

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND
FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION

WELLS FARGO BANK, NA,

Plaintiff,

vs.

CASE NO. 17-2015-CA-000998
DIVISION WD

JON P WILLIAMS , *et al*,

Defendant(s).

SPACE FOR RECORDING ONLY F.S. §695.26

FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE came on to be heard on December 30, 2015, for non-jury trial / on Plaintiff's Motion for Summary Judgment before

☐ the undersigned Circuit Judge and on the evidence presented and the Court being otherwise fully advised in the premises, it is thereupon,

☒ the General Magistrate. The General Magistrate's Report and Recommendations on Final Judgment of Foreclosure dated Dec 31, 2015, to which no timely exception was filed has been reviewed by the Court and it is hereby ratified, approved, and incorporated herein, it is thereupon,

ORDERED AND ADJUDGED as follows:

1. The court has jurisdiction over the parties and the subject matter.
2. The total sum due and owing the Plaintiff is as follows:

UNPAID PRINCIPAL BALANCE	\$200,866.84
INTEREST ON THE NOTE AND MORTGAGE FROM 12/1/2014 TO 9/24/2015	5,919.94
PER DIEM INTEREST AT 3.625% FROM 9/24/2015 TO 12/30/2015	1,935.15
TITLE SEARCH EXPENSES AND EXAMINATION FEE	225.00

FILE_NUMBER: F15002649

Serial: 27950617

DOC_ID: M002400



TAXES	1,267.54
INSURANCE	1,160.00
ATTORNEYS' FEES	
*Other	2,250.00
(*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 the fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.)	
ATTORNEYS' FEES TOTAL	\$2,250.00
FILING FEE	978.50
INVESTIGATION/SERVICE OF PROCESS	330.00
6 Service of Process @ \$40.00	
1 Skip Trace / Locate @ \$90.00	
RECORDING FEE	2.50
COC E-Filing Statutory Cost	29.36
E-Filing Cost	8.00
Clerk of Court Processing Cost	7.00
PRE-ACCELERATED LATE CHARGES THROUGH May 19, 2015	709.06
MIP	122.83
TOTAL	<u>\$215,811.72</u>

That shall bear interest at the rate established by Florida Statute.

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

LOT 27, BLOCK A, BLACKBERRY RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 28, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

A/K/A 10042 CASTLEBERRY BOULEVARD PENSACOLA, FL 32526

4. 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 a public sale on February 26, 2016, at 11:00AM CST, to the highest bidder for cash, except as prescribed in paragraph 4, WWW.ESCAMBIA.REALFORECLOSE.COM

5. Plaintiff shall advance all subsequent costs of this 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 bid may be assigned without further Order of this Court and the Clerk shall credit the 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.

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 attorney's 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 amount remaining 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. Jurisdiction of this action is retained to enter further orders that are necessary or are proper including, but not limited to re-foreclosure against any subordinate interest omitted from these proceedings, determining the amounts owed to any condominium or homeowners association, issuance of a writ of possession and the entry of a deficiency judgment, when and if such deficiency is sought if the parties liable under the note have not been discharged in bankruptcy (however no deficiency may be sought if the parties liable under the note were subject to an order allowing Plaintiff or its predecessors-in-interest only in rem relief from the bankruptcy automatic stay).

**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 THE FINAL JUDGMENT.

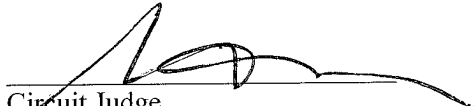
IF YOU ARE SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If 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, ESCAMBIA County, 190 Governmental Ctr, Pensacola, FL 32501-5796, Phone: 850-595-4130, 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 Legal Services of North Florida, Inc. - Pensacola Office (850)432-8222, Northwest Florida Legal Services, Inc. - Main Office (850)432-2336, 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 Legal Services of North Florida, Inc. - Pensacola

Office (850)432-8222, Northwest Florida Legal Services, Inc. - Main Office (850)432-2336, for assistance, you should do so as soon as possible after receipt of this notice.

DONE AND ORDERED in Chambers, in ESCAMBIA County, Florida, this ²⁶30th day of ^{Jan}December,

²⁰¹⁵2016.


Circuit Judge
17-2015-CA-000998

A11
1/29/16
Copies furnished to: Maria Kwak, Esquire
Brock & Scott, PLLC
P.O. Box 25018
Tampa, FL 33622-5018

Service List

AVI
8/29/16
JON P WILLIAMS
10042 CASTLEBERRY BLVD 10302
PENSACOLA, FL 32526-9173

EMILY D WILLIAMS
7466 Woodside Ed.
PENSACOLA, FL 32526

HOLIDAY BUILDERS, INC.
R & A AGENTS, INC.
ATTN: MICHAEL YASHKO
850 Parkshore Dr
Naples, FL 34103

BLACKBERRY RIDGE HOMEOWNERS' ASSOCIATION, INC.
c/o KEVIN R ETHERIDGE, R.A.
908 GARDENGATE CIRCLE
PENSACOLA, FL 32504

Case Number: 17-2015-CA-000998