

IN THE FLORIDA COURT OF THE FIFTH
JUDICIAL CIRCUIT OF FLORIDA IN AND FOR
CITRUS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO: 2018 CA 000518 A

QUICKEN LOANS INC.,
Plaintiff,

vs.

UNKNOWN SUCCESSOR TRUSTEE OF THE
STEPHEN CHARLES HECKMAN REVOCABLE
TRUST DATED NOVEMBER 20, 2007;
UNKNOWN BENEFICIARIES OF THE
STEPHEN CHARLES HECKMAN REVOCABLE
TRUST DATED NOVEMBER 20, 2007; THE
UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST IN
THE ESTATE OF STEPHEN CHARLES
HECKMAN, DECEASED; LAUREL HECKMAN
WADE; ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO
BE DEAD OR ALIVE, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS,
Defendant(s).

FINAL JUDGMENT OF FORECLOSURE

This action was heard before the court on May 30, 2019 on evidence presented at the Order to Show Cause hearing pursuant to Fla. Stat. §702.10. **IT IS ADJUDGED** that Plaintiff's Motion for Final Judgment is **GRANTED** pursuant to Fla. Stat. §702.10, against all defendants listed by name: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEPHEN CHARLES HECKMAN, DECEASED; LAUREL HECKMAN WADE; UNKNOWN SUCCESSOR TRUSTEE OF THE STEPHEN

CHARLES HECKMAN REVOCABLE TRUST DATED NOVEMBER 20, 2007; UNKNOWN
BENEFICIARIES OF THE STEPHEN CHARLES HECKMAN REVOCABLE TRUST
DATED NOVEMBER 20, 2007;

1. **Amounts Due.** Plaintiff, QUICKEN LOANS INC., whose address is c/o Quicken Loans Inc.,
1050 Woodward Ave., Detroit, MI 48226, is due:

Principal	\$166,515.19
Interest to date of this judgment: May 30, 2019	\$11,835.11
Escrow Credit	\$4,724.51
Late Charges	\$158.43
Inspections	\$114.00
Property Preservation	\$6,206.00
SUBTOTAL	\$189,553.24
Attorneys' Fees:	
Flat Fee: \$3,625.00	
Motion to Appoint Guardian Ad Litem: \$250.00	
Attendance at Court on Motion to Appoint GAL:	
\$250.00	
Attorneys' Fee Total:	\$4,125.00
Court Costs, now taxed:	
Filing Fee:	\$987.39
Service of Process:	\$564.45
Publication for THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEPHEN CHARLES HECKMAN, DECEASED, UNKNOWN SUCCESSOR TRUSTEE OF THE STEPHEN CHARLES HECKMAN REVOCABLE TRUST DATED NOVEMBER 20, 2007, UNKNOWN BENEFICIARIES OF THE STEPHEN CHARLES HECKMAN REVOCABLE TRUST DATED NOVEMBER 20, 2007	\$144.00
Other:	\$558.50
Title Search: \$325.00	
Death Certificate: \$58.50	
Probate Review: \$175.00	
SUBTOTAL	\$195,932.58
TOTAL SUM	\$195,932.58

That shall bear interest at a rate in accordance with section 55.03(3), Florida Statute

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

**LOT 12, BLOCK H, OF MAYFAIR GARDEN ACRES,
ACCORDING TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 2, PAGES 141 THROUGH 142,
PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; LESS AND
EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS
BOOK 731, PAGE 1354; LESS AND EXCEPT THOSE LANDS
DESCRIBED IN OFFICIAL RECORDS BOOK 1074, PAGE 254;
AND LESS AND EXCEPT THOSE LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 632, PAGE 473, PUBLIC RECORDS
OF CITRUS COUNTY, FLORIDA**

**Property Address: 1650 N MARION WAY, CRYSTAL RIVER, FL
34429**

3. **Sale of Property.** 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 the ____ day of 7/11/2019, 20__, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 110 NORTH APOPKA AVENUE, ROOM 100, INVERNESS, FL 34450-4299 in Citrus County, Florida, in accordance with section 45.031, Florida Statutes (2013), using the following method:

☒ www.citrus.realforeclose.com beginning at 10:00 AM

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.
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 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. **Right of Redemption/Right of Possession.** 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, and defendant(s) right of

redemption as prescribed by section 45.031⁵, Florida Statutes (2013) shall be terminated, 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. **Attorneys' Fees.** The requested attorneys' fees are 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.
8. **Jurisdiction Retained.** Jurisdiction is reserved over this action to enforce the Final Judgment and to enter further orders that are proper including, without limitation, an award of attorney's fees and costs, a deficiency decree (if sought and appropriate), writs of possession, orders granting leave to file supplemental and/or amended pleadings to add additional parties, and orders resolving any disputes with respect to assessments and/or other amounts allegedly due associations.

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, FL 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 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. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at INVERNESS, CITRUS COUNTY, FLORIDA this _____ day of _____, 20____.


5/30/2019 1:46 PM 2018 CA 000518 A
HONORABLE PRESIDING JUDGE
e-Signed 5/30/2019 1:46 PM 2018 CA 000518 A

COPIES FURNISHED TO:

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THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEPHEN CHARLES HECKMAN, DECEASED
1650 N MARION WAY
CRYSTAL RIVER, FL 34429

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18-157484 - CrS

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I HEREBY CERTIFY that a true and correct copy of the foregoing
has been furnished by electronic or U.S. Mail on 06/04/2019.

By *Barbara M. Nelson*