

Filing # 135946172 E-Filed 10/05/2021 02:38:00 PM

**IN THE CIRCUIT COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA**

DWAYNE T. WOODS a/k/a  
DWAYNE THOMAS WOODS

Plaintiffs,

vs.

CASE NO. 2020-CA-480

WILLIE LEE JEROME JENKINS,  
Defendant.

**FINAL JUDGMENT – FORECLOSURE**

THIS ACTION was heard on plaintiff's Motion for Summary Judgment and the Court having reviewed the evidence presented and being fully advised,

IT IS ADJUDGED that:

1. **AMOUNTS DUE.** Plaintiff, DWAYNE T. WOODS a/k/a DWAYNE THOMAS WOOD, is due:

Remaining Purchase Price		\$36,790.00
Interest at the default rate – 18%		\$7,237.86
(September 1, 2020 through October 5, 2021)		
(399 days x \$18.14)		
Attorney's Fees		\$3,000.00
Filing & Summons Fees	\$	\$436.00
Title Search Fees		\$150.00
Service on Defendants		\$175.00
Expert Witness Fee		\$100.00

**TOTAL** **\$47,888.86**

that shall bear interest at the rate of 4.25% a year.

2. **LIEN ON PROPERTY.** Plaintiffs hold a lien for the total sum superior to all claims or estates of defendant, on the following described property in SANTA ROSA County, Florida:

That portion of the West 1/2 of the Southwest 1/4 of Southwest 1/4 of Section 1, Township 2 North, Range 26 West, Santa Rosa County, Florida, described as follows:

Commencing at the Southwest corner of Section 1, Township 2 North, Range 26 West; thence N03' 59" W along West line of said Section for a distance of 1183.93 feet; thence N89°56'01"E a distance of 210.00 feet to the point of beginning; thence N00°03'59"W a distance of 327.78 feet; thence N89°56'01"E a distance of 210.00 feet; thence S00°03'59"E a distance of 234.11 feet; thence S65°53'40"W a distance of 229.94 feet to the point of beginning.

Together with a 20 foot easement lying 10 feet each side of and parallel to the following described centerline: per O.R. Book #2128, Page #1698, Santa Rosa County, Florida. Commence at the Southwest corner of Section 1, Township 2 North, Range 26 West, Santa Rosa County, Florida; thence N00°03'59"W along West line of said Section 1, a distance of 1088.89 feet to a point of intersection with said West line and the centerline of 20 foot ingress/egress easement to the point of beginning; thence N74°26'38"E along centerline a distance of 58.84 feet; thence along centerline N65°53'40" a distance of 792.19 feet to the point of terminus. Easement is for access and/or utilities.

Together with the mobile home currently located thereon, VIN S56S142FB1777GA.

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 November 9, 2021, at 11:00 a.m. CST, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at in 6865 Caroline St., Milton, FL 32570 in accordance with Section 45.031, Florida Statutes using the following method:

Electronic sale beginning at 11:00 a.m. CST on the prescribed date at

[www.santarosa.realforeclose.com](http://www.santarosa.realforeclose.com).

4. **COSTS.** 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 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 attorneys' 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/POSSESSION.** 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 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, subject to the rights of a tenant occupying residential premises pursuant to section 83.561, Florida Statutes.

7. **ATTORNEY'S FEES.** The requested attorneys' fees are 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.

8. **JURISDICTION RETAINED.** Jurisdiction of this action is retained to enforce the adequate protection ordered and to enter further orders that are proper including, without limitation, a deficiency judgment.

**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 THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED OF ANY REMAINING FUNDS.**

**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 (850) 432-2336 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 NORTHWEST FLORIDA LEGAL SERVICES AT (850) 432-2336 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

DONE AND ORDERED in Milton, Santa Rosa County, Florida.



eSigned by CIRCUIT COURT JUDGE CLIFTON DRAKE in 20000480CAMXAX on 10/05/2021 13:37:37 WeJ100gQ

**HONORABLE CLIFTON A. DRAKE  
CIRCUIT JUDGE**

Conformed copies to:

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***Counsel is required to comply with Administrative Directive SRCAD2019-03, Submission and Distribution Requirements for Orders in Civil Proceedings which states: "In cases wherein one party is unrepresented (pro se), it is the responsibility of the sole attorney in the case to serve within five business days this judgment upon any prose party who does not have access to and is not a registered user of the Florida Court's e-Filing Portal."***