 155.7 FEET, THENCE SOUTH 22 DEGREES 44 MINUTES EAST, 50 FEET, THENCE SOUTH 18 DEGREES 04 MINUTES WEST, 215.7 FEET, THENCE SOUTH 10 DEGREES 14 MINUTES WEST, 279.8 FEET, THENCE SOUTH 29 DEGREES 10 MINUTES WEST, 187 FEET, THENCE SOUTH 5 DEGREES 22 MINUTES EAST, 235.8 FEET, THENCE SOUTH 22 DEGREES 08 MINUTES WEST 143.2 FEET TO THE POINT OF BEGINNING. THENCE NORTH 68 DEGREES 56 MINUTES EAST, 105 FEET OR TO THE STEINHATCHEE RIVER.; THENCE SOUTHERLY ALONG SAID STEINHATCHEE RIVER 80 FEET, THENCE SOUTH 68 DEGREES 56 MINUTES WEST, 105 FEET OR TO THE EASTERLY RIGHT OF WAY OF A PUBLIC ROAD, THENCE NORTH 22 DEGREES 08 MINUTES EAST, 80 FEET TO THE POINT OF BEGINNING.

TAX ID: 10126-000

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 14 day of October, 2024.



Gary Knowles  
As Clerk of the Court

By: Kathryn Kapp  
As Deputy Clerk

**PUBLISH IN: THE TACO TIMES**

**If you are a person with a disability who needs an 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; (386)758-2163 or complete the ADA Request form located at <https://thirdcircuitfl.org/ada-accommodation-request/> 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.**

Furnish Copies To:  
Brock & Scott PLLC  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Attorney for Plaintiff

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

Land Home Financial Services, Inc.,

GENERAL JURISDICTION DIVISION

Plaintiff,

Case No. 24000145CAAXMX

vs.

Stanley E Hester; Shellie R Hester,

Defendants.

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**FINAL JUDGMENT**

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Judgment on October 10, 2024. On the evidence presented through the affidavits attached to the Motion for Summary Judgment and the Court record, and all parties having been duly and properly noticed and no affidavits in opposition having been filed,

IT IS ADJUDGED that:

1. Plaintiff, Land Home Financial Services, Inc., 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, is due:

Principal		\$221,840.68
Accrued Interest to 6/29/2024 @ 3.25%		\$11,367.84
Per Diem Interest from 06/30/2024 to 10/10/2024 @ \$19.75/day		\$2,034.25
Escrow Advances		\$16,570.06
Pre-acceleration Late Charges		\$289.87
Property Preservation		\$1,329.99
Property Inspections		\$355.00
<u>Attorneys' fees</u>		
Flat Fee	\$4,275.00	
Attorneys' fees total		\$4,275.00
Complaint filing		\$930.00
Service of Process		\$788.40
Title Search		\$155.00
Publication, Notice of Action		\$231.58
Expert Affidavit		\$10.00
<b>TOTAL</b>		<b>\$260,177.67</b>

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\* The requested attorney's fee is a flat rate fee 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.

