

Filing # 128264420 E-Filed 06/07/2021 06:17:29 PM

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

CASE NO. CACE20003648 DIVISION 11 JUDGE Andrea Gundersen

**Wilmington Savings Fund Society, FSB, As Owner Trustee Of The Residential Credit
Opportunities Trust VII-A**

Plaintiff(s) / Petitioner(s)

v.

Ronald J Sammario, et al

Defendant(s) / Respondent(s)

_____ /

**CONSENT FINAL JUDGMENT OF FORECLOSURE PURSUANT TO
STIPULATION FOR SETTLEMENT AND FORBEARANCE/MODIFICATION**

This action was heard before the court on June 7, 2021 upon Plaintiff's Motion to Enter Final Judgment pursuant to Stipulation. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A, 3020 Old Ranch Parkway, Suite 180, Seal Beach, CA 90740 is due:

Principal	\$570,000.00
Deferred Unpaid Principal	\$24,243.76
Accrued Interest through 04/23/21	\$6,324.66
Interest to date of this judgment (\$78.08 per diem)	\$3,435.52
Unpaid charges	\$137.43
TOTAL	\$604,141.37

that shall bear interest at the rate of 4.31% year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of Defendants, RONALD J. SAMMARIO A/K/A RONALD SAMMARIO; THERESA A. SAMMARIO A/K/A THERESA SAMMARIO; CHAPEL TRAIL OWNERS ASSOCIATION, INC., and all unknown parties claiming by, through under or against the named defendants, whether living or not, and whether said unknown parties claims as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or in any other capacity, claiming by, through under or against the

named defendants, on the following described property in Broward County, Florida:

LOT(S) 12, BLOCK 6 OF PASADENA CHAPEL TRAIL PH 04 151-9 B, AS RECORDED IN PLAT BOOK 151, PAGE 9 ET SEQ., OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Property Address: 19321 NW 6TH Street, Pembroke Pines, Florida 33029

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 at public sale on **(A SALE DATE 90 DAYS OUT FROM ENTRY OF THIS CONSENT JUDGMENT) September 8, 2021**, to the highest bidder for cash, except as prescribed in Paragraph 4, in accordance with Section 45.031, Florida Statutes using the following method:

By electronic sale beginning at 10:00 A.M. on the prescribed date at www.broward.realforeclose.com

3. 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.

4. 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.

5. 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, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any (this court reserving jurisdiction to resolve any disputes respecting indebtedness to any homeowners association or condominium association). Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property.

6. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, writs of possession. In addition, this court retains jurisdiction to enter any required supplemental complaint(s) such as a re-foreclosure to add any necessary and /or omitted party without the necessity of filing a separate action.

7. Plaintiff's Judgment shall be assignable without Order of Court, and any assignee of Plaintiff's Judgment and/or right to bid shall be vested with the same rights, and subject to the same terms and conditions, as is the Plaintiff under this Final Judgment Order.

IF YOU ARE A SUBORDINATE LIENHOLDER 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, 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. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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, PHONE: 954-831-5745, 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, OR FLORIDA IMMIGRANT ADVOCACY CENTER, 3000 BISCAYNE BLVD., #400, MIAMI, FL 33137, PHONE: (305) 573-1106 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 THE LEGAL AID SERVICE OF

CaseNo: CACE20003648

Page 4 of 4

BROWARD COUNTY, INC., PHONE: (954) 765-8950, OR FLORIDA IMMIGRANT ADVOCACY CENTER, PHONE: (305) 573-1106 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 06-07-2021.

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CACE20003648 06-07-2021 5:52 PM

Hon. Andrea Gundersen

CIRCUIT JUDGE

Electronically Signed by Andrea Gundersen

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