

**** FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 11/13/2018 4:30:00 PM.****

IN THE FLORIDA COURT OF THE
SEVENTEENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR BROWARD COUNTY
GENERAL JURISDICTION DIVISION
CASE NO: CACE16008537

Filed In Open Court
CLERK OF THE CIRCUIT COURT
ON NOV 13 2018
BY RONALD SMALL

OCWEN LOAN SERVICING, LLC,
Plaintiff,

vs.

AMY SUAREZ A/K/A AMY FAYE SUAREZ
A/K/A AMY F. SUAREZ A/K/A A. SUAREZ;
EFRAIN F. SUAREZ, JR A/K/A EFRAIN FRANK
SUAREZ A/K/A EFRAIN S. SUAREZ, JR A/K/A
EFRAIN SUAREZ A/K/A EFRAIN F. SUAREZ;
CENTURA HOMEOWNERS ASSOCIATION,
INC.; UNITED STATES OF AMERICA,
DEPARTMENT OF TREASURY -INTERNAL
REVENUE SERVICE; STATE OF FLORIDA,
DEPARTMENT OF REVENUE; ANY AND ALL
UNKNOWN PARTIES CLAIMING BY,
THROUGH, UNDER, AND 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).

FINAL JUDGMENT OF FORECLOSURE

This action was tried before the court at a Non-Jury Trial on November 13, 2018. On the evidence presented. **IT IS ADJUDGED** that Plaintiff's Final Judgment is **GRANTED** against all defendants listed by name: AMY SUAREZ A/K/A AMY FAYE SUAREZ A/K/A AMY F. SUAREZ A/K/A A. SUAREZ; EFRAIN F. SUAREZ, JR A/K/A EFRAIN FRANK SUAREZ A/K/A EFRAIN S. SUAREZ, JR A/K/A EFRAIN SUAREZ A/K/A EFRAIN F. SUAREZ; CENTURA HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY -INTERNAL REVENUE SERVICE; STATE OF FLORIDA, DEPARTMENT OF REVENUE.

1. **Amounts Due.** Plaintiff, OCWEN LOAN SERVICING, LLC, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, is due:

Principal	\$400,527.76
Deferred Unpaid Principal Balance:	\$7,500.00
Interest to date of this judgment: November 13, 2018	\$25,633.92
Escrow Balance	\$27,521.19
Inspections	\$347.50
SUBTOTAL	\$461,530.37
Attorneys' Fees:	
Finding as to reasonable number of hours: 10.00	
Finding as to reasonable hourly rate: \$215.00	
Flat Fee: \$3,625.00	
Attendance at Court: \$1,500.00	
Motion to Transfer Original Documents: \$250.00	
Attorneys' Fee Total:	\$7,525.00
Court Costs, now taxed:	
Filing Fee:	\$2,027.56
Service of Process:	\$507.70
Publication Cost- Notice of Action	\$245.00
Other:	\$376.75
Title Search: \$325.00	
Filing Cost- Re-Open Case Clerk Cost: \$51.75	
SUBTOTAL	472,212.38
Less: Suspense Balance	(\$1,494.64)
TOTAL SUM	\$470,717.74

That shall bear interest at a rate in accordance with section 55.03(3), Florida Statute

2. **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 in Broward County, Florida:

**LOT 83 OF LAKEVIEW HOMES AT CENTURA PARC,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 132, PAGE 4, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.**

**Property Address: 3851 NW 20TH ST, COCONUT CREEK, FL
33066-3040**

3. **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 the

property at public sale on the 3 day of January, 2019, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 201 SE 6TH STREET, FORT LAUDERDALE, FL in Broward County, Florida, in accordance with section 45.031, Florida Statutes (2013), using the following method:

☒ www.broward.realforeclose.com beginning at 10:00 AM

4. **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 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. **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 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. **Right of Redemption/Right of Possession.** 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.
7. **Attorneys' Fees.** The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the flat fee of \$3,625.00 is reasonable and appropriate for the Plaintiff's counsel's attorney's fees. Furthermore, the Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that 10.00 hours were reasonably expended by Plaintiff's counsel and that and hourly rate of \$215.00 is appropriate. PLAINTIFF'S COUNSEL CERTIFIES THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH PLAINTIFF. The Court finds that there are no reasons for either reduction or enhancement pursuant to *Florida Patient's Compensation Funds v. Rowe*, 472 So. 2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees in the amount indicated in paragraph 1 of this Judgment.
8. The United States of America shall have the right of redemption provided by 28 U.S.C. §2410(c) and, if it is the successful bidder at the foreclosure sale, it shall be allowed thirty

(30) days to deliver a Treasury check to the Clerk of Court in payment of the amount of its bid. Further, the deposit required by Florida Statutes 45.021(2) shall be waived.

9. **Jurisdiction Retained.** Jurisdiction is reserved over this action to enforce the Final Judgment and to enter further orders that are proper including, without limitation, an award of attorney's fees and costs, a deficiency decree (if sought and appropriate), writs of possession, orders granting leave to file supplemental and/or amended pleadings to add additional parties, and orders resolving any disputes with respect to assessments and/or other amounts allegedly due associations.

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.

ORDERED at FORT LAUDERDALE, BROWARD COUNTY, FLORIDA this 13
day of Nov, 2018.
BJ.



HONORABLE PRESIDING JUDGE

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