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

STEPHEN W. JOHNSON and  
EDWARD S. JOHNSON,

CASE No.: 2017-CA-921

Plaintiffs,

v.

MICHAEL ALLENDER a/k/a  
MICHAEL W. ALLENDER a/k/a  
MICHAEL WILLIAM ALLENDER a/k/a  
MICHAEL WILLIAM ALLENDER, II;  
MARY CHRISTINE JOHNSON;  
ANGELA VICK, CLERK OF COURTS;  
CITRUS COUNTY, FLORIDA;  
GE CAPITAL RETAIL BANK;  
SHARON K. ALLENDER;  
SUNCOAST SCHOOLS FEDERAL CREDIT UNION;  
STATE OF FLORIDA, DEPARTMENT OF REVENUE,  
CHILD SUPPORT ENFORCEMENT PROGRAM;  
if alive and if dead, their unknown spouse, heirs, devisees,  
legatees, grantees, assigns, lienors, creditors, trustees or other  
claimants, and all other parties claiming by, through, under or  
against the above named defendant(s), or any one of them who  
are not known to be dead or alive; and all unknown natural persons,  
if alive, and if dead or not known to be dead or alive, their several  
and respective unknown spouses, heirs, devisees, legatees, grantees,  
assigns, lienors, creditors, trustees or other claimants, or other parties  
claiming by, through, under or against those unknown natural persons,  
and the several and respective unknown directors, trustees or other claimants,  
successors in interest, shareholders, assigns and all other persons or parties  
claiming by, through, under or against any corporation (existing or dissolved,  
domestic or foreign) or other legal entity named as a defendant; and all other  
claimants, persons or parties, natural or corporate, or other form of legal entity,  
or whose exact legal status is unknown, claiming under any of the above named  
or described defendant(s) or party(ies) or claiming to have any right, title or  
interest in and to the lands hereafter described and involved in  
this lawsuit.

Defendants.

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SUMMARY FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE having come before the Court upon Plaintiff's Motion for Summary Judgment for Foreclosure and the Court having heard the argument of counsel and being otherwise fully advised in the premises,

IT IS ADJUDGED THAT:

1. Due and legal service of process has been had upon the Defendants, MICHAEL ALLENDER a/k/a MICHAEL W. ALLENDER a/k/a MICHAEL WILLIAM ALLENDER a/k/a MICHAEL WILLIAM ALLENDER, II; MARY CHRISTINE JOHNSON; ANGELA VICK, CLERK OF

COURTS; CITRUS COUNTY, FLORIDA; GE CAPITAL RETAIL BANK;  
SHARON K. ALLENDER; SUNCOAST SCHOOLS FEDERAL CREDIT UNION;  
STATE OF FLORIDA, DEPARTMENT OF REVENUE, CHILD SUPPORT ENFORCEMENT  
PROGRAM, and that this Court has jurisdiction of the parties in this cause and its subject matters.

2. That the Mortgage and Mortgage Note dated June 29, 2010, were recorded July 6, 2010, in Official Record Book 2364 at Page 1099, Public Records of Citrus County, Florida , constitutes a valid lien upon the property hereafter described, superior to the lien of all other parties, and the said mortgage is in default as alleged in Plaintiffs' Complaint.

3. That there is due to the Plaintiff upon the mortgage and mortgage note sued upon, the following sums:

|  |              |
|--|--------------|
| Principal Balance  | \$ 60,301.34 |
| Accrued Interest from November 1, 2012 through May 1, 2018 | \$ 19,899.44 |
| Late Charges   | \$ 50.00     |
| Attorney Fees to Robert S. Christensen                     | \$ 4,500.00  |
| Clerk of Court filing fee                                  | \$ 1,090.00  |
| Process Server fee   | \$ 691.19    |
| Total  | \$ 86,531.97 |

4. Plaintiffs have filed a Lis Pendens against the property to secure the payment of the amounts due as itemized above against the property in Citrus County, Florida described as follows:

THE NORTH 1/2 OF LOT 5, BLOCK 422B, OF INVERNESS HIGHLANDS WEST FIRST ADDITION REPLAT, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 116 THROUGH 122, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

5. If the total sum with interest at the rate described in Paragraph 3 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court, after publication of Notice as required by Chapter 45, Florida Statutes, shall sell the real property described above at public sale, free and discharged of any and all claims, liens, encumbrances, rights, equity and interest of the parties hereto and all persons, firms or corporations claiming by, through or under them, the sale to be held at 10:00 A.M. Eastern Standard Time on [www.citrus.realforeclose.com](http://www.citrus.realforeclose.com) on the \_\_\_ day of 10/25/2018, 2018, accordance with Chapter 45, Florida Statutes.

6. 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 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

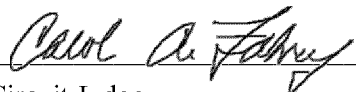
7. Plaintiffs shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiffs are not the purchasers of the property for sale. If Plaintiffs are the purchasers, the Clerk shall credit Plaintiffs' bid with the total sum with interest and costs accruing subsequent to this Judgment, or such part of it, as is necessary to pay the bid in full.

8. 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 Plaintiffs' costs; second, documentary stamps affixed to the Certificate of Title; third, Plaintiffs' attorney's fees; fourth, the total sum due to Plaintiffs', less the items paid, plus interest at the rate prescribed by law from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court.

9. On filing the Certificate of Title, Defendant and all persons, firms or corporations or government entities claiming under or against Defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the real property and the purchaser at the sale shall be let into possession of the property.

10. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, writs of possession and deficiency judgment, and the Clerk is directed to issue a Writ of Possession upon request by Plaintiffs or their counsel.

DONE AND ORDERED at Inverness, Citrus County, Florida, on this \_\_\_\_ day of \_\_\_\_\_, 2018.

  
\_\_\_\_\_  
Circuit Judge 09/06/2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy hereof was furnished to ROBERT S. CHRISTENSEN, ESQ., via E-Service at [christensenlaw@earthlink.net](mailto:christensenlaw@earthlink.net), ANGELA VICK, CLERK OF COURT, 110 N. Apopka Ave. , Inverness, FL 34450, CITRUS COUNTY, FLORIDA C/o The Board of County Commissioners, Lecanto Government Building, 3600 W. Sovereign Path, STE 267Lecanto, FL 34461, SUNCAOST SCHOOLS FEDERAL CREDIT UNION, 6804 E. Hillsborough Ave., Tampa, FL 33610, DEPARTMENT OF REVENUE, 325 John Knox Road, Building 300, Tallahassee, FL 32303-4115, via E-Service or US Mail on this . 9/14/2018

  
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~~Judge/Judicial Assistant~~ Deputy Clerk