

10/25/2016 1:35 PM Tara S. Green

IN THE CIRCUIT COURT OF THE  
4TH JUDICIAL CIRCUIT, IN AND  
FOR CLAY COUNTY, FLORIDA.  
CASE No. 2014-CA-000164

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION  
MORTGAGE COMPANY,  
Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES,  
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL  
OTHER PARTIES CLAIMING AN INTEREST  
BY, THROUGH, UNDER OR AGAINST THE ESTATE OF  
DOLLIE JEFFERES AKA DOLLIE M. JEFFERES AKA  
DOLLIE MAE JEFFERS CRIBBS, DECEASED, et. al.  
Defendants.

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**FINAL JUDGMENT OF FORECLOSURE**

This action was tried before the court. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE  
COMPANY, whose address is 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019 is due:

Principal	\$14,395.26
Interest to date of this judgment	\$3,318.52
Mortgage Insurance Premiums	\$6,668.61
Servicing Fees	\$3,115.00
Taxes	\$2,839.48
Insurance	\$14,391.23
Broker's Price Opinion/Appraisals	\$2,820.00
Property Preservation	\$5,493.29
Property Inspections	\$647.25
Attorneys' fees	

Finding as to reasonable number of hours:

Finding as to reasonable hourly rate:

Other\*: Flat fees

(\* 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.)

Attorneys' fees total	\$4,900.00
Court costs now taxed	
Clerk's filing fee	\$991.00
Service of process	\$1,180.20
Title Related Services	\$200.00
Publication Cost/Fee	\$696.00
Foreclosure sales fee	\$70.00

**TOTAL** **\$61,725.84**

The grand total that shall bear interest at the rate of 4.84% per annum.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Clay County, Florida:

**LOT 41, BLOCK 37, MEADOWBROOK UNIT TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 71 AND 72, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.**

**Property Address: 413 AQUARIUS CONCOURSE, ORANGE PARK, FL 32073**

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 to the highest bidder for cash, on December 15, 2016, in accordance with section 45.031, Florida Statutes, using the following:

- ☒ By electronic sale beginning at 10:00 a.m. on the prescribed date at ~~CLAY COUNTY COURTHOUSE, 825 N ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043~~  
www.Clay.RealForeclose.com.

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 purchase 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, 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 proper and to allow for a supplemental proceedings through a supplemental complaint to add a party or claim.

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

**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, 825 N. ORANGE AVENUE, GREEN COVE SPRINGS, FL**

**32403, 904-284-6302 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 THREE RIVERS LEGAL SERVICES, INC. 126 W. ADAMS STREET, SUITE 101, JACKSONVILLE, FL 32202 904-394-7450 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. 126 W. ADAMS STREET, SUITE 101, JACKSONVILLE, FL, 32202 904-394-7450 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

**ADDITIONAL PROVISIONS**

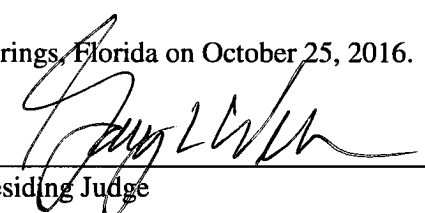
8. Assignment of Bid. If the Plaintiff is the successful bidder at the sale, the Plaintiff's rights as such may be assigned to a third party and, in that event, the Clerk of this Court is hereby ordered and directed to issue the Certificate of Title to the Plaintiff's assignee upon application of the Plaintiff and without further Order of this Court.

9. United States' Right of Redemption. If the United States of America is a Defendant herein, it shall have the right of redemption provided by 28 U.S.C. S2410(c) for the period provided therein, running from the date of the issuance of the Certificate of Title herein and, if it is the purchaser at the foreclosure sale, it shall be allowed thirty (30) days to deliver a Treasury check to the Clerk of Court in payment of the amount of its bid. Further, the deposit required by Florida Statutes 45.021(2) shall be waived.

10. Plaintiff shall comply with Title VII of s. 896, Pub. L. No. 111-22, 701-704 (2009), "Protecting Tenants at Foreclosure Act of 2009."

11. Final Judgment is entered on Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOLLIE JEFFERS A/K/A DOLLIE M. JEFFERS AKA DOLLIE MAE JEFFERS CRIBBS, DECEASED, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MELVIN D. CRIBBS, DECEASED, WENDY YOUNG, ROBIN FOSTER, SERENA MAYS A/K/A SERENA JEFFERS MAYS and VICKIE HYDE A/K/A VICTORIA J. HYDE.

ORDERED at Clay County, Green Cove Springs, Florida on October 25, 2016.

  
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Presiding Judge

Copies furnished to:

GREENSPOON MARDER, P.A.  
100 WEST CYPRESS CREEK ROAD, SUITE 700  
FORT LAUDERDALE, FL 33309  
[gmforeclosure@gmlaw.com](mailto:gmlforeclosure@gmlaw.com)

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR  
AGAINST THE ESTATE OF DOLLIE JEFFERS A/K/A DOLLIE M. JEFFERS AKA DOLLIE MAE  
JEFFERS CRIBBS, DECEASED  
413 AQUARIUS CONCOURSE  
ORANGE PARK, FL 32073

COLLEEN MURPHY DAVIS, ESQ.  
UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT  
400 NORTH TAMPA STREET, SUITE 3200  
TAMPA, FL 33602  
[usaflm.hud.disclaimers@usdoj.gov](mailto:usaflm.hud.disclaimers@usdoj.gov)

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS,  
TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR  
AGAINST THE ESTATE OF MELVIN D. CRIBBS, DECEASED  
413 AQUARIUS CONCOURSE  
ORANGE PARK, FL 32073

WENDY YOUNG  
1566 IBIS DR  
ORANGE PARK, FL 32065

ROBIN FOSTER  
28 S 7TH STREET  
FERNANDINA BEACH, FL 32034

SERENA MAYS A/K/A SERENA JEFFERS MAYS  
4800 ORTEGA FARMS BLVD., APT 314  
JACKSONVILLE, FL 32210

SERENA MAYS A/K/A SERENA JEFFERS MAYS  
3533 TRAIL RIDGE RD, #B  
MIDDLEBURG, FL 32068

SERENA MAYS A/K/A SERENA JEFFERS MAYS  
5334 WHITNEY STREET  
JACKSONVILLE, FL 32277

VICKIE HYDE A/K/A VICTORIA J. HYDE  
5334 WHITNEY STREET  
JACKSONVILLE, FL 32277

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