

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2015 MAY 20 P 2:47

CIRCUIT CIVIL DIVISION
FILED & RECORDED

<p align="center">IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN & FOR ESCAMBIA COUNTY, FLORIDA</p> <p>Clerk Case Number: 2014-CA-001548 Division: Circuit Civil</p> <p>Wells Fargo Bank, National Association,</p> <p>Plaintiff(s),</p> <p>vs.</p> <p>Vincent M. Lee, David T. Lee, Jr., Valencia C. Lee and Brenda Garrett Lee a/k/a Brenda Marie Garrett; Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of David T. Lee, and All Other Persons Claiming by and Through, Under, Against the Named Defendant(s); Unknown Spouse of Brenda Garrett Lee a/k/a Brenda Marie Garrett; Unknown Spouse of Vincent M. Lee; Unknown Spouse of David T. Lee, Jr.; Unknown Spouse of Valencia C. Lee; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants</p> <p>Defendant(s).</p>	<p align="center">FOR CLERK'S USE ONLY</p>
<p align="center">FINAL JUDGMENT OF FORECLOSURE</p>	

THIS action was TRIED before the court. On the evidence presented,

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, Wells Fargo Bank, National Association is due:

Principal Due on Note and Mortgage	\$26,647.54
Interest in the amount of	\$2,887.10 good to April 10, 2015
Interest shall accrue at the note rate of 8.5% until the date of this Judgment	\$242.19

Title Search Expenses	\$275.00
Taxes:	\$1,289.34

Attorney fees:

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 fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.

\$2,250.00

Additionally based upon:

Contested Fee 1.8 hrs at \$150.00 per hour	\$270.00
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Contested Fee 1.4 hrs at \$150.00 per hour	\$210.00
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Attorney Fee Total	\$2,730.00
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Court Costs Now Taxed

Filing Fee/ Statutory Convenience Fee	\$503.00
Filing Fee for Lis Pendens	\$9.00
Private Process Server	\$976.75
GUARDIAN AD LITEM	\$450.00

OTHER COSTS:

Pre-Acceleration Late Charges	\$15.10
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Hazard Insurance	\$3,394.63
Suspense Balance	(\$0.00)

JUDGMENT GRAND TOTAL	<u>\$39,419.65</u>
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That shall bear interest at the prevailing statutory rate pursuant to F.S. §55.03.

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

Property Address: 51 Srant Drive, Pensacola, FL 32506

a. Legal Description: LOT 4, BLOCK 1, GALVEZ GARDENS, BEING A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RECORDS OF SAID COUNTY.

b. Parcel ID No. 07-1278-000

The aforesaid lien of the Plaintiff is prior, paramount and superior to all rights, claim, liens, interest, encumbrances and equities of the Defendants and all persons, firms or corporations claiming by, through or under said Defendants or any of them and the property will be sold free and clear of all claims of said Defendants, with the exception of any assessments pursuant to Florida Statutes §§718.116 and 720.3085.

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 Court shall sell the property at public sale on September 18, 2015 to the highest bidder for cash, except as set forth in Paragraph 5, WWW.ESCAMBIA.REALFORECLOSE.COM AT 11:00 A.M.CENTRAL STANDARD TIME in accordance with § 45.031 Fla. Stat. (1995).
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 the 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. Plaintiff may assign the judgment and right to bid without further order of the court.
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 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.

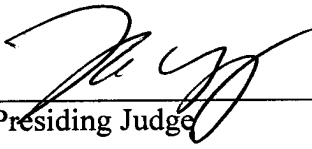
7. On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 (2010) or chapter 720, Florida Statutes, 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. This Court retains jurisdiction of this cause for the purpose of entering any and all further orders as may be necessary and proper including, without limitation, writs of possession and a deficiency judgment, if appropriate to hear motions and enter orders to address any omitted parties who may possess an interest in the subject property, including entering orders that foreclose any such interest, and to determine the amount of assessments due pursuant to sections 718.116 or 720.3085.
9. 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 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 SIXTY (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, PAM CHILDERS, ESCAMBIA COUNTY COURTHOUSE, 190 GOVERNMENTAL CENTER, PENSACOLA, FL 32501-5796, (850)595-4310, 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., 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

DONE AND ORDERED in Open Court in Escambia County, Florida, this 19th day of May, 2015.



Presiding Judge

The undersigned deputy clerk hereby certifies that he/she delivered a true and correct copy of the foregoing via email to those listed herein on the e-service distribution list. The attorney who submitted the proposed order is responsible for distribution of the order to any party who is not on the e-service distribution list.

Witness my hand and seal of the court on this ____ day of _____, 20____, as Clerk of the Circuit Court.

Pam Childers

Clerk of the Circuit Court

By: _____

Copies furnished to:

SHAPIRO, FISHMAN & GACHÉ, LLP, 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614

Brenda Garrett Lee a/k/a Brenda Marie Garrett, 8788 Conquest Ct, Pensacola, FL 32506

Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of David T. Lee, and All Other Persons Claiming by and Through, Under, Against the Named Defendant(s), c/o Rod B. Neuman, Esq., 3321 Henderson Boulevard, Tampa, FL 33609

Unknown Parties in Possession #1 n/k/a Valencia C. Lee, 51 Srant Drive, Pensacola, FL 32506

Unknown Parties in Possession #2 n/k/a David T. Lee Jr., 51 Srant Drive, Pensacola, FL 32506

Vincent M. Lee, 51 Srant Drive, Pensacola, FL 32506

David T. Lee, Jr., 51 Srant Drive, Pensacola, FL 32506

Valencia C. Lee, 51 Srant Drive, Pensacola, FL 32506

Unknown Heirs, Devisees, Grantees, Assignees, Creditors and Lienors of David T. Lee, and All Other Persons Claiming by and Through, Under, Against the Named Defendant(s), c/o Rod B. Neuman, Esq., RNeuman@gibblaw.com

14-276759 FC01 WNI

-All parties
5/21/15