

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

AUG 15 '14 9:05

J & M OLD TOWN, LLC,

Plaintiff,

CASE NO. 14-CA-459
 DIVISION

-vs-

ALBERT K. MORRELL and MILLICENT
 MORRELL, his wife; KATHLEEN MORRELL
 and UNKNOWN OCCUPANTS #1 and #2, IN
 POSSESSION,

Defendants.

UNIFORM FINAL JUDGMENT OF FORECLOSURE

THIS ACTION came on for hearing on **AUGUST 14, 2014**. Based on the evidence presented and being otherwise fully advised in the premise,

IT IS ADJUDGED that:

1. Plaintiff, whose address is 330 S. Pineapple Ave., #6. Sarasota FL 34236, is due:

Principal due on the Note secured by the Mortgage foreclosed:	\$ 23,500.00
Interest on the Note and Mortgage from Sept. 1, 2013 thru Aug. 14, 2014 @ \$7.73 per diem	2,690.04
Late Charges	235.00
NSF Fees	0.00
Escrow Advances	0.00
Title Search Expense	185.00
Taxes for the year(s) of _____	0.00
Insurance Premiums	0.00
Court Costs:	
Filing Fee	403.00
Issue Summonses	50.00
Service of Process (2 @ \$40.00; 3 @ \$60.00 ea)	260.00
Publication - Notice/Action	0.00
SUBTOTAL	\$ 27,323.04
 Additional Costs:	
Property Inspection	150.00
Copies, Postage and long distance phone calls	23.74
SUBTOTAL	\$ 27,496.78

Attorney Ad Litem	0.00
Attorney Fees based upon 7.5 hours at \$200.00	1,500.00
Less: Undisbursed escrow funds	0.00
Less: Unearned insurance premiums	0.00
Less: Miscellaneous deductions & credits	0.00

TOTAL SUM \$ 28,996.78

that shall bear interest from this date forward at the prevailing legal rate of interest.

2. Plaintiff holds the lien for total sum superior in dignity to all claims or estates of the Defendants on the following property located in Citrus County, Florida and described as:

LOT 6, Block L, HERITAGE ACRES, UNIT NO. 4, according to map or plat thereof as recorded in Plat Book 12, Pages 8 to 11, Public Records of Citrus County, Florida.

TOGETHER with Mobile home VIN#FLHMBFP101738483A and FLHMBFP101738483B
a/k/a 6524 Liberty Lane, Homosassa FL 34448
Parcel ID# 1719120040000L00060

3. If the total sum with interest at the rate described in Paragraph 1 and all costs of this action accruing subsequent to this Judgment are not paid, the Clerk of this Court shall sell the subject property at Public Sale on October 2, 2014 to the highest bidder for cash, except as prescribed in Paragraph 4, by Electronic Sale beginning at 10:00 A.M. Eastern Daylight Time on www.citrus.realforeclose.com.

4. Plaintiff shall advance all subsequent required costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property at the 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 attorney's fee; 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.

6. On filing the Certificate of Sale, the Defendants and all persons claiming under or against Defendants since the filing of the Notice of Lis Pendens, shall foreclosed of any and all estate or claim in the property, except as to claims or rights under chapter 718 or Chapter 720, Florida Statutes, if any. Upon filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property. If any Defendant remains in possession of the property, the clerk shall without further order of the Court issue forthwith a Writ of Possession upon request of the person named on the Certificate of Title.

7. The Court retains jurisdiction of this action to enter further Orders as are proper including, without limitation, a Deficiency Judgment.

IF THE 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 LIEN HOLDER 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 CIRCUIT COURT, IN INVERNESS AT 1-352-341-6400, 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 THE FLORIDA BAR REFERRAL SERVICE AT 1-800-342-8011. THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT THE FLORIDA BAR REFERRAL SERVICE FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

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 Ave., 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.

DONE AND ORDERED in Chambers at Inverness, CITRUS County, Florida, this 14th day of AUGUST, 2014.

Carol A. Farnley
CIRCUIT COURT JUDGE

Copies to:

Sheldon L. Wind, Esquire, 5700 Memorial Hwy., #102, Tampa FL 33615
Albert K. Morrell, 7349 Ulmerton Road, LOT 1049, Largo FL 33771
Millicent Morrell, 7349 Ulmerton Road, LOT 1049, Largo FL 33771
Kathleen Morrell, 6524 W. Liberty Lane, Homosassa FL 34448
Unknown Occupant #1, n/k/a Veronica Ender, 6524 W. Liberty Lane,
Homosassa FL 34448
J&M Old Town, LLC, c/o John M. Sarras, 330 S. Pineapple Ave., #6
Sarasota FL 34236

Furnished by U.S. or

Electronic Mail

Pursuant to SC10-2101 this

19 day of Aug 2014
By [Signature] D.C.

cat

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