

6/27/2018 1:21 PM Tara S. Green

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL
CIRCUIT, IN AND FOR CLAY COUNTY, FLORIDA
CASE NO. 2018-CA-000079

OCWEN LOAN SERVICING, LLC,
Plaintiff,

vs.

STEVEN CHRISTOPHER HUFF A/K/A STEVEN C.
HUFF; DEBORAH K. HUFF; UNKNOWN TENANT IN
POSSESSION OF SUBJECT PROPERTY;
Defendants.

FINAL JUDGMENT IN MORTGAGE FORECLOSURE

THIS CAUSE having come for Final Judgment on Plaintiff's Motion for Summary Final
Judgment of Foreclosure and the documents offered in support thereof and the Court being fully advised
in the premises, it is thereupon consideration,

IT IS ADJUDGED that:

1. Plaintiff, OCWEN LOAN SERVICING, LLC (hereafter, "Plaintiff"), c/o Ocwen Attn: Vault
Dept., 5720 Premier Park Drive, West Palm Beach, FL 33407, is due

Principal	\$	247,307.52
Interest from 06/01/2016 to 02/06/2018	\$	8,311.36
Interest from 02/07/2018 to 06/27/2018	\$	1,910.55
Escrow Balance	\$	7,896.62
Property Inspections	\$	300.25
Certified Mail Costs	\$	19.59
Less: Suspense Balance	\$	(295.45)
Filing Fees	\$	1,950.00
Service of Process	\$	766.30
TOTAL	\$	268,166.74

that shall bear interest at the rate of 5.72% per year and thereafter at the legal rate as provided by law.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, STEVEN
CHRISTOPHER HUFF A/K/A STEVEN C. HUFF; DEBORAH K. HUFF; UNKNOWN TENANT IN
POSSESSION OF SUBJECT PROPERTY; on the following described property in CLAY County,
Florida:

TRACT 12 SECTION A:

**PART OF THE NORTH ONE-HALF OF SECTION 29 TOWNSHIP 5 SOUTH RANGE 24
EAST, CLAY COUNTY, FLORIDA:**

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 2594.40 FEET; THENCE SOUTHERLY AT THE RIGHT ANGLES TO THE SAID NORTH LINE OF SECTION 29, 1320 FEET; THENCE WESTERLY, PARALLEL TO THE AFORESAID NORTH LINE OF SECTION 29, 990 FEET TO THE POINT OF BEGINNING FOR THE LANDS HEREIN DESCRIBED; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 630 FEET; THENCE WEST, PARALLEL WITH THE AFORESAID NORTH LINE OF SECTION 29, 330 FEET; THENCE NORTH, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 630 FEET; THENCE EAST, 330 FEET TO THE POINT OF BEGINNING, RESERVING THE WEST 30.00 FEET AND THE SOUTH 30.00 FEET FOR ROAD PURPOSES.

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 5 June 29, 2018 to the highest bidder for cash, except as prescribed in paragraph 4, at the location state below, in accordance with section 45.031, Florida Statutes, using the following method:

☒ By electronic sale beginning at 10:00 a.m. on the prescribed date at 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 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, 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 Section 83.561, Florida Statutes.

7. If the Plaintiff is the purchaser at foreclosure sale, Plaintiff may assign the bid to Federal National Mortgage Association at 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254-2946, or to such other entity Plaintiff requires.

8. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, unless prohibited by bankruptcy.

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 CLAY CLERK OF THE COURT, 904-284-6363 825 NORTH ORANGE AVENUE, GREEN COVE SPRINGS, FL 32043 904-284-6363 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., GAINESVILLE OFFICE, 901 NW 8TH AVENUE, SUITE D-5, GAINESVILLE, FL 32601, (352) 372-0519, 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.,

GAINESVILLE OFFICE, 901 NW 8TH AVENUE, SUITE D-5, GAINESVILLE, FL 32601, (352) 372-0519, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

9. Pursuant to *Ross v. Wells Fargo Bank*, 2013 Fla. App. LEXIS 2143, *2-3 (Fla. 3d DCA Feb. 13, 2013), the Court retains jurisdiction of this action to enter Orders relating to supplemental proceedings to address any omitted parties who may possess an interest in the subject property post-judgment.

10. The court retains jurisdiction to enter further orders to permit Plaintiff's recovery of advances, including but not limited to: taxes, insurance, inspection, repairs, publication, attorney fees, and costs.

11. Any sale proceeds distributed by the Clerk of Court to Plaintiff as a result of a third-party bidder at foreclosure sale shall be made payable to the Plaintiff of record.

ORDERED in Clay County, Florida, on this 27th day of Jun 2018.



CIRCUIT JUDGE

CASE NO.: 2018-CA-000079

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Deborah K. Huff
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