

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

U.S. Bank National Association, as trustee for  
 MASTR Asset Backed Securities trust 2004-HE1,  
 Mortgage Pass-Through Certificates, Series 2004-  
 HE1,

GENERAL JURISDICTION DIVISION

Case No. 2013 CA 000324 A

Plaintiff,

vs.

Patrick Solony, et. al.,  
 Defendants.

**FINAL JUDGMENT**

This action came before the Court upon an Order to Show Cause, pursuant to Florida Statutes Section 702.10. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, U.S. Bank National Association, as trustee for MASTR Asset Backed Securities trust 2004-HE1, Mortgage Pass-Through Certificates, Series 2004-HE1, 3815 South West Temple, Salt Lake City, Utah 84115, is due:

Principal Balance		\$68,889.69
Interest on note and mortgage from 04/01/2009 to 05/31/2015		\$35,608.21
Per Diem Interest at \$15.02 from 06/01/2015 to 06/23/2015		\$345.46
Late Charges		\$141.50
Title Search Expense		\$250.00
County Taxes		\$871.89
Hazard Insurance		\$109.46
P & I Insurance		\$565.92
Attorneys' fees*		
Finding as to reasonable number of hours:		
Finding as to reasonable hourly rate:		
Attorneys' fees total	# 560.00	<del>\$2,800.00</del>
Court costs, now taxed		\$0.00

\* 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.

Subtotal		\$109,236.67
LESS: Suspense balance		(\$107.20)
<b>TOTAL</b>		<del>\$109,129.47</del>

*Handwritten:* \$106,889.47

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 defendants, on the following described property in Citrus County, Florida:

LOT 17, BLOCK 330, INVERNESS HIGHLANDS WEST, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 5, AT PAGE(S) 19-33, 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 at public sale on August 27, 2015, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 110 N. Apopka Avenue, Room 100 in Citrus County in Inverness, Florida, in accordance with section 45.031, Florida Statutes, using the following method (CHECK ONE):

- At \_\_\_\_\_, beginning at \_\_\_\_\_ on the prescribed date.
- By electronic sale beginning at 10:00 AM 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, defendants and all persons claiming under or against defendants 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.

**IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL**

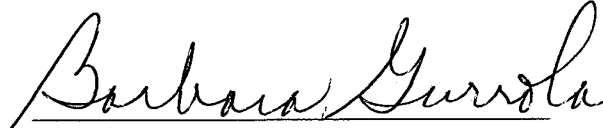
**MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.**

**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.**

**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, 110 N. APOPKA AVENUE, ROOM 100, INVERNESS, FLORIDA 34450 WITHIN 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 AVE, INVERNESS, FL 34450 AT (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 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

ORDERED at Inverness, Citrus County, Florida, on June 23, 2015.

  
Circuit Court Judge

Copies furnished:

Jacquelyn Beik, Esq.  
Brock & Scott, PLLC  
Attorney for Plaintiff  
1501 N.W. 49th Street, Suite 200  
Ft. Lauderdale, FL 33309  
[flcourtdocs@brockandscott.com](mailto:flcourtdocs@brockandscott.com)

Patrick Solony  
6550 East Glencoe Street  
Inverness, FL 34452

Deanna M. Badessa aka Deanna Badessa  
3655 E. Maxwell Place  
Inverness, FL 34453

HSBC Mortgage Services, Inc.  
636 Grand Regency Blvd  
Brandon, FL 33510

Unknown Tenant #1  
n/k/a Faith Solony  
6550 East Glencoe Street  
Inverness, FL 34452

Furnished by U.S. or  
Electronic Mail

Pursuant to SC10-2101 this

20 day of June 2015  
By Scopelony D.C.