

IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT  
IN AND FOR BAKER COUNTY, FLORIDA  
CIVIL ACTION

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

Plaintiff,

vs.

CASE NO.: 2018-CA - 64  
DIVISION:

THE UNKNOWN HEIRS, DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR  
OTHER CLAIMANTS CLAIMING BY, THROUGH,  
UNDER, OR AGAINST, JAMES A. RHUE, DECEASED,  
et al,

Defendant(s).

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 11, 2019, 2019, and entered in Case No. 64-2018-CA of the Circuit Court of the Eighth Judicial Circuit in and for Baker County, Florida in which Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, James A. Rhue, deceased; Baker County, Florida; Bank of America, N.A.; Barbara Nix; Barbara Rhue; Carmel Financial Corp.; James G. Rhue; Michael James Rhue; United States of America Acting through Secretary of Housing and Urban Development; Any And All Unknown Parties Claiming by, Through, Under, And Against The Herein named Individual Defendant(s) Who are not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest in Spouses, Heirs, Devisees, Grantees, Or Other Claimants are defendants, the Baker County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on ALL SALES WILL BE HELD AT THE FRONT DOOR OF THE COURTHOUSE, 339 E. MACCLENNY AVE., MACCLENNY, FL 32063. THE SUCCESSFUL BIDDER MUST PAY AT LEAST 5% OF THE SUCCESSFUL BID BY CASH OR CASHIER'S CHECK AT THE TIME OF THE SALE. THE REMAINING BID AMOUNT MUST BE TENDERED BY 4:00PM ON THE DAY OF THE SALE BY CASH OR CASHIER'S CHECK ONLY., Baker County, Florida at 11:00AM on the 19<sup>th</sup> day of September, 20 19, the following described property as set forth in said Final Judgment of Foreclosure:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 29, 660.83 FEET, THENCE SOUTH 0 DEGREES 41 MINUTES, 46 SECONDS WEST, 315.62 FEET TO THE POINT OF

BEGINNING, THENCE CONTINUE SOUTH 0 DEGREES 41 MINUTES 46 SECONDS WEST 6287.78 FEET TO THE NORTH RIGHT OF WAY LINE OF A COUNTY MAINTAINED ROAD. THENCE SOUTH 88 DEGREES 26 MINUTES WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 305.83 FEET THENCE NORTH 0 DEGREES 42 MINUTES 39 SECONDS EAST 634.26 FEET, THENCE NORTH 89 DEGREES 29 MINUTES 45 SECONDS EAST 305.49 FEET, TO THE POINT OF BEGINNING. SAID LANDS BEING A PART OF THE WEST ½ OF THE NORTHWEST ¼ SECTION 29, TOWNSHIP 1 SOUTH, RANGE 21 EAST, AND KNOWN AS PARCEL 12 OF ALLEN TRACTS AN UNRECORDED SUBDIVISION. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A DOUBLEWIDE 1988 CHAMPION HOME BUILDERS MOBILE HOME BEARING TITLE NUMBERS 45508196 AND 45508214; VIN NUMBERS 338476N6838A AND 338476N6838B.

A/K/A 11037 KENNETH WALKER ROAD, GLEN ST. MARY, FL 32040

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 within 60 days after the sale.

Dated in Baker County, Florida this 22<sup>nd</sup> day of July, 2019.

Clerk of the Circuit Court  
Baker County, Florida

By: Tina Carrington  
Deputy Clerk



Albertelli Law  
Attorney for Plaintiff  
P.O. Box 23028  
Tampa, FL 33623  
(813) 221-4743  
(813) 221-9171 facsimile  
eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)

ST - 18-010633

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Persons with a disability who need any accommodation in order to participate should call Jan Phillips, ADA Coordinatory, Alachua County Courthouse, 201 E. University Ave., Gainesville, FL 32601 at (352)337-6237 within two (2) working days of receipt of this notice; if you are hearing impaired, please call 1-800-955-8771; if you are voice impaired, please call 1-800-955-8770.

The above is to be published in the Baker County Press  
104 South 5th St, Macclenny, FL 32063