

<p style="text-align: center;">IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN & FOR CITRUS COUNTY, FLORIDA</p> <p>Clerk Case Number: 2015-CA-000657 Division: Circuit Civil</p> <p>Nationstar Mortgage LLC,</p> <p style="padding-left: 40px;">Plaintiff(s),</p> <p>vs.</p> <p>Eric Allen Smith; Brian Eugene Smith; Unknown Spouse of Eric Allen Smith; Unknown Spouse of Brian Eugene Smith; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants</p> <p>Defendant(s).</p>	<p><i>FOR CLERK'S USE ONLY</i></p>
<p>FINAL JUDGMENT OF FORECLOSURE</p>	

THIS action was heard before the Court on Plaintiff's Motion for Summary Final Judgment on November 18, 2015. On the evidence presented,

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, Nationstar Mortgage LLC is due:

Principal Due on Note and Mortgage

\$43,738.83

Interest to the date of this Judgment	\$2050.30
Title Search Expenses	\$325.00
Taxes:	\$0.00
Attorney fees:	
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 fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.	\$2,250.00

Court Costs Now Taxed

Filing Fee/ Statutory Convenience Fee	\$465.50
Filing Fee for Lis Pendens	\$12.00
Private Process Server	\$1,285.40

OTHER COSTS:

Pre-Acceleration Late Charges	\$0.00
Property Inspections	\$60.00
Property Preservation	\$200.00
Hazard Insurance	\$0.00
Flood Insurance	\$0.00
Escrow Balance	\$-1,037.14
Suspense Balance	(\$0.00)
JUDGMENT GRAND TOTAL	<u>\$49,349.89</u>

That shall bear interest at the prevailing statutory rate pursuant to F.S. §55.03.

2. Plaintiff holds a first mortgage lien for the total sum superior to all claims or estates of Defendant(s) on the following described property in Citrus County, Florida:

Property Address: 7710 West Tropical Lane, Homosassa, FL 34448

- a. Legal Description: LOT 9, BLOCK F, OF CHASSAHOWITZKA RIVER ESTATES UNIT #6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 56, OF THE PUBIC RECORDS OF CITRUS COUNTY, FLORIDA.
- b. Parcel ID No. 1187605

The aforesaid lien of the Plaintiff is prior, paramount and superior to all rights, claim, liens, interest, encumbrances and equities of the Defendants and all persons, firms or corporations claiming by, through or under said Defendants or any of them and the property will be sold

free and clear of all claims of said Defendants, with the exception of any assessments pursuant to Florida Statutes §§718.116 and 720.3085.

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 Court shall sell the property by ELECTRONIC PUBLIC SALE; <http://www.citrus.realforeclose.com/> on *January 7th 2016* ~~2015~~ BEGINNING AT 10:00 A.M. to the highest bidder for cash, except as set forth in Paragraph 5, in accordance with § 45.031 Fla. Stat. (1995)
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 the 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. Plaintiff may assign the judgment and right to bid without further order of the court.
6. 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.
7. 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 (2010) 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.

8. This Court retains jurisdiction of this cause for the purpose of entering any and all further orders as may be necessary and proper including, without limitation, writs of possession and a deficiency judgment, if appropriate to hear motions and enter orders to address any omitted parties who may possess an interest in the subject property, including entering orders that foreclose any such interest, and to determine the amount of assessments due pursuant to sections 718.116 or 720.3085.
9. 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.

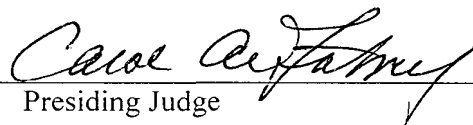
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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, ANGELA VICK, CITRUS COUNTY COURTHOUSE, 110 NORTH APOPKA AVENUE, INVERNESS, FL 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 NORTH OSCEOLA AVENUE, INVERNESS, FL 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 NORTH OSCEOLA AVENUE, INVERNESS, FL 34450, 352-726-8512 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE

DONE AND ORDERED in Chambers in Citrus County, Florida, this 18th day of Nov., 2015.


Presiding Judge

Copies furnished to:

SHAPIRO, FISHMAN & GACHÉ, LLP, 4630 Woodland Corporate Blvd., Suite 100, Tampa, FL 33614

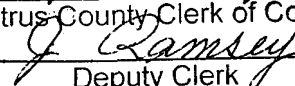
Eric Allen Smith, 08049 23 1/2 ST, Gobles, MI 49055

Brian Eugene Smith, 7691 West B Avenue, Kalamazoo, MI 49009

Unknown Spouse of Eric Allen Smith n/k/a Jane Doe, 08049 23 1/2 ST, Gobles, MI 49055

Unknown Parties in Possession #1 n/k/a Jenna Arnt, 7710 West Tropical Lane, Homosassa, FL 34448

15-287515 FC01 CXE

Furnished by U.S. or Electronic Mail
pursuant to SC10-2101 this
24 day of Nov 2015
Citrus County Clerk of Court
By 
Deputy Clerk