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IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT
IN AND FOR CITRUS COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2017-CA-000589 A

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS, INC.,
ASSET-BACKED CERTIFICAES, SERIES 2006-17,

Plaintiff,

v.

ERIC STEPHEN CORLETT; ET AL,

Defendant(s).

FINAL JUDGMENT OF FLORECLOSURE

THIS ACTION was hear before the court on Plaintiff's Motion for Summary Judgment
of Foreclosure and Request for Attorneys' Fees. Based on the evidence presented,

IT IS ADJUDGED THAT

1. Amounts Due. Plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC.,
ASSET-BACKED CERTIFICAES, SERIES 2006-17, is due

Principal	\$105,625.10
Interest from 1/1/16 to 3/29/19 @ 4.75%	\$16,690.78
Interest from 3/30/19 to 4/25/19 @ 4.75%	\$357.50
Escrow Balance at Loan Transfer	\$2,940.28
Pre Accelerated Late Charges	\$76.77
Insurance	\$2,739.72
Taxes	\$2,074.96
Property Preservation	\$1,286.00
Winterization	\$362.80
Securing	\$130.00
Lawn Maintenance	\$4,338.55

Damage Repairs	\$75.00
FC Costs	\$1,453.50
Court Costs	\$2,866.13
Property Inspection	\$377.35
BPO/Appraisal Cost	\$820.00
Deferred P&I	\$47,101.99
Kelley Kronenberg Attorney Fees	\$12,425.00
TOTAL JUDGMENT AMOUNT	\$201,741.43

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

2. Lien on Property. The Plaintiff holds a lien for the total sum-superior to all claims, or estates of Defendant(s), Eric Stephen Corlett and Debra D. Corlett on the following-described property in Citrus County, Florida:

Address: 520 Poplar Street, Inverness, Florida 33452

Legal Description: LOT 51 AND 52, BLOCK 233, INVERNESS HIGHLANDS SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 51 THROUGH 66, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

3. Sale of Property. If the grand total amount with interest at the rate described in paragraph 3 and all costs accrued subsequent to this judgment are not paid, the Clerk of the Court shall sell the subject property at public sale on May 30, 2019 to the highest bidder for cash, except as set forth in Paragraph 5, outside room 245 on the 2nd Floor of the Hernando County Courthouse at 11:00 a.m. in accordance with §45.031(10), Fla. Stat.

4. Costs. 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.

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5. Distribution of Proceeds. 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 Plaintiffs costs; second, documentary stamps affixed to the Certificate; third, Plaintiffs attorney's fees; fourth, the total sum due to Plaintiff, less the item paid, plus interest at the rate prescribed in Paragraph 1 from this date to the date of the sale; and by retaining any amount remaining pending the further Order of this court.

6. Right of Redemption/Right of Possession. On filing the Certificate of Sale, Defendant(s) and all persons claiming under or against Defendants(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 right under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person on the certificate of title shall be let into possession of the property.

7. Attorneys' Fees. The Court finds, based upon the affidavits/testimony presented and upon inquiry of counsel for the Plaintiff that 59.50 hours were reasonably expended by Plaintiff's Counsel and that an hourly rate of up to \$275.00 is appropriate. Plaintiff's counsel represents that the attorneys' fees awarded does not exceed its contract fee with the Plaintiff. The Court finds that there is/are no reduction or enhancement factors for consideration by the Court pursuant to Florida Patients Compensation Fund v. Rowe, 472 So.2d 1145 (Fla. 1985).

8. Jurisdiction Retained. This Court specifically reserves jurisdiction to re-open this matter for the purposes of re-foreclosing against unnamed or unintentionally omitted Defendants should this court deem it proper, upon proper motion by a party.

9. Waiver of Deficiency. Plaintiff and its successors and assigns has voluntarily waived any rights it may have to seek a future deficiency judgment against the Defendant Borrower Eric Stephen Corlett.

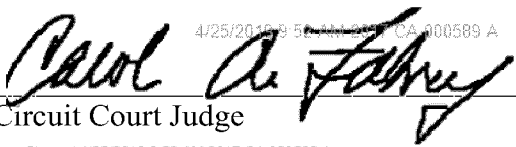
10. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE 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 FOR YOUR COUNTY 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 LEGAL SERVICES OF MID-FLORIDA, INC., OCALA, (352) 629-0105, WWW.CLSMF.ORG 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 LEGAL AID SOCIETY FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED at Citrus County, Florida, this ____ day of _____,
2019.


Circuit Court Judge
e-Signed 4/25/2019 9:52 AM 2017 CA 000589 A

Copies Furnished to:

Scott A. Griffith, Attorney, Kelley Kronenberg, 1511 N. Westshore Blvd., Suite 400, Tampa, FL 33607; flrealprop@kelleykronenberg.com; sgriffith@kelleykronenberg.com; Kinley I. Engvalson, Esq., Attorney for Eric Corlett 1615 Forum Place, 5th Floor, West Palm Beach, FL

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33401, kengvalson@kraskerlaw.com;servicehad@kraskerlaw.com; Debra D. Corlett, 230 Kroger Center Drive, Morehead, KY 40351

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by electronic or U.S. Mail on 05/01/2019.

By *Barbara Mullen*

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