

IN THE CIRCUIT COURT OF THE
5TH JUDICIAL CIRCUIT, IN AND FOR
CITRUS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2012CA1398

WELLS FARGO BANK, N.A.,
Plaintiff,

vs.

ANGELINA DELISI; JEFFREY M.
FITZPATRICK; UNKNOWN TENANT(S); IN
POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

FINAL JUDGMENT OF FORECLOSURE

THIS ACTION was tried before the Court at Plaintiff's Motion for Summary Final Judgment on June 23, 2015. On the evidence presented

IT IS ADJUDGED that:

1. Judgment is granted in favor of Plaintiff, WELLS FARGO BANK, N.A., is due:

Principal	\$	69,508.79
Interest from 5/1/2011 to 6/23/2015 (date of judgment)	\$	15,843.83
Escrow:		
Taxes	\$	1,040.42
Hazard Insurance	\$	2,156.52
Pre-Acceleration Late Charges	\$	53.82
Property Inspections	\$	395.00
Subtotal:	\$	88,998.38
Costs, now taxed:		
Title Search & Review	\$	325.00
Clerk Filing Fee	\$	964.00
Service of Process	\$	670.00
Notification of Action Publication Fee	\$	240.51
Subtotal:	\$	2,199.51
Attorneys' fees total	\$	1,450.00
Total:	\$	92,647.89

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 estate of the defendant(s), on the following described property in Citrus County, Florida:

THE NORTHEASTERLY 130 FEET OF LOT 121, GREEN ACRES, UNIT NO.7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 23 THRU 29, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

TOGETHER WITH THAT CERTAIN 1984 TOWN DOUBLEWIDE MOBILE HOME ID# GB1CS21128A AND GB1CS21128B, RP# R277317 LOCATED THEREON, TITLES TO SAID MOBILE HOME HAVING BEEN RETIRED UNDER F.S. SECTION 319.281 BY AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1957, PAGE 1353, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

Property Address: 1979 S MELANIE DRIVE HOMOSASSA, FL 34448

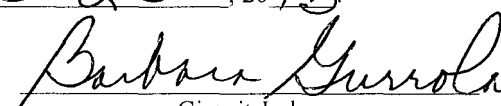
3. If the total sum with interest at the rate described in Paragraph 1 and all costs accrued subsequent to this judgment are not paid, the foreclosure sale is hereby scheduled to take place on-line on August 20, 2015 at 10:00 AM at www.citrus.realforeclose.com, the Clerk's website for on-line auctions. The Citrus County Clerk of Court shall sell the property described to the highest bidder for cash after giving notice as required by section 45.031, Florida statutes.
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 the plaintiff's costs which includes any additional advances; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the 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 of 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 chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of tile shall be let into possession of the property.
7. Attorney Fees. The Court finds, based upon the affidavits presented and upon inquiry of counsel for the plaintiff, that the flat foreclosure fee of \$1,450.00 is appropriate. PLAINTIFF'S COUNSEL REPRESENTS THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH THE PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to Florida Patient's Compensation Fund v. Rowe, 472 S.2d 1145 (Fla. 1985).
8. Jurisdiction is retained to enter further orders as are proper including, but not limited to writs of possession, determination of amounts due pursuant to sections 718.116 and/or 720.3085, Florida Statutes, reforeclosure motions, and deficiency judgments except where a discharge is applicable or personal service not obtained.

NOTICE PURSUANT TO SECTION 45.031, FLORIDA STATUTES.

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 at CITRUS County, Florida on

June 23, 2015

Circuit Judge

Copies sent to:

SERVICE LIST

Case No: 2012CA1398

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Furnished by U.S. or

Electronic Mail

Pursuant to SC10-2101 this

26 day of June 2015
By [Signature] D.C.