

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK, 2/5/2019 4:30:00 PM.\*\*\*\*

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

CASE NO. 062015CA011436AXXXCE

U.S. BANK NATIONAL ASSOCIATION AS LEGAL  
TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE  
TRUST,

Plaintiff,

vs.

LARRY WILLIAMS, GERALDINE WILLIAMS,  
WALTER A. FIX, THERESA FIX, UNKNOWN  
TENANT NO 1 N/K/A AMANDA WILLIAMS  
UNKNOWN TENANT NO. 1; UNKNOWN TENANT  
NO. 2; and ALL UNKNOWN PARTIES CLAIMING  
INTERESTS BY, THROUGH, UNDER OR AGAINST  
A NAMED DEFENDANT TO THIS ACTION, OR  
HAVING OR CLAIMING TO HAVE ANY RIGHT,  
TITLE OR INTEREST IN THE PROPERTY HEREIN  
DESCRIBED,

Defendants.

Filed In Open Court  
CLERK OF THE CIRCUIT COURT  
ON 2-5-19  
BY Rafael S.

**FINAL JUDGMENT  
OF FORECLOSURE**

THIS ACTION came before the Court for a non-jury trial on February 5, 2019 and the Court upon  
hearing argument and pleadings and proofs submitted herein, and on the evidence presented,

IT IS ADJUDGED THAT:

1. This Court has jurisdiction of the subject matter hereof and the parties hereto. The equities  
of this action are with the Plaintiff, U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE  
TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST. Final Judgment of Foreclosure is hereby  
**ENTERED** in favor of the Plaintiff. There is due to the Plaintiff, whose address is c/o SHD Legal Group  
P.A., PO BOX 19519, Fort Lauderdale, FL 33318, the sums of money as hereafter set forth:

A. Principal Balance	\$232,218.34
B. 7.05000% interest at \$ 44.85 per diem from July 1, 2013 to February 5, 2019	91,724.80
C. Pre-acceleration Late Charges	1,086.23
D. Property Inspections	14.25
E. Escrow Advance	24,817.97
F. Prior servicer advances	16,260.00
G. Title Search	200.00
H. Service of Process	20.00
I. Document Retrieval	171.50
J. Attorneys' Fees	<u>\$ 4,135.00</u>
<b>TOTAL:</b>	<b><u>\$370,648.09</u></b>

2. A reasonable fee for the legal services rendered is set forth in the filed Affidavit of Attorney Fees and Costs. However, pursuant to the Plaintiff's fee agreement with SHD Legal Group P.A., the Plaintiff will pay attorneys' fees in the amount of \$4,135.00.

3. A lien is held by the Plaintiff for the total sum specified in paragraph 1, plus interest, superior in dignity to any right, title, interest, or claim of the Defendants upon the mortgaged property whose legal description is hereby reformed, herein foreclosed situate, lying and being in Broward County, Florida, to-wit:

LOT 50 AND THE NORTH 1/2 OF WATERWAY ABUTTING LOT, BLOCK 2, SUNSET ISLES SECTION 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

4. The legal description in the Deed recorded in Official Records Book 30204, Page 2025, of the Public Records of Broward County, Florida is hereby reformed to include the legal description as reflected in Paragraph 3 above.

5. If the total sum due to the Plaintiff, plus interest on the unpaid principal at the rate prescribed in the note and mortgage to date, and at the current statutory interest rate after the date through which interest is calculated in paragraph 1 above, and all costs of this proceeding incurred after the date of this Judgment are not forthwith paid, the Clerk of this Court shall sell that property at public sale to the highest bidder or bidders in the form of wire transfer, cash, or cashier's check at 10:00 AM on Broward

County's Public Auction website, [www.broward.realforeclose.com](http://www.broward.realforeclose.com) on the 12 day of March, 2019 after having first given notice as required by Section 45.031, Florida Statutes..

6. Plaintiff shall advance the cost of publishing the Notice of Sale and shall be reimbursed by the Clerk out of the proceeds of the sale if the Plaintiff is not the purchaser of the property, but such reimbursement will not be by the Clerk unless the Affidavit of Post Judgment Advances has been filed. The purchaser at the sale shall pay, in addition to the amount bid, the Clerk's fee, Clerk's registry fee and documentary stamps to be affixed to the Certificate of Title.

7. The Plaintiff may assign the Judgment or the bid to a third party without further order of the Court.

8. If the Plaintiff or Plaintiff's assignee is the purchaser at the sale, the Clerk shall credit on the bid of the Plaintiff or Plaintiff's assignee the total sum herein found to be due the Plaintiff or such portion thereof as may be necessary to pay fully the bid of the Plaintiff or Plaintiff's assignee.

9. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale to Plaintiff c/o SHD Legal Group P.A., PO BOX 19519, Fort Lauderdale, FL 33318, so far as they are sufficient, by paying:

- a. All of Plaintiff's costs,
- b. Plaintiff's attorneys' fees,
- c. The total sum due to Plaintiff as set forth above, less the items paid, with interest at the current statutory interest rate from the date through which interest is calculated in paragraph 1 above to the date of the sale. If, subsequent to the date of the Plaintiff's Affidavit of Indebtedness and prior to the sale contemplated in paragraph 5 hereof, the Plaintiff has to advance money to protect its mortgage lien, including but not limited to post judgment advances for property taxes and insurance, property preservation costs, post judgment attorney's fees and costs and post judgment bankruptcy attorney fees and costs, the Plaintiff or its Attorneys shall certify by affidavit to the Clerk and the amount due to Plaintiff shall be increased by the amount of such advances without further order of the Court.

d. The remaining proceeds, if any, shall be retained by the Clerk pending further Order of the Court.

10. If the United States of America is a Defendant in this action, they shall have the right of redemption provided by 28 U.S.C. §2410(c) from the issuance of a Certificate of Title, but the right shall thereafter expire.

11. Upon filing the Certificate of Sale, the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, with the exception of any assessments that are superior pursuant to Florida Statutes, Section 718.116 (effective 4/1/1992, as amended) or Florida Statutes 720.3085 (effective 7/1/2008). Upon issuance of the Certificate of Title, the purchaser at the sale shall be let into possession of the property located at 2828 CLEVELAND ST, HOLLYWOOD, FL 33020. The Clerk of the Court is hereby specifically authorized to issue a Writ of Possession for the property which is the subject matter of this action, and the Sheriff is hereby authorized to serve the Writ forthwith.

12. 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.

13. 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.

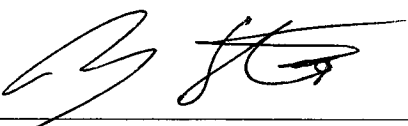
14. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, OF BROWARD COUNTY 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.

15. 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 THE COUNTY LEGAL AID OFFICE OF LEGAL AID SERVICE OF BROWARD COUNTY, INC., 491 N. STATE ROAD 7, PLANTATION, FL 33317, PHONE: (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 BROWARDCOUNTY AID SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

16. The Court retains jurisdiction of this action to enter further orders as are proper including, without limitation, deficiency judgments and supplemental actions to foreclose any interests omitted from this suit or as necessary for Plaintiff or its assigns to cure title defects as well as to adjudicate any post judgment dispute related to outstanding assessments as provided for by Chapter 718 and 720, Florida Statutes.

**DONE AND ORDERED** at the Broward County Courthouse, Fort Lauderdale, Florida on February 5, 2019.

  
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Circuit Judge

Copies furnished to all parties on the attached service list.  
1491-171690 / SMS1

**SERVICE LIST**

Case No. 062015CA011436AXXXCE

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