

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL  
CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA

THE DELTONA CORPORATION,  
A DELAWARE CORPORATION;  
SUCCESSOR BY MERGER TO  
CITONY DEVELOPMENT CORPORATION,  
A FLORIDA CORPORATION

CIVIL DIVISION

CASE NO: 2011-CA-2651

Plaintiff,

SEP 14 12 11:18

vs

HOME MANAGEMENT #3 INC

**FINAL JUDGMENT OF FORECLOSURE**

Defendant(s).  
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This action was tried before the court. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, THE DELTONA CORPORATION, a Delaware corporation, 8014 SW 135<sup>th</sup> Street Road, Ocala, FL 34473, is due

Principal	\$10,350.24
Interest to September 13, 2012	\$2,206.26
Title Search Expenses	\$ 55.00
Taxes	\$ 215.70
Attorneys' Fees	\$ 310.51
Court costs, now taxed	\$ 415.00
Other	<u>\$ 175.00</u>
<b>TOTAL</b>	<b><u>\$13,727.71</u></b>

that shall bear interest at the prevailing rate of interest per year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, HOME MANAGEMENT #3 INC , on the following described property in Citrus County, Florida.

Lot 19, Block 1637, of CITRUS SPRINGS UNIT TWENTY-SIX, according to the Plat thereof, as recorded in Plat Book 9, at Pages 7 through 16, of the Public Records of Citrus 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 on-line, at 10:00 a.m. Eastern Standard Time at [www.citrus.realforeclose.com](http://www.citrus.realforeclose.com) to the highest bidder for

cash on October 18, 2012, in accordance with section 45.031, Florida Statutes, using the following method (CHECK ONE):

- At the Jury Assembly Room on the first floor, beginning at 10:00 on the prescribed date.
- By electronic sale - bidding begins at 10:00 a.m. Eastern Standard Time on the prescribed date at [www.citrus.realforeclose.com](http://www.citrus.realforeclose.com).

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 and all persons claiming under or against defendant 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 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 at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 N. Apopka Avenue, Inverness, FL 34450, (352) 641-6700, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

**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 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**

RESPRESENTATION 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, BETTY STRIFLER, CITRUS COUNTY COURTHOUSE, 110 N APOPKA AVENUE, INVERNESS, FLORIDA 34450, (352) 341-6400, 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 COMMUNITY LEGAL SERVICES OF MID-FLORIDA, INC., 106 N. OSCEOLA AVENUE, INVERNESS, FLORIDA 34450, (352) 726-8512, 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 COMMUNITY LEGAL SERVICES OF MID-FLORIDA, INC., 106 N. OSCEOLA AVENUE, INVERNESS, FLORIDA 34450, (352) 726-8512, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at Inverness, Citrus County, Florida, this 13<sup>th</sup> day of Sept, 2012.

Carol A. Faber  
CIRCUIT JUDGE

Copies to: CHARLES E. BERK, ESQ.  
P.O. BOX 5056  
Ocala, Florida 34478

HOME MANAGEMENT #3 INC  
118-43 233 STREET  
CAMBRIA HEIGHTS, NY 11411

By regular U.S. mail this 17 day of Sept 2012  
Betty Strifler, Clerk of the Circuit Court  
By J. Ramsey D.C.