1. The grand total amount referenced in Paragraph 1 shall bear interest from this date forward at the prevailing legal rate of interest in accordance with Section 55.03, Florida Statutes.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, on the following described property in Taylor County, Florida:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF NORTHWEST 1/4, SECTION 8, TOWNSHIP 9 SOUTH, RANGE 10 EAST, TAYLOR COUNTY, FLORIDA, THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF NORTHWEST 1/4, 795 FEET, THENCE EAST 129 FEET, THENCE SOUTH 0 DEGREES 25 MINUTES WEST, 1303 FEET TO A CONCRETE MARKER; THENCE SOUTH 78 DEGREES 01 MINUTES WEST, 321 FEET, THENCE SOUTH 40 DEGREES 35 MINUTES WEST, 438.3 FEET, THENCE SOUTH 33 DEGREES 52 MINUTES WEST, 754.7 FEET, THENCE SOUTH 2 DEGREES 23 MINUTES WEST, 468.7 FEET, THENCE SOUTH 23 DEGREES 26 MINUTES EAST, 155.7 FEET, THENCE SOUTH 22 DEGREES 44 MINUTES EAST, 50 FEET, THENCE SOUTH 18 DEGREES 04 MINUTES WEST, 215.7 FEET, THENCE SOUTH 10 DEGREES 14 MINUTES WEST, 279.8 FEET, THENCE SOUTH 29 DEGREES 10 MINUTES WEST, 187 FEET, THENCE SOUTH 5 DEGREES 22 MINUTES EAST, 235.8 FEET, THENCE SOUTH 22 DEGREES 08 MINUTES WEST 143.2 FEET TO THE POINT OF BEGINNING. THENCE NORTH 68 DEGREES 56 MINUTES EAST, 105 FEET OR TO THE STEINHATCHEE RIVER.; THENCE SOUTHERLY ALONG SAID STEINHATCHEE RIVER 80 FEET, THENCE SOUTH 68 DEGREES 56 MINUTES WEST, 105 FEET OR TO THE EASTERLY RIGHT OF WAY OF A PUBLIC ROAD, THENCE NORTH 22 DEGREES 08 MINUTES EAST, 80 FEET TO THE POINT OF BEGINNING.

TAX ID: 10126-000

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 property at public sale on Tuesday November 12, 2024 at 11:00 a.m. to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 108 N. Jefferson Street, 1st Floor in Taylor County in Perry, Florida, in accordance with section 45.031, Florida Statutes, using the following method (CHECK ONE) :

- At the East steps of the courthouse, 108 North Jefferson Street, Perry, FL 32347, beginning at 11:00 AM on the prescribed date.
- By electronic sale beginning at \_\_\_\_ on the prescribed date at \_\_\_\_\_.

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 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 of this court.

6. On filing 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 and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes (2013) shall be terminated, 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 on the certificate of title shall be let into possession of the property.

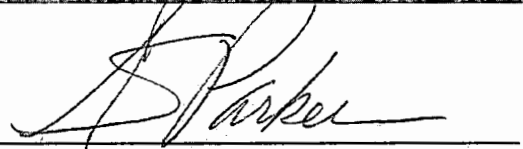
7. Jurisdiction of this action is retained to enter further orders that are necessary or are proper including, but not limited to re-foreclosure against any subordinate interest omitted from these proceedings, determining the amounts owed to any condominium or homeowners association, issuance of a writ of possession and the entry of a deficiency judgment, when and if such deficiency is sought if the parties liable under the note have not been discharged in bankruptcy (however no deficiency may be sought if the parties liable under the note were subject to an order allowing Plaintiff or its predecessors-in-interest only in rem relief from the bankruptcy automatic stay).

**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 THE 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.**

**DONE AND ORDERED** in chambers at Taylor County, Florida, on Friday, October 11, 2024.

62-2024-CA-000145-CAAM 10/11/2024 05:31:08 PM



Greg Parker, Circuit Judge  
62-2024-CA-000145-CAAM 10/11/2024 05:31:08 PM

**CERTIFICATE OF SERVICE**

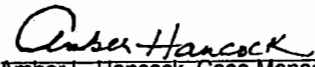
I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on Monday, October 14, 2024, to the following:

Melissa James, Esquire  
Julie York, Esquire  
Todd Bensen, Esquire  
[flcourtdocs@brockandscott.com](mailto:flcourtdocs@brockandscott.com)  
*Attorney for Plaintiff*

Stanley E. Hester  
1714 River Road NE  
Steinhatchee, FL. 32359

Shellie R. Hester  
1714 River Road NE  
Steinhatchee, FL. 32359

62-2024-CA-000145-CAAM 10/14/2024 08:08



Amber L. Hancock, Case Manager  
62-2024-CA-000145-CAAM 10/14/2024 08:08:12 AM