

Filing # 36555680 E-Filed 01/14/2016 10:39:30 AM

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL
CIRCUIT, IN AND FOR SANTA ROSA COUNTY,
FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 15000368CAMXAX**

CITIMORTGAGE INC.,
Plaintiff

vs.

**CHARLIE L. ALLEN, III; KIMBERLY D. ALLEN; BON
VIEW HOMEOWNERS ASSOCIATION, INC.**
Defendant(s)

2016 JAN 15 PM 12 50
SANTA ROSA COUNTY, FLORIDA
CLERK OF COURT &
COMPTROLLER

FINAL JUDGMENT OF FORECLOSURE

THIS MATTER was tried before the Court at the Non-Jury Trial on January 15, 2016 After consideration of all evidence presented, this Court rules as follows

IT IS ADJUDGED that Final Judgment of Foreclosure is entered in favor of the Plaintiff and against all defendants: **CHARLIE L. ALLEN, III; KIMBERLY D. ALLEN; BON VIEW HOMEOWNERS ASSOCIATION, INC..**

1. Plaintiff, CITIMORTGAGE INC., whose address is c/o Citimortgage, Inc., 14700

Citicorp Drive, Hagerstown, MO 21742, is due:

Principal	\$173,131.76
Interest to date of this judgment January 15, 2016	\$11,348.37
Title Search Expense	\$325.00
Escrow Advances	\$351.44
Attorneys' Fees	\$4,550.00
Finding as to reasonable number of hours rate for trial preparation and attendance:10	
Finding as to reasonable hourly rate for trial preparation and attendance:\$ 175.00	
Flat Fee:\$2,800.00	
(*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.)	
Court Costs, now taxed:	
Filing Fee: \$972.05	\$1,447.05
Service of Process: \$475.00	

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Other:	
Guardian Ad Litem	\$357.50
Subtotal	\$191,511.12
LESS: Escrow Balance	
LESS: Other:	
TOTAL	\$191,511.12

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 defendant(s), on the following described property in SANTA ROSA County, Florida:

LOT 3, BLOCK G, BON VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 38, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

Property Address: 5800 JADE MOON CIR, MILTON, FL 32583.

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 the 4th day of March 4, 2016, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 6865 Caroline Street in Santa Rosa County, Florida, in accordance with section 45.031, Florida Statutes, using the following method:

www.santarosa.realforeclose.com FL beginning at 11:00 AM

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, 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 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.

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7. Jurisdiction is further reserved to enter Orders that are proper, including without limitation, writs of possession, and leave to file supplemental and amended pleadings and complaints to add omitted counts and/or parties who may possess an interest in the property and to resolve any disputes with respect to assessments and/or other amount 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, 6865 Caroline Street, 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 Phone: (850) 432-822 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 Phone: (850) 432-822 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at, SANTA ROSA COUNTY Florida, on January 15, 2016.


eSigned by JOHN BIMON JR. 01/15/2016 10:02:53 am FmwlAW
HONORABLE PRESIDING JUDGE

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COPIES FURNISHED TO:

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