

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 2/27/2023 4:49:07 PM.****

IN THE COUNTY COURT OF THE
17TH JUDICIAL CIRCUIT, IN AND FOR
BROWARD COUNTY, FLORIDA

LAKE PARK GARDENS #3, INC.,

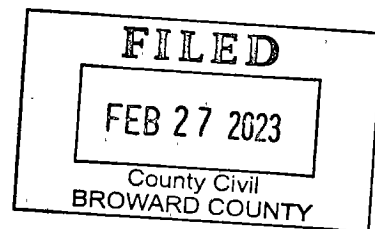
Plaintiff,

v.

CASE NO: COCE 22-077609 (53)

CURTIS ELLIOTT WILLIAMS,
UNKNOWN SPOUSE OF CURTIS
ELLIOTT WILLIAMS, UNKNOWN
TENANT #1 AS UNKNOWN TENANT IN
POSSESSION and UNKNOWN TENANT
#2 AS UNKNOWN TENANT IN
POSSESSION, fictitious names representing
unknown tenants in possession, and any and
all unknown parties claiming by, through,
under and against the herein named
individual defendants who are now known to
be dead or alive, whether said unknown
parties may claim an interest as spouses,
heirs, grantees, or other claimants,

Defendants.



**DEFAULT FINAL JUDGMENT OF FORECLOSURE INCLUDING
AWARD OF ATTORNEYS' FEES AND COSTS**

THIS CAUSE came before the Court upon Plaintiff's Motion for Default Final Judgment of Foreclosure Including Award of Attorneys' Fees and Costs, and the Court having reviewed the Court file and being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. Plaintiff's Motion for Default Final Judgment of Foreclosure Including Award of Attorneys' Fees and Costs is hereby GRANTED in favor of Plaintiff, **Lake Park Gardens #3, Inc.** and against Defendants, **Curtis Elliott Williams and Edna Williams.**
2. Plaintiff **Lake Park Gardens #3, Inc.** is due from Defendant **Curtis Elliott Williams** the sum of:

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- (a) \$ 2971.85 For assessments through February, 2023;
- (b) \$ 2,850.00 For attorney's fees;
- (c) \$ 690.21 For costs;
- (d) (\$ 2,731.00) Less sums held in trust

TOTAL **\$ 3,781.06** which shall bear interest percent at **5.52%** per annum.

Additionally, maintenance assessments in the amount of **\$305.50**, and late fees in the amount of **\$25.00**, continue to accrue monthly, which shall be added to the total amounts owed under this judgment. Furthermore, the amount due under this Final Judgment is subject to future increases for maintenance assessments and any new Special Assessments that may be adopted by Plaintiff. Plaintiff shall be entitled to a credit bid in the amount of any maintenance payments which accrue after the date of this judgment, in addition to all sums set forth in the judgment.

3. Plaintiff holds a lien for the total sum in Paragraph 2, including any post-judgment maintenance fees, late fees, attorney's fees and costs, which is superior to any claim or estate of **Curtis Elliott Williams and Edna Williams** on the following described property located in Broward County, Florida:

Unit 314, Lake Park Gardens #3 Inc., a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3268, Page 780, and all amendments thereto, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

a/k/a 4771 N.W. 10th Court, #314, Plantation, FL 33313 Parcel ID No. 4941 36 BK 0250

4. If the total sum with interest at the rate described in Paragraph 2 and all costs accrued subsequent to this Final Judgment are not paid, the Clerk of Court shall sell the property, at public sale on April 14, 2023, to the highest bidder for cash, except as prescribed in Paragraph 5, at www.broward.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. in accordance with Section 45.031, Florida Statutes. **The Clerk of Court is**

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directed to issue a sale date to Plaintiff within 30 days from the date of this Final Judgment.

The Clerk shall not conduct the sale in the absence of the Plaintiff or its representative.

5. 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. 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.

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.

7. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

8. 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, BROWARD COUNTY, FLORIDA: 201 S.E. 6TH STREET, FT. LAUDERDALE, FL 33301, (954) 331-0375, 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.

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9. 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, (954) 765-8950, 491 N. STATE ROAD 7, PLANTATION, FL 33317, 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 FT. LAUDERDALE, BROWARD COUNTY FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

10. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, **by one check made payable to Valancy & Reed, P.A., Trust Account**, so far as they are sufficient by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed in Paragraph 2 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court.

11. 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.

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12. Upon issuance of the Certificate of Title, the person named on the Certificate of Title shall be entitled to immediate possession of the property and to the issuance of a Writ of Possession from the Clerk of Court without further order of the court.

13. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

DONE AND ORDERED, in Chambers, Ft. Lauderdale, Broward County, Florida this
____ day of FEB 27 2023, 2023.



COUNTY COURT JUDGE

Copies Furnished To:

C. Mark Reed, Esq.
Valancy & Reed, P.A.
Attorneys for Plaintiff
310 S.E. 13th Street
Fort Lauderdale, FL 33316
Email: service@myflalaw.com

Curtis Elliott Williams
4771 N.W. 10th Court, #216
Plantation, FL 33313

Unknown Tenant #1
n/k/a Edna Williams
4771 N.W. 10th Court, #314
Plantation, FL 33313