

IN THE CIRCUIT COURT, FOURTH  
JUDICIAL CIRCUIT, IN AND FOR  
CLAY COUNTY, FLORIDA

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

CASE NO.: 2014-CA-001357  
DIVISION: E

CHARLES ROBERT SCHIEFER A/K/A CHARLES  
R. SCHIEFER, JR. A/K/A, C. ROBERT  
SCHIEFER; ANNE GORDON SCHIEFER A/K/A  
ANNE G. SCHIEFER A/K/A ANNE SCHIEFER;  
UNKNOWN SPOUSE OF CHARLES ROBERT  
SCHIEFER A/K/A CHARLES R. SCHIEFER, JR.  
A/K/A, C. ROBERT SCHIEFER; WELLS FARGO  
BANK, NATIONAL ASSOCIATION, AS  
SUCCESSOR BY MERGER TO WACHOVIA  
BANK, NATIONAL ASSOCIATION; LAKE  
ASBURY LAKE LOT OWNERS ASSOCIATION,  
INC.; UNKNOWN PARTIES IN POSSESSION #1,  
IF LIVING, AND ALL UNKNOWN PARTIES  
CLAIMING BY, THROUGH, UNDER AND  
AGAINST THE ABOVE NAMED DEFENDANT(S)  
WHO ARE NOT KNOWN TO BE DEAD OR  
ALIVE WHETHER SAID UNKNOWN PARTIES  
MAY CLAIM AN INTEREST AS SPOUSE, HEIRS,  
DEVISEES, GRANTEEES, OR OTHER  
CLAIMANTS; UNKNOWN PARTIES IN  
POSSESSION #2, IF LIVING, AND ALL  
UNKNOWN PARTIES CLAIMING BY,  
THROUGH, UNDER AND AGAINST THE ABOVE  
NAMED DEFENDANT(S) WHO ARE NOT  
KNOWN TO BE DEAD OR ALIVE WHETHER  
SAID UNKNOWN PARTIES MAY CLAIM AN  
INTEREST AS SPOUSE, HEIRS, DEVISEES,  
GRANTEES, OR OTHER CLAIMANTS,

Defendants.

**AMENDED CONSENT FINAL JUDGMENT OF FORECLOSURE**

**THIS ACTION** came before the Court for on the consent of the parties. Due and legal service of process has been made upon defendants Charles Robert Schiefer, A/K/A Charles R. Schiefer, Jr., A/K/A C. Robert Schiefer; Anne Gordon Schiefer, A/K/A Anne G. Schiefer, A/K/A

Anne Schiefer; Wells Fargo Bank, National Association, as Successor by Merger to Wachovia Bank, National Association; and Lake Asbury Lake Lot Owners Association. The Court has jurisdiction of the parties and the subject matter. Defendant Charles Robert Schiefer, A/K/A Charles R. Schiefer, Jr., A/K/A C. Robert Schiefer has consented to entry of this judgment and to the dismissal with prejudice of his counterclaims. The remaining defendants have been defaulted. Pursuant to the parties' agreement, it is hereby **ORDERED AND ADJUDGED**:

1. Defendant's Charles Robert Schiefer, A/K/A Charles R. Schiefer, Jr., A/K/A C. Robert Schiefer's counterclaims are **DISMISSED** with prejudice.
2. Plaintiff, Nationstar Mortgage LLC, whose address is 8950 Cypress Waters Blvd., Coppel, Texas 75019, is due the following sums:

Principal due on the note secured by the mortgage foreclosed	\$ <u>439,882.53</u>
Interest due on the note from 03/01/13 through 05/04/17	\$ <u>59,643.66</u>
Escrow Advances	\$ <u>38,157.06</u>
Property Taxes - \$17,379.48	
Hazard Insurance - \$20,777.58	
Property Inspections / Preservation	\$ <u>875.00</u>
Other: Hazard Suspense / Hazard Loss	\$ <u>(17,904.41)</u>
<b>GRAND TOTAL</b>	<b>\$ <u>520,653.84</u></b>

that shall bear interest at the statutory rate in accordance with Section 55.03, Florida Statutes, until the Judgment is paid in full.

3. Plaintiff holds a lien for the sum specified in Paragraph 1 superior to all claims or estates of defendants, on the following described property located in Clay County, Florida:

**LOT 42 OF LAKE ASBURY UNIT 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 7 THROUGH 10, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.**

**Property Address: 947 Arthur Moore Dr., Green Cove Springs, FL 32043**

4. If the total sum set forth above with interest at the rate prescribed by law and all costs of this action accruing subsequent to this judgment are not paid, the Clerk of this Court shall set the property at public sale on **June 30, 2017 at 10:00 o'clock a.m.** in an online sale at [www.clay.realforeclose.com](http://www.clay.realforeclose.com), to the highest bidder for cash, except as prescribed in paragraph 4, in accordance with § 45.031, Florida Statutes.

5. 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.
6. 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.
7. In the event that plaintiff is the successful bidder at the sale, plaintiff shall be entitled to assign the successful bid to a third party, without further order of the Court, and upon plaintiff submitting an assignment of bid, the Clerk is instructed to issue the certificate of title to any third party named therein.
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 on the certificate of title shall be let into possession of the property, subject to the provisions of the "Federal Protecting Tenants at Foreclosure Act."
9. Jurisdiction of this action is retained to enter further orders that are proper, including without limitation, an award of attorneys' fees and costs, a writ of possession, and re-foreclosure of any junior interests omitted from this 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 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, TARA S. GREEN, 825 N. ORANGE AVENUE, GREEN COVE SPRINGS, FLORIDA 32043, 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 UNDER-STAND 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 LAWYERS REFERRAL SERVICE (800) 342-8011 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 LAWYERS REFERRAL SERVICE FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED at Clay County, Florida, this 2nd day of

June, 2017.

  
CIRCUIT COURT JUDGE

Copies furnished to:

David M. Applegate, Esq., Akerman LLP  
50 North Laura Street, Suite 3100, Jacksonville, Florida 32202  
Jillian L. Peters, Esq., Shapiro, Fishman, & Gaché, LLP  
4630 Woodland Corporate Blvd., Ste. 100, Tampa, FL 33614  
Ryan G. Moore, Esq., First Coast Consumer Law  
340 Third Avenue South, Ste. A, Jacksonville Beach, FL 32250  
Lake Asbury Lake Lot Owners Association, Inc., c/o Officer, Chris Russell  
229 Candler Ct., Green Cove Springs, FL 32043  
Wells Fargo Bank National Association as Successor by Merger to Wachovia Bank National Association  
c/o Corporate Service Company, R.A., 1201 Hays Street, Tallahassee, FL 32301  
Anne Gordon Schiefer, A/K/A Anne G. Schiefer, A/K/A Anne Schiefer  
1139 Lake Asbury Dr., Green Cove Springs, FL 32043