

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

GENERAL JURISDICTION DIVISION
CASE NO: 2014 CA 000862 A

LPP MORTGAGE LTD.,
Plaintiff

vs.

SHEILA A. MITCHELL; RHONDA RIDENOUR ; PHIL
RIDENOUR
Defendant(s)

FINAL JUDGMENT OF FORECLOSURE

This action was heard before the Court on May 7, 2015. On the evidence presented

IT IS ADJUDGED that Plaintiff's Order to Show Cause for Foreclosure is **GRANTED** against all
defendants listed by name: SHEILA A. MITCHELL; RHONDA RIDENOUR ; PHIL RIDENOUR.

I. Plaintiff, LPP MORTGAGE LTD., whose address is c/o Dovenmuehle Mortgage, Inc., 1
Corporate Dr., Ste.360 Lake Zurich IL 60047, is due:

Principal	\$64,459.47
Interest to date of this judgment	\$9,401.34
Title Search Expense	\$325.00
Hazard Insurance	\$3,755.89
Flood Insurance	\$2,482.54
Appraisals	\$195.00
Property Preservation	\$2,385.00
Property Inspections	\$140.00
Pre Acceleration Late Charges	\$175.68

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.)

\$2,800.00

Attorneys' Fee Total:

Court Costs, now taxed:

\$1,848.65

14-73923

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Filing Fee: \$983.65
Service of Process: \$865.00
Other:

Subtotal	\$87,968.57
LESS: Escrow Credit	(\$3,403.43)
LESS: Other:	
TOTAL	\$84,565.14

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 CITRUS County, Florida:

LOT 114, BLOCK 8, WITH-LA-POPKA ISLANDS UNIT NO.3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 139-140 THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property Address: 5242 S ALLIGATOR PL., FLORAL CITY, FL 34436

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 25 day of June, 2015, to the highest bidder for cash, except as prescribed in paragraph 4, in accordance with section 45.031, Florida Statutes, using the following method:

☒ www.citrus.realforeclose.com beginning at 10:00 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.

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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.

ORDERED in Inverness, CITRUS County Florida, on May 7, 2015.


HONORABLE PRESIDING JUDGE

COPIES FURNISHED TO:
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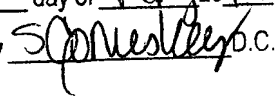
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5242 S. ALLIGATOR PL.
FLORAL CITY, FL 34436

RHONDA RIDENOUR
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Furnished by U.S. or

Electronic Mail

Pursuant to SC10-2101 this
11th day of May 2015
By  D.C.