

IN THE COUNTY COURT, EIGHTH
JUDICIAL DISTRICT, IN AND FOR,
BAKER COUNTY, FLORIDA

CASE NO.: 2023-CC-240
DIVISION: CC-

**FOX RIDGE ESTATES HOMEOWNERS
ASSOCIATION OF MACCLENNY, INC.**

Plaintiff,

vs.

KAREN L. JOHNSON

Defendants.

NOTICE OF SALE

Notice is given that pursuant to a Summary Final Judgment of Foreclosure entered on January 30, 2024, in the above styled civil action of the County Court, in and for Baker County, Florida, in which KAREN L. JOHNSON is the Defendant, and FOX RIDGE ESTATES HOMEOWNERS ASSOCIATION OF MACCLENNY, INC., is the Plaintiff. The property will sell to the highest bidder for cash at 11:00 a.m. ON APRIL 11, 2024 at 339 E. MACCLENNY AVENUE, MACCLENNY, FLORIDA 32063, in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The property to be sold as set forth in the Summary Final Judgment of Foreclosure is more particularly described as:

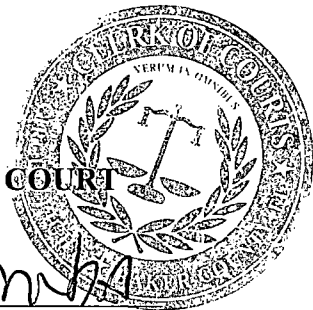
Lot 65, FOX RIDGE ESTATES, PHASE 3, according to the plat thereof as recorded in Plat Book 3, Pages 77 and 78 of the Public Records of Baker County, Florida

Dated this 11 day of March, 2024.

CLERK OF COUNTY COURT

By:


Deputy Clerk



Plaintiff's Attorney:

Crabtree Law Group, P.A., 8777 San Jose Boulevard, Bldg. A, Ste 200, Jacksonville, FL 32217

Julie Combs

From: Julie Combs
Sent: Thursday, February 1, 2024 11:01 AM
To: ems@crabtreefirm.com
Subject: Document_1220287 Baker County Case 2023-CC-240 FOX RIDGE V JOHNSON
Attachments: Document_1220287.pdf

Please forward a Notice of Sale in the attached matter so that I may forward it to The Baker County Press for publication.

IN THE COUNTY COURT, EIGHTH
JUDICIAL DISTRICT, IN AND FOR,
BAKER COUNTY, FLORIDA

CASE NO.: 2023-CC-240
DIVISION:

**FOX RIDGE ESTATES HOMEOWNERS
ASSOCIATION OF MACCLENNY, INC.**
Plaintiff,

vs.

KAREN L. JOHNSON
Defendants.

INSTR # 202400000492
RECORDED 2/1/2024 10:52 AM
Stacie D. Harvey CLERK OF COURTS
BAKER COUNTY FLORIDA
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DEPUTY CLERK JULIE

**ORDER GRANTING PLAINTIFF'S MOTION FOR SUMMARY
FINAL JUDGMENT OF FORECLOSURE AND BREACH OF CONTRACT**

This cause came to be heard upon Plaintiff, FOX RIDGE ESTATES HOMEOWNERS ASSOCIATION OF MACCLENNY, INC.'s, Motion for Summary Final Judgment of Foreclosure. A default was entered against the Defendant on Karen Johnson by the Clerk of Court on September 11, 2023. The Plaintiff's Motion for Summary Judgment was filed October 24, 2023, with the Clerk of Court. The hearing scheduled for today was noticed to the Defendant party and filed with the Clerk of Court on November 1, 2023. The hearing on Summary Judgment was held on December 12, 2023, and present at the hearing was counsel for the Plaintiff, Emily Sordian, and the Defendant, Karen L. Johnson, did appear. Based upon the pleadings, proofs filed herein, the testimony of the parties, and the Court finding that it has jurisdiction of the subject matter and of the parties; that there is no issue as to any material fact and that judgment should be entered for Plaintiff as a matter of law; that the equities are with the Plaintiff and against the Defendant, KAREN L. JOHNSON.

IT IS ADJUDGED THAT:

1. Plaintiff is due the following sums from Defendant, KAREN L. JOHNSON.

Unpaid Yearly Assessments (01/01/2020-01/01/2024)	\$1,274.00
Final Judgment (02/28/2019)	\$4,184.07
Interest from 01/31/2020-12/12/2023	\$1,109.57
Costs	\$ 927.12
Stipulation (09/10/2020)	\$ 300.00
Attorney Fees Incurred through 12/05/2023	\$2,629.50
Projected Attorney Fees to Perfect Judgment	\$ 565.00
<u>Payments</u>	<u>\$2,825.29</u>
TOTAL:	\$8,163.97

which shall bear interest at the prescribed rate by Florida Statutes 55.03, from the date of this Judgment until paid, and shall include any and all subsequent sums secured by Plaintiff's lien pursuant to Florida Statutes 720.3085(1)(a).

