

\*\*\*\* FILED: BROWARD COUNTY, FL Brenda D. Forman, CLERK 1/22/2019 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: CACE17011954

DEUTSCHE BANK TRUST COMPANY  
AMERICAS, AS TRUSTEE FOR RESIDENTIAL  
ACCREDIT LOANS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2007-QO2,

Plaintiff,

vs.

HENRY MICHAEL ABDULAHAD; UNKNOWN  
SPOUSE OF HENRY MICHAEL ABDULAHAD;  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., AS NOMINEE FOR  
HOMECOMINGS FINANCIAL, LLC (F/K/A  
HOMECOMINGS FINANCIAL NETWORK,  
INC.); TROPICAL INTERNATIONAL CORP.  
A/K/A TROPICAL INTERNATIONAL  
CORPORATION, A DISSOLVED FLORIDA  
CORPORATION; AMERISTAR FINANCIAL  
SERVICING COMPANY, LLC; 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).

Filed In Open Court  
CLERK OF THE CIRCUIT COURT

ON JAN 22 2019

BY RONALD SMALL

*Consent*  
**FINAL JUDGMENT OF FORECLOSURE**

This action was tried before the court at a Non-Jury Trial on January 22, 2019. On the evidence presented. **IT IS ADJUDGED** that Plaintiff's Final Judgment is **GRANTED** against all defendants listed by name: HENRY MICHAEL ABDULAHAD; UNKNOWN SPOUSE OF HENRY MICHAEL ABDULAHAD; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A

HOMECOMINGS FINANCIAL NETWORK, INC.); TROPICAL INTERNATIONAL CORP.  
A/K/A TROPICAL INTERNATIONAL CORPORATION, A DISSOLVED FLORIDA  
CORPORATION; AMERISTAR FINANCIAL SERVICING COMPANY, LLC.

- 1. Amounts Due.** Plaintiff, DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QO2, whose address is c/o Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppel, TX 75019, is due:

Principal	\$396,223.27
Interest to date of this judgment: January 22, 2019	\$26,883.36
Inspections	\$480.00
Legal Fees	\$7,281.86
• Filing Fees: \$2,031.46	
• Service of Process: \$560.40	
• Publication: \$245.00	
• Motion to Release Original Docs: \$250.00	
• Attendance at Court: \$1,000.00	
• Paid Attorney Hourly Fees: \$430.00	
• Paid Flat Fee: \$2,415.00	
• Remaining Legal Fees: \$350.00	
Hazard Insurance	\$13,565.00
Taxes	\$12,119.43
NSF Fees	\$20.00
Misc. Advances	\$865.48
Streamline Modification	\$345,933.00
Title Update	\$60.00
SUBTOTAL	\$803,431.40
Attorneys' Fees:	
Finding as to reasonable number of hours: 10.00	
Finding as to reasonable hourly rate: \$175.00	
Finding as to reasonable number of hours: 2.00	
Finding as to reasonable hourly rate: \$215.00	
Total Attorney Hourly Fees: \$2,180.00	
Outstanding Attorney Hourly Fees: \$1,750.00	
Total Flat Fee: \$3,450.00	
Outstanding Flat Fee: \$1,035.00	
Outstanding Attorneys' Fee Total:	\$2,785.00
SUBTOTAL	\$806,216.50
Less: Suspense	(\$60.00)
<b>TOTAL SUM</b>	<b>\$806,156.50</b>

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 16, BLOCK 10, OF LIGHTHOUSE POINT 6TH SECTION,  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN  
PLAT BOOK 42, PAGE 35, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.**

**Property Address: 2600 NE 36TH STREET, LIGHTHOUSE POINT,  
FL 33064**

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 23 day of April, 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 45.031~~5~~, 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 \$3,450.00 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 \$175.00 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. **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.**

**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, 201 SE 6TH STREET, FORT LAUDERDALE, FL 33301, 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 COAST TO COAST LEGAL AID OF SOUTH FLORIDA, INC., 491 N STATE ROAD 7, PLANTATION, FL 33317, PHONE: 954-736-2400 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 COAST TO COAST LEGAL AID OF SOUTH FLORIDA, INC. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

**ORDERED** at FORT LAUDERDALE, BROWARD COUNTY, FLORIDA this 22  
day of Jan., 2019

  
HONORABLE PRESIDING JUDGE

COPIES FURNISHED TO:

ROBERTSON, ANSCHUTZ & SCHNEID, P.L.  
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BOCA RATON, FL 33487  
PRIMARY EMAIL: MAIL@RASFLAW.COM

HENRY MICHAEL ABDULAHAD  
2600 NE 36TH STREET  
LIGHTHOUSE POINT, FL 33064

UNKNOWN SPOUSE OF HENRY MICHAEL ABDULAHAD  
2600 NE 36TH STREET  
LIGHTHOUSE POINT, FL 33064

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.)  
C/O CT CORPORATION SYSTEM  
1200 S. PINE ISLAND RD.  
PLANTATION, FL 33324

TROPICAL INTERNATIONAL CORP. A/K/A TROPICAL INTERNATIONAL CORPORATION, A  
DISSOLVED FLORIDA CORPORATION  
C/O JOSE A. GARCIA  
7301 S.W. 57TH COURT  
SOUTH MIAMI, FL 33143

AMERISTAR FINANCIAL SERVICING COMPANY, LLC  
C/O THE CORPORATION TRUST COMPANY CORPORATION TRUST CENTER  
1209 ORANGE STREET  
WILMINGTON, DE 19801