

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT  
IN AND FOR LAFAYETTE COUNTY, FLORIDA  
CIVIL DIVISION

Nationstar Mortgage LLC

Plaintiff,

-vs.-

Bruce O. Sullivan a/k/a Bruce Sullivan;  
Yvonne A. Sullivan; United States of America  
Acting through Secretary of Housing and  
Urban Development; Unknown Parties in  
Possession #1, if living, and all Unknown  
Parties claiming by, through, under and against  
the above named Defendant(s); Unknown  
Parties in Possession #2, if living, and all  
Unknown Parties claiming by, through, under  
and against the above named Defendant(s)

Defendant(s).

Case #: 23000012CAAXMX

FILED

2023 JUL 19 PM 2:05

STEVE LAND-CLERK  
LAFAYETTE COUNTY, FL

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23000012CAAXMX of the Circuit Court of the 3rd Judicial Circuit in and for Lafayette County, Florida, wherein NWL Company, LLC, Plaintiff and Bruce O. Sullivan a/k/a Bruce Sullivan are defendant(s), I, Clerk of Court, *Steve Land*, will sell to the highest and best bidder for cash IN FRONT OF THE LAFAYETTE COUNTY COURTHOUSE, LOCATED AT FLETCHER STREET, MAYO, LAFAYETTE COUNTY, FLORIDA, BETWEEN 11:00 A.M. AND 2:00 P.M. on *October 26<sup>th</sup>, 2023*

the following described property as set forth in said Final Judgment, to-wit:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 14 EAST, LAFAYETTE COUNTY, FLORIDA; THENCE RUN S 00°27'59"E., ALONG THE FORTH LINE, 2627.25 FEET; THENCE RUN S 89°49'40" W., 430 FEET TO THE POINT OF BEGINNING; THENCE RUN N., 412.73 FEET, WEST, 213 FEET, SOUTH, 412.73 FEET; THENCE EAST, 213 FEET TO THE POINT OF BEGINNING.



TOGETHER WITH:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 14 EAST, LAFAYETTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 14 EAST; THENCE S 0°27'59" E., ALONG THE FORTY LINE, A DISTANCE OF 2627.25 FEET; THENCE S 89°49'40" W., A DISTANCE OF 366.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°49'40" W., A DISTANCE OF 63.33 FEET; THENCE N. 0°27'59" W., A DISTANCE OF 412.73 FEET; THENCE N 89°49'40" E., A DISTANCE OF 63.33 FEET; THENCE S 0°27'59" E., A DISTANCE OF 412.73 FEET TO CLOSE ON THE POINT OF BEGINNING.

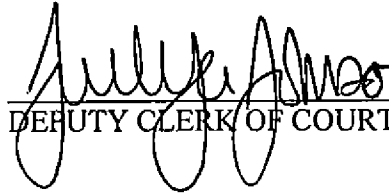
ALSO AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE NORTH 30 FEET OF THE SOUTH 442.73 FEET OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 62, PAGE 678 OF THE PUBLIC RECORDS OF LAFAYETTE COUNTY, FLORIDA.

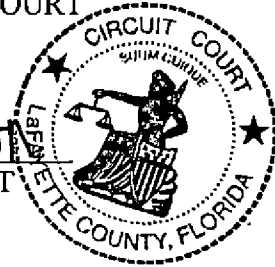
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAFL575A77772TW21 AND VIN#: GAFL575B77772TW21.

**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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.**

**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. Please contact the ADA Coordinator; 173 Northeast Hernando Street, Room 408, Lake City, Florida 32056; (386) 758-2163 [adamail@jud3.flcourts.org](mailto:adamail@jud3.flcourts.org) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.**

Steve Land  
CLERK OF THE CIRCUIT COURT  
Lafayette County, Florida

  
DEPUTY CLERK OF COURT



Submitted By: ATTORNEY FOR PLAINTIFF:  
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The above is to be published in: Lake City Reporter

22-326276 FC01 SLE