2. Plaintiff holds a lien for the total sum superior to any claim or estate of Defendant, KAREN JOHNSON, on the following described property in Baker County, Florida:

Lot 65, FOX RIDGE ESTATES, PHASE 3, according to the plat thereof as recorded in Plat Book 3, Pages 77 and 78 of the Public Records of Baker County, Florida

3. If the total sum with interest at the rate described in Paragraph 1 and all sums accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale to the highest and best bidder for cash on **April 11, 2024, at 11:00 a.m., at 339 E. MACCLENNY AVENUE, MACCLENNY, FLORIDA 32063, in accordance with Chapter 45, Florida Statutes.**

1IF 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 the property being foreclosed has qualified for the homestead tax exemption in the most recent approved tax roll, the following provision applies:

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, BAKER COUNTY COURTHOUSE, 339 E. MACCLENNY AVENUE, MACCLENNY, FLORIDA 32063, (904) 259-8113, 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, 126 WEST ADAMS STREET, JACKSONVILLE, FLORIDA 32202 (904) 356-8371 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, 126 WEST ADAMS STREET, JACKSONVILLE, FLORIDA 32202 (904) 356-8371 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

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. 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. At any time before the later of the filing of the Certificate of Sale, the owner of the property or the owner's agent or the holder of any subordinate interest may cure the owner's

indebtedness and prevent the sale by paying the amounts specified in the Judgment including all amounts due, including reasonable attorney fees of the Plaintiff. Pursuant to this right of redemption, the clerk shall distribute the amounts owed to the Plaintiff without further Order of the Court.

6. On the filing of 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 the filing of the Certificate of Title, 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, and the purchaser at the sale shall be let into possession of the property.

8. This judgment and all of the rights and entitlements of Plaintiff hereunder may be assigned by the Plaintiff without further order of this Court.

9. 1The Plaintiff, or its assigns, may bid for and be the purchaser of the property at the sale. Should the Plaintiff, or its assigns, be the successful bidder, it shall pay all costs and expenses of the sale and be credited on its bid for so much of the amounts due Plaintiff as may be necessary to satisfy its bid, and if Plaintiff, or its assigns, is the purchaser, it may file a Plaintiff's Certificate in lieu of cash to evidence the disbursements from the sale of the mortgaged property. Further, if Plaintiff be the successful bidder, it may assign all of its right, title and interest in and to its bid without further order of this Court and without further payment by such officer. Any purchaser at the sale, other than Plaintiff or its assigns, shall also be required to pay any and all

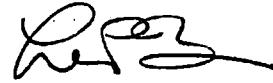
fees charged by the Clerk of the Court, such as court registry fees, in connection with the Clerk's holding of and delivering of any monies in connection with such sale, and any documentary stamp taxes due.

10. The Clerk of the Court is hereby specifically authorized to issue a writ of possession for the property, and the Sheriff is hereby authorized to serve the writ of possession forthwith after issuance of the Certificate of Title.

11. Continuing jurisdiction is retained for the purpose of entering such further and other orders and judgments as may be necessary or proper, including, but not limited to, a deficiency judgment, and to award any reasonable costs and attorneys' fees incurred in connection with any with necessary or proper post-judgment action taken to satisfy this Judgment.

DONE AND ORDERED on Tuesday, January 30, 2024.

023-CC-000240-CCAM 01/30/2024 04:19:24



Lorelie Brannan, Baker County Court Judge
02-2023-CC-000240-CCAM 01/30/2024 04:19:24 PM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that copies have been furnished by U.S. Mail or via filing with the Florida Courts E-Filing Portal on Tuesday, January 30, 2024.

Emily M. Sordian
ems@crabtreefirm.com
clb@crabtreefirm.com

KAREN L JOHNSON
976 RED FOX WAY
MACCLENNY, FL 32063

Unknown Spouse of Karen L Johnson
976 Red Fox Way
MacClenny, FL 32063

Cameron Blanchard
cb@crabtreefirm.com

Carrigan L. Blanchard
clb@crabtreefirm.com

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Kristina Crews

Kristina Crews, Judicial Assistant
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