

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/29/2019 4:30:00 PM.****

IN THE CIRCUIT COURT OF THE SEVENTEENTH
JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY,
FLORIDA CIRCUIT CIVIL DIVISION
CASE NO.: CACE14004643

GREEN TREE SERVICING LLC
Plaintiff,

v.

12170 CWELT-2007, LLC; KAREN WEINBERGER A/K/A
KAREN M. WEINBERGER; MARC WEINBERGER; PHASE
FIVE TOWNHOMES ASSOCIATION, INC.; ANY AND ALL
UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER,
OR AGAINST THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD
OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS
Defendant(s) _____ /

Filed In Open Court
CLERK OF THE CIRCUIT COURT
ON 1-29-19
BY R. J. S.

FINAL JUDGMENT OF FORECLOSURE

This action was tried before the court on **January 29, 2019**. On the evidence presented IT IS
ADJUDGED that:

1. Plaintiff, GREEN TREE SERVICING LLC, ATTN: 9052 5505 N. CUMBERLAND AVE.,
SUITE 307, CHICAGO, IL 60656, is due:

Principal due on the note secured by the mortgage foreclosed	\$ 207,136.99
Interest on the note and mortgage from 03/01/2013 to 01/29/2019	\$ 61,182.44
Per diem interest at 5% (\$ 28.36 per day)	
Flood Insurance	\$2,845.82
Flood Insurance for 2013	\$436.82
Flood Insurance for 2013	\$327.00
Flood Insurance for 2014	\$339.00
Flood Insurance for 2015	\$409.00
Flood Insurance for 2016	\$434.00
Flood Insurance for 2017	\$450.00
Flood Insurance for 2018	\$450.00
Hazard Insurance	\$19,701.62
Hazard Insurance for 2013	\$4,426.88
Hazard Insurance for 2014	\$3,010.69
Hazard Insurance for 2015	\$2,972.43
Hazard Insurance for 2016	\$2,826.00
Hazard Insurance for 2017	\$243.25
Hazard Insurance for 2017	\$243.25

Hazard Insurance for 2017	\$243.25
Hazard Insurance for 2017	\$243.25
Hazard Insurance for 2017	\$973.00
Hazard Insurance for 2017	\$973.00
Hazard Insurance for 2018	\$644.84
Hazard Insurance for 2018	\$1,612.10
Hazard Insurance for 2018	\$1,289.68
Taxes	\$19,424.27
Taxes for 2013	\$1,558.93
Taxes for 2014	\$2,927.86
Taxes for 2015	\$3,321.70
Taxes for 2016	\$3,661.20
Taxes for 2017	\$3,946.30
Taxes for 2018	\$4,008.28

SUBTOTAL **\$310,291.14**

Additional Costs:

Late Charges	\$ 900.71
Fee Acquired	\$10.00
Postage Fee	\$45.00
Property Inspections	\$567.00
Tax Certification	\$142.20
Title Search	\$200.00

SUBTOTAL **\$312,156.05** **\$310,103.94**

Escrow Credits

Attorney Fees (as detailed in the Affidavit as to Plaintiff's Attorneys fees and Cost and Reasonable Attorneys Fees):

TOTAL

That shall bear interest at the rate of **6.33%** a year.

B.S.
 (\$1,814.06)
 Granted as to entitlement.
 \$5,992.50 Amount to be
 determined at an end.
 hearing
 \$316,334.49
 \$308,289.88
B.S.

2. 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:

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF BROWARD AND THE STATE OF FLORIDA IN DEED BOOK 28737, AT PAGE 835, AND DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 'A', 'FLAMINGO GARDENS - PHASE, FIVE', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 'A'; THENCE S. 01 DEGREE 44 MINUTES 41 SECONDS E., ALONG THE EAST LINE OF SAID TRACT 'A' (PLAT AZIMUTH BEARING), 1257.59 FEET; THENCE S. 88 DEGREES 15 MINUTES 19 SECONDS W. 294.69 FEET TO THE POINT OF BEGINNING; THENCE S. 01 DEGREE 44 MINUTES 41 SECONDS E., 55.08 FEET; THENCE S. 88 DEGREES 15 MINUTES 19 SECONDS W. 24.34 FEET; THENCE N. 01 DEGREE 44 MINUTES 41 SECONDS W. 55.08 FEET; THENCE N. 88 DEGREES 15 MINUTES 19 SECONDS E. 24.34 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1341 SQUARE FEET (0.0308 ACRES), MORE OR LESS.

A/K/A: LOT 4, BLOCK 4, 'HEFTLER'S FLAMINGO VILLAS'

Property 12170 SOUTHWEST 51ST COURT
address: COOPER CITY, FL 33330-4479

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 3/5/19 to the highest bidder for cash, except as prescribed in paragraph 4, at the BROWARD County Courthouse, _____ in accordance with Section 45.031, Florida Statutes, using the following method:
(CHECK ONE):
 - ☐ At the above location, beginning at 10:00 AM on the prescribed date.
 - ☒ By electronic sale beginning at 10:00 AM on the prescribed date at the listed website, www.broward.realforeclose.com.
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 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. If any defendant

remains in possession of the property, the clerk shall upon further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, except where a discharge is applicable or where service of process was not personally obtained.
8. The Plaintiff may assign the judgment and/or credit bid by the filing of an assignment without further Order of the Court.

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 FOR BROWARD COUNTY, FLORIDA, 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 THE Legal Aid Service of Broward County, Inc., 609 Southwest First Avenue, Ft. Lauderdale, FL 33301, Phone: (954) 765-8950, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY

CANT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT THE Legal Aid Service of Broward County, Inc., 609 Southwest First Avenue, Ft. Lauderdale, FL 33301, Phone: (954) 765-8950, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at Ft. Lauderdale, BROWARD County, Florida, on this 29 day of January, 2019.



Circuit Judge

cc: copies furnished to the attached mailing list

TT-Shaukva Brown, 109953

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