

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 8/14/2019 4:16:00 PM.****

CONO19005839

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

OASIS AT PALM AIRE ASSOCIATION, INC.,
Plaintiff,
v.
WINSTON SOLOMON; GRENDIA SOLOMON,
Defendants.

Case No.: CONO19005839

FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE was heard on Plaintiff's Motion for Final Default Judgment, and the Court, having reviewed the pleadings of record, having heard argument of Counsel on August 14, 2019, and being otherwise fully advised in the premises, it is thereupon:

ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction of the subject matter hereof and the parties hereto and finds that the equities of this cause are with the Plaintiff and against the Defendants;

2. The Defendants were properly served and a default was entered against each Defendant;

3. Plaintiff's attorneys will reasonably expend a total of 9.7 hours in representing the Plaintiff in this action, and the Court finds that \$250.00 per hour for 9.7 hours of work is a reasonable hourly fee for counsel's services to the Plaintiff herein. Plaintiff has also incurred pre-litigation flat-fee attorney's fees totaling \$500.00, which the Court finds to be reasonable for the services rendered to the Plaintiff herein;

4. There is due the Plaintiff the following TOTAL calculated as follows:

| | | |
|----|--|-----------------------------|
| A. | Maintenance assessment installments from | |
| | Q3 2018– Q3 2019 | \$3,769.71 |
| B. | Interest through August 31, 2019..... | \$201.27 |
| C. | Attorney's Fees | \$2,925.00 |
| D. | Costs | \$1,580.60 |
| | (LESS PAYMENTS) | (-\$0.00) |
| | <u>TOTAL:</u> | <u>\$8,476.58***</u> |

*****Assessments continue to accrue on a quarterly basis in the amount of \$756.13 in addition to interest at a rate of 18% per annum.**

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5. There is a Claim of Lien held by the Plaintiff for the total sum specified in the preceding paragraph superior in dignity to any right, title, interest or claim of the Defendant, upon the property herein foreclosed and situated in **Broward** County, Florida, and described as follows:

Lot 20 on that portion of Parcel "A", according to the Plat of Palm Aire Oaks Course Estates 3rd Section, as recorded in Plat Book 108, Page 1, of the Public Records of Broward County, Florida.

6. If the aforesaid total sum due to the Plaintiff, plus interest on the aforesaid unpaid principal at the rate of 6.77% per annum from and after the date of this Judgment, and all costs of this proceeding incurred subsequent to the date of this Judgment, are not forthwith paid, the Clerk of this Court shall sell said property at Public Sale on the 27th day of September, 2019, to the highest bidder or bidders, for cash, online at <http://www.broward.realforeclose.com>, after having first given notice as required by Fla. Stat. §45.031. The Plaintiff may cancel the Public Sale by submitting in writing to the Clerk of the Court notification of such cancellation;

7. The Plaintiff shall advance the cost of publishing the Notice of Sale and the Clerk's fee for making the sale, and shall be reimbursed therefore by the Clerk out of the proceeds of the sale if the Plaintiff shall not become the purchaser of the property at the sale;

8. The Plaintiff may be a bidder for the purchase of said property at the sale. If the Plaintiff shall be the purchaser at the sale, then the Clerk shall credit on the bid of the Plaintiff the total sum herein found to be due to the Plaintiff, or such portion thereof as may be necessary to fully pay the bid of the Plaintiff, except the sums mentioned in Paragraph 7 of this Judgment must be paid in cash or equivalent tender (i.e. Plaintiff's law firm trust account check);

9. After confirmation of the sale, whether confirmation be by the Clerk filing the Certificate of Sale or by Order of this Court ruling upon objections to that sale, the Clerk shall make distribution of the proceeds of that sale by paying:

A. All costs and expenses of these proceedings subsequent to the entry of this Final Judgment, including the cost of publication the Notice of Sale and the Clerk's fee for making the sale (unless the Plaintiff, having already paid for those two items of costs, shall be the purchaser at the sale), the cost of the State documentary stamps affixed to the Certificate of

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Title (based upon the amount bid for the property, plus costs are paid by the purchaser), and the fee allowed to the attorneys for the Plaintiff;

B. The total sum herein found to be due to the Plaintiff, less the attorney's fees mentioned in Paragraph 9A above, plus interest on the total sum specified in Paragraph 4 above, at the rate of 6.77% per annum from the date of this Judgment;

10. If the total amount realized on the sale exceeds the total of the sums ordered to be paid by Paragraph 9 of this Judgment, the Clerk shall disburse the surplus as this Court shall hereafter direct, and if the total amount realized shall not be sufficient to pay all of those sums, the Clerk shall pay first those sums specified in Paragraph 9A above and shall pay the balance to the Plaintiff;

11. Upon confirmation of the sale, whether by the Clerk filing the Certificate of Sale herein or by Order of the Court ruling objections to the sale, the Defendant(s), and any and all persons claiming by, through, or under the Defendant(s) since the date of the filing of the Lis Pendens herein, are forever barred and foreclosed of and from all right, title, interest, claim or demand of any kind of nature whatsoever in and to said property herein described, and upon the Clerk filing the Certificate of Title, the purchaser at the sale, or his or her representatives or assigns shall be let into possession of said property after the issuance of the Certificate of Title. The Clerk of this Court is hereby directed to issue a Writ of Possession upon application for same by Plaintiff;

12. This Court retains jurisdiction of this Cause to settle all other questions that this Court has jurisdiction to settle, including but not limited to entering a Deficiency Judgment against the Defendants. If the Defendant(s) has received a bankruptcy discharge in the amount of a Deficiency Judgment, if any, it will be limited to the amount permitted by law;

13. 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;

14. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

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NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS;

15. 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 COURT, **201 S.E. 6TH STREET, FORT LAUDERDALE, FL 33301, 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;

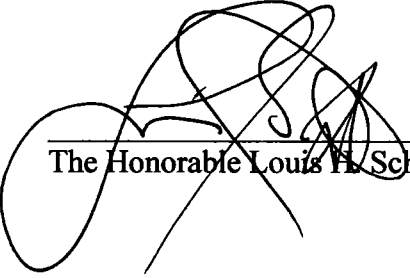
16. IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE 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 OF BROWARD COUNTY, 491 NORTH STATE ROAD 7, PLANTATION, FL 33317, 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 OF BROWARD COUNTY, 491 NORTH STATE ROAD 7, PLANTATION, FL 33317, 954-765-8950** FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

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17. The interests of all of the Defendants are subordinate and inferior to those of Plaintiff's lien and are hereby extinguished.

DONE AND ORDERED at Deerfield Beach, FL, Broward County, this 14 day of August, 2019.



The Honorable Louis F. Schiff

Copies furnished to:

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