

IN THE CIRCUIT COURT OF THE FIRST  
JUDICIAL CIRCUIT, IN AND FOR ESCAMBIA  
COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO: 17-2013-CA-001993

NATIONSTAR MORTGAGE LLC  
Plaintiff

vs.

HEATHER BERRYHILL; SILVERTON OF PENSACOLA  
HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANTS  
Defendant(s)

PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2014 JAN -2 P 2:57  
CIRCUIT CIVIL DIVISION  
FILED & RECORDED

**FINAL JUDGMENT OF FORECLOSURE**

This action came before the court on an Order to Show Cause for Entry of Final Judgment of  
Foreclosure pursuant to Florida Statute § 702.10(1). On the evidence presented IT IS

ADJUDGED that:

1. Plaintiff, NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar  
Mortgage, LLC, 350 Highland Dr., Lewisville, TX 75067, is due:

Principal	\$88,104.98
Interest to date of this judgment, December 16, 2013	\$3,819.36
Title Search Expense	\$325.00
Pre Acceleration Late Charges	\$145.84
Property Inspections	\$51.00
Hazard Insurance	\$367.11

Attorneys' Fees

Finding as to reasonable number of hours:

Finding as to reasonable hourly rate:

Other\*:

(\*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' Fee Total:

\$1,325.00

Court Costs, now taxed:

\$1,242.00

Filing Fee: \$967.00

Service of Process: \$275.00

Other:

Diligent Search

\$90.00

Title Update

\$75.00

Subtotal

\$95,545.29

LESS: Escrow Balance

LESS: Other:  
**TOTAL**

**\$95,545.29**

that shall bear interest at the rate of 4.75 a year.

2. 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 39, BLOCK A, OF SILVERTON UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 39, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

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 the 28 day of January, 2014, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 190 Governmental Center, Pensacola, FL 32502 in Escambia County, Florida, in accordance with section 45.031, Florida Statutes, using the following method:

☒ [www.escambia.realforeclose.com](http://www.escambia.realforeclose.com) beginning at 11:00 AM

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.

7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

**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 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 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, 190 GOVERNMENTAL CENTER, PENSACOLA, FL 32502, 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 LEGAL SERVICES OF NORTH FLORIDA, INC. 118 SOUTH BAYLEN STREET, PENSACOLA, FL 32501 (850) 432-8222 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. 118 SOUTH BAYLEN STREET, PENSACOLA, FL 32501 (850) 432-8222 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

ORDERED at Pensacola, Escambia County Florida, on ~~December 16, 2013.~~ <sup>January 2, 2014</sup>

  
JOHN T. PARNHAM, CIRCUIT JUDGE

COPIES FURNISHED TO:

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HEATHER BERRYHILL  
7910 HEIRLOOM DR  
PENSACOLA, FL 32514

SILVERTON OF PENSACOLA HOMEOWNERS ASSOCIATION, INC.  
C/O ETHERIDGE, RAY O  
908 GARDENGATE CIRCLE  
PENSACOLA, FL 32504

UNKNOWN TENANTS  
7910 HEIRLOOM DR  
PENSACOLA, FL 32514

*all parties*

*1/3/14*

*df*