

Filing # 185380131 E-Filed 11/02/2023 07:17:04 PM

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

CASE NO. CACE18020746 DIVISION: 21 JUDGE: Singer, Michele Towbin (21)

Golf Manor Condoiminium A Inc

Plaintiff(s) / Petitioner(s)

v.

Ingrid Magali Martin

Defendant(s) / Respondent(s)

_____ /

AMENDED FINAL JUDGMENT

THIS CAUSE came before me on November 1, 2023 upon Plaintiff's Motion to Amend Final Judgment to Adjust Amounts Due and to Set Foreclosure Sale with David R. Roy, Esq. being present for Plaintiff and Elizabeth Sansone (non-attorney with purported Power of Attorney for the Defendant) and with no other parties despite proper notice, and the Court having examined the documents and pleadings filed herein and being otherwise fully advised, it is

ORDERED AND ADJUDGED that the Final Judgment dated April 28, 2022 is hereby GRANTED and is amended to account for the following amounts that are due and payable to the Plaintiff, GOLF MANOR CONDOMINIUM A, INC., a Florida not for profit corporation and whose address is 14901 SW 4th Street, Apt. 9, Pembroke Pines, FL 33027 from Defendant, INGRID MAGALI MARTIN, to wit:

Amounts Due Per Court Order of April 28, 2022.....	\$ 1,837.00
Attorneys Fees per Court Order dated November 2, 2023.....	\$42,060.14
Court Costs per Court Order dated November 2, 2023.....	<u>\$ 5,101.69</u>
Total.....	\$48,998.83

that shall bear interest at the statutory rate provided in Florida Statute §55.03.

1. **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 located in Broward County, Florida.

UNIT NO. 7-A OF GOLF MANOR CONDOMINIUM BUILDING "A", A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 4408 PAGE 471 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALL AMENDMENTS THERETO, IF ANY.

a/k/a: 14901 SW 4th Street # 7A, Pembroke Pines, FL 33027

2. **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 said property at Public Sale on **January 30, 2024**, to the highest bidder for cash, except as described in Paragraph 4 in accordance with Section 45.031, Florida Statutes, by electronic sale beginning at 10:00 a.m. on the prescribed date at www.broward.realforeclose.com.

3. **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 the Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum with interest and costs incurred subsequent to this Judgment, or such part of it, as is necessary to pay the bid in full.

4. **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 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 1 from this date to the date of the sale; and by retaining any remaining amount pending to the further order of this Court.

5. **Right of Redemption/Right of Possession.** On filing the Certificate of Sale, Defendant(s) and all persons claiming under or against Defendants 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 Statute (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 and upon application by the purchaser or purchasers and payment of the appropriate fees and costs, the Clerk of the Court is hereby specifically authorized and directed to issue a Writ of Possession against named Defendant(s) for the premises and the Sheriff is hereby specifically authorized and directed to serve the Writ of Possession forthwith. Notwithstanding the foregoing, this paragraph is subject to the provisions of the Protecting Tenant At Foreclosure Act of 2009, as amended.

6. **Attorney's Fees.** Deleted as not applicable due to Order on Attorney's Fees and Court Costs previously entered in this matter.

7. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter further orders that are proper, including without limitation, a motion to reforeclose an omitted party, a motion for the taxation of additional attorney's fees and court costs pursuant to FRCP 1.525, a deficiency judgment and/or a writ of possession.

8. **Other.** The Plaintiff may assign the Judgment or the bid to a third party without further Order of the Court. If the Plaintiff or the 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.

IF THE 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 LIEN HOLDER 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 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 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.

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 BROWARD COUNTY AID SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Chambers at Broward County, Florida on 2nd day of November, 2023.

CACE18020746 1 :

CACE18020746 11-02-2023 1:53 PM

Hon. Michele Towbin Singer

CIRCUIT COURT JUDGE

Electronically Signed by Michele Towbin Singer

Copies Furnished To:

Allegra Fung , E-mail : afung@kortepa.com

Allegra Fung , E-mail : service@kortepa.com

Brian K Korte Korte , E-mail : bkorte@kortepa.com

Daniel W Bialczak , E-mail : dan@kortepa.com
Daniel W. Bialczak, Esq. , E-mail : service@kwlawfirm.com
Daniel W. Bialczak, Esq. , E-mail : dbialczak@kwlawfirm.com
David R Roy , E-mail : david@davidrroy.com
David R Roy , E-mail : teyvon@davidrroy.com
Efilemadeeasy Batch Admin , E-mail : courtservice@efilemadeeasy.com
Gregory Eisinger , E-mail : jfesta@eisingerlaw.com
Gregory Eisinger , E-mail : geisinger@eisingerlaw.com
Gregory Eisinger , E-mail : eisingerlitigation@gmail.com
Ingrid Magali Martin , E-mail : cholalinda@hotmail.com
Ingrid Magali Martin , E-mail : CHOLALINDA@HOTMAIL.COM
Jed L. Frankel , E-mail : krodriguez@eisingerlaw.com
Jed L. Frankel , E-mail : jfrankel@eisingerlaw.com
Michael J. Villarosa , E-mail : mvillarosa@eisingerlaw.com
Michael Joseph Villarosa , E-mail : vpahl@eisingerlaw.com
Sandra Orta , E-mail : sorta@eisingerlaw.com