

8/2/2017 3:04 PM Tara S. Green

<p style="text-align: center;">IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN & FOR CLAY COUNTY, FLORIDA</p> <p>Clerk Case Number: 2016-CA-001105 Division: Circuit Civil</p> <p>Nationstar Mortgage LLC,</p> <p style="padding-left: 40px;">Plaintiff(s),</p> <p>vs.</p> <p>Evalani D. Rouw; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Orville Leroy Poppert, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Spouse of Evalani D. Rouw; Sandra Eddy; Theresa Smith; Diane Johnson; Catherine Sanders; Michael Walker; Nelson Poppert; Unknown Spouse of Sandra Eddy; Unknown Spouse of Theresa Smith; Unknown Spouse of Diane Johnson; Unknown Spouse of Catherine Sanders; Unknown Spouse of Michael Walker; Unknown Spouse of Nelson Poppert</p> <p>Defendant(s).</p>	<p style="text-align: center;">FOR CLERK'S USE ONLY</p>
FINAL JUDGMENT OF FORECLOSURE	

THIS action was heard before the Court on Plaintiff's Motion for Summary Final Judgment on August 2, 2017. On the evidence presented,

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, Nationstar Mortgage LLC is due:

Principal Due on Note and Mortgage	\$135,577.83
Interest to the date of this Judgment	\$8,473.65
Title Search Expenses	\$150.00

Taxes:	\$626.63
Attorney 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 fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.	\$2,800.00

Court Costs Now Taxed

Filing Fee/ Statutory Convenience Fee	\$950.00
Filing Fee for Lis Pendens	\$9.00
Publication for Service	\$321.30
Private Process Server	\$1,120.00
GUARDIAN AD LITEM	\$500.00

OTHER COSTS:

Pre-Acceleration Late Charges	\$0.00
Mortgage Insurance (PMI)	\$307.69
Hazard Insurance	\$66.09
Suspense Balance	(\$0.00)

JUDGMENT GRAND TOTAL	\$150,902.19
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That shall bear interest at the prevailing statutory rate pursuant to F.S. §55.03.

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

Property Address: 64 Cinnamon Street, Middleburg, FL 32068

- a. Legal Description: LOT 7, BLOCK 12, JACKSONVILLE SOUTH, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 36, 37, 38, 39, 40, 41, 42, 43, 44 AND 45, OF THE CURRENT PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- b. Parcel ID No. 090524-005953-197-00

The aforesaid lien of the Plaintiff is prior, paramount and superior to all rights, claim, liens, interest, encumbrances and equities of the Defendants and all persons, firms or corporations claiming by, through or under said Defendants or any of them and the property will be sold free and clear of all claims of said Defendants, with the exception of any assessments

pursuant to Florida Statutes §§718.116 and 720.3085.

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 Court shall sell the property at public sale on September 18, 2017 to the highest bidder for cash, except as set forth in Paragraph 5, using the following method: <http://www.clay.realforeclose.com> beginning AT 10:00 A.M. in accordance with § 45.031 Fla. Stat. (1995).
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 the 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. Plaintiff may assign the judgment and right to bid without further order of the court.
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. 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.

8. This Court retains jurisdiction of this cause for the purpose of entering any and all further orders as may be necessary and proper including, without limitation, writs of possession and a deficiency judgment, if appropriate to hear motions and enter orders to address any omitted parties who may possess an interest in the subject property, including entering orders that foreclose any such interest, and to determine the amount of assessments due pursuant to sections 718.116 or 720.3085.
9. 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 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, CLAY COUNTY COURTHOUSE, 825 NORTH ORANGE AVENUE, P.O. BOX 698, GREEN COVE SPRINGS, FL 32043, (904)284-6300, 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 JACKSONVILLE AREA LEGAL AID, INC, 3540 HIGHWAY 17, SUITE 101, GREEN COVE SPRINGS, FL 32043, 904-284-8410 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 JACKSONVILLE AREA LEGAL AID, INC, 3540 HIGHWAY 17, SUITE 101, GREEN COVE SPRINGS, FL 32043, 904-284-8410 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE

DONE AND ORDERED in Open Court in Clay County, Florida, this 2nd day of August, 2017.



Presiding Judge

Copies furnished to:

SHAPIRO, FISHMAN & GACHÉ, LLP, 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614

Evalani D. Rouw, 181 Wesley Road, Green Cove Springs, FL 32043

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Orvyll Leroy Poppert, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s), c/o Richard Lee Ruth, Esq., 225 Water Street Suite 710, Jacksonville, FL 32202

Unknown Spouse of Evalani D. Rouw n/k/a Mr. Rouw, 181 Wesley Road, Green Cove Springs, FL 32043

Sandra Eddy, 9500 Warhawk Road, Jacksonville, FL 32221

Theresa Smith, 197 Retreat Place, Woodbine, GA 31569

Diane Johnson, 2581 Hirsch Avenue, Jacksonville, FL 32216

Catherine Sanders, 9850 Bridlewood Road, Pensacola, FL 32526

Michael Walker, 4845 Old Indian Trail, Tallahassee, FL 32310

Nelson Poppert, 59 Sweetwater Park Drive, Fort Mitchell, AL 36856

Unknown Spouse of Sandra Eddy n/k/a Jerry Eddy, 9500 Warhawk Road, Jacksonville, FL 32221

Unknown Spouse of Theresa Smith n/k/a John Smith, 197 Retreat Place, Woodbine, GA 31569

Unknown Spouse of Diane Johnson n/k/a Joseph Johnson Sr., 2581 Hirsch Avenue, Jacksonville, FL 32216

Unknown Spouse of Michael Walker n/k/a Eula Walker, 4845 Old Indian Trail, Tallahassee, FL 32310

Unknown Spouse of Nelson Poppert n/k/a Cassandra Poppert, 59 Sweetwater Park Drive, Fort Mitchell, AL 36856

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