

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 3/2/2020 4:30:00 PM.****

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA
CIVIL DIVISION

WILMINGTON SAVINGS FUND SOCIETY, FSB,
d/b/a CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR
PRETIUM MORTGAGE ACQUISITION TRUST

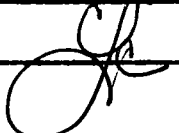
CASE NO. CACE-19-011554

Division No.

Plaintiff,

vs.

THOMAS W. GONZALES a/k/a THOMAS
GONZALES; UNKNOWN SPOUSE OF THOMAS
W. GONZALES a/k/a THOMAS GONZALES;
BROWARD COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA;
DEPOSITORS INSURANCE COMPANY; STATE
OF FLORIDA; CLERK OF COURT IN AND FOR
BROWARD COUNTY, FLORIDA; IDA
STEPHENSON; CRYSTAL LAKE GOLF VILLAS
ASSOCIATION II, INC; and CRYSTAL LAKE
GOLF VILLAS ASSOCIATION, INC..

Filed In Open Court
CLERK OF THE CIRCUIT COURT
ON MAR 02 2020
BY 

Defendants/

CONSENT FINAL JUDGMENT OF FORECLOSURE

~~THIS ACTION~~ was heard before the Court 3/2/2020, and on the agreement of the parties:

~~IT IS ADJUDGED~~ that: The Plaintiff's Motion for Summary Judgment is GRANTED. Service of process has been duly and regularly obtained over THOMAS W. GONZALES a/k/a THOMAS GONZALES; UNKNOWN; SPOUSE OF THOMAS W. GONZALES a/k/a THOMAS GONZALES; BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; DEPOSITORS INSURANCE COMPANY; STATE OF FLORIDA; CLERK OF COURT IN AND FOR BROWARD COUNTY, FLORIDA; IDA STEPHENSON; CRYSTAL LAKE GOLF VILLAS ASSOCIATION II, INC; and CRYSTAL LAKE GOLF VILLAS ASSOCIATION, INC.; defendants.

1. **Amounts Due and Owing.** Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, 9990 RICHMOND AVENUE SUITE 400 SOUTH, HOUSTON, TX 77042, is due:

Principal due on the note secured by the mortgage
foreclosed:

\$187,027.36

Accrued Interest from 08/01/18 to 09/09/19

\$12,400.82

Additional Interest from 09/10/19 to 03/02/20

\$4,925.94

THOMAS W. GONZALES A2852

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Interest Per Diem at \$28.31	
Late Charges	\$442.08
Tax Disbursements	\$943.67
Hazard Insurance Disbursement	\$7,291.72
Attorneys' Fees	
Attorneys' Flat Rate Total: \$4,850.00	\$4,850.00
*(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 the lodestar analysis is not necessary and that the flat fee is reasonable)	
Court Costs, Now Taxed:	
Filing Fee	\$2,036.00
Service of Process	\$620.00
Publication - N/A	\$245.00
Guardian Ad Litem	\$525.50
Subtotal	\$221,308.09
Additional Costs	
Property Inspections/Preservation	\$100.25
Deferred Principal Balance	\$129,884.24
Title Fee	\$82.00
Skip Trace	\$244.14
Subtotal	\$130,310.63
Total Due	\$351,618.72

That shall bear interest at a rate of 6.83% per year.

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 Broward County, Florida:

LOT 11, BLOCK 'S, TOGETHER WITH AN UNDIVIDED PROPORTIONATE FRACTIONAL INTEREST IN PARCEL "C" OF CRYSTAL LAKE 4TH SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property Address: 4751 Nw 12th Dr, Deerfield Beach, Florida 33064

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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 **(NOT LESS THAN 120 DAYS FROM ENTRY)** June 30, 2020 at 10:00 AM, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 201 S.E. 6th Street, in Broward County in Fort Lauderdale, Florida, in accordance with Section 45.031, Florida Statutes (2013), using the following method:
By electronic sale beginning at 10:00 AM on the prescribed date at www.broward.realeforeclose.com, the Clerk's website for on-line auctions.

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 the plaintiff's costs; second, documentary stamps affixed to the Certificate; third, plaintiff's attorney's fees; fourth, the total sum due to the 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 Possession.** On filing of 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. The Plaintiff may assign the judgment, cause of action and credit bid to any third party by the filing of an Assignment without further order of the court.

9. **Jurisdiction.** Jurisdiction of this action is retained to enter further orders, as are proper, including, without limitation, writs of possession. In addition, this court retains jurisdiction to enter any required supplemental complaint(s) such as a reforeclosure to add a necessary and/or omitted party without the necessity of filing a separate action. Plaintiff has waived its right to claim a deficiency against Defendant Thomas Gonzales.

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.

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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 CONTACT THE CLERK OF THE COURT, 201 S.E. 6TH STREET, FORT LAUDERDALE, FL (TELEPHONE: (954) 831-6565), 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 AID SERVICE OF BROWARD COUNTY, 609 SW FIRST AVENUE, FORT LAUDERDALE, FL, 954-765-8950 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 SERVICE OF BROWARD COUNTY, 609 SW FIRST AVENUE, FORT LAUDERDALE, FL, 954-765-8950, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED at Broward County, Florida, this 2 day of March, 2020.


HONORABLE ANDREA R. GUNDERSEN
CIRCUIT COURT JUDGE

Copies furnished:
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DEERFIELD BEACH, FL 33064

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