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

CASE NO. CACE16009354 DIVISION: 11 JUDGE: Gundersen, Andrea Ruth (11)

**UMB Bank National Association not in its individual capacity**

Plaintiff(s) / Petitioner(s)

v.

**Claudia P Chance, et al**

Defendant(s) / Respondent(s)

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**AMENDED FINAL JUDGMENT NUNC PRO TUNC TO JUNE 14, 2017**

THIS ACTION came before the court on July 19, 2022 on Plaintiff's Motion for Leave to Amend Final Judgment and Re-Schedule Foreclosure Sale, (the "Motion"), which sought to amend the Court's Final Judgment entered June 14, 2017. Having heard argument of counsel, and otherwise being duly advised on the premises,

IT IS ADJUDGED that:

1. Plaintiff, Wells Fargo Bank, N.A., 3476 Stateview Blvd, Fort Mill, South Carolina 29715, is due:

Principal	\$300,471.01
Interest from 12/01/2015 to 05/12/2017 @ 2.875%	\$12,498.30
Pre-Acceleration Late Charges	\$53.77
Title Search Expense	\$375.00
Tax Disbursements	\$6,133.91
Hazard Insurance Disbursements	\$3,188.00
PMI/MIP Insurance	\$4,155.25
Attorneys' fees	
Finding as to reasonable attorney number of hours: 9.8hrs @150.00hr	
Finding as to reasonable legal assistant number of hours: 6.0hrs @95.00hr	
Flat Fee:[1]\$2,100.00	
Attorneys' fees total	\$4,140.00
Court costs, now taxed:	
Complaint Filing	\$1,906.00

Service of Process	\$300.00
Title Update	\$75.00
Summons	\$40.00
<b>TOTAL</b>	<b>\$333,336.24</b>

Post Judgment Advances:

Hazard Insurance	\$28,797.00
Taxes	\$32,569.61
MIP/PMI	\$12,778.00
Inspections	\$220.00
Clerk Sale fees	\$130.00
Clerk reopen fees	\$275.00
Court Reporter	\$110.00
Expert Affidavit	\$14.00
Publication – Notice of Sale	\$980.00
<b>TOTAL</b>	<b>\$409,209.85</b>

2. The Post Judgment amounts referenced in Paragraph 1 shall bear interest from this date forward at the prevailing legal rate of interest in accordance with Section 55.03, Florida Statutes. The amounts that are not outlined set forth in paragraph 1 shall bear interest nunc pro tunc to June 14, 2017, at the prevailing legal rate of interest in accordance with Section 55.03, Florida Statutes.

3. Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, on the following described property in Broward County, Florida:

LOT 60, BLOCK E, THE VILLAGES OF RENAISSANCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

4. 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 **September 20, 2022** to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 201 S.E. 6th Street in Broward County in Fort Lauderdale, Florida, in accordance with section 45.031, Florida Statutes, using the following method (CHECK ONE):

p By electronic sale beginning at 10:00 AM on the prescribed date at [www.broward.realforeclose.com](http://www.broward.realforeclose.com).

5. 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.

6. 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.

7. On filing the certificate of sale, defendants 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, 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.

8. Jurisdiction of this action is retained to enter further orders that are necessary or are proper including, but not limited to re-foreclosure against any subordinate interest omitted from these proceedings, determining the amounts owed to any condominium or homeowners association, issuance of a writ of possession and the entry of a deficiency judgment, when and if such deficiency is sought if the parties liable under the note have not been discharged in bankruptcy (however no deficiency may be sought if the parties liable under the note were subject to an order allowing Plaintiff or its predecessors-in-interest only in rem relief from the bankruptcy automatic stay).

**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 S.E. 6TH STREET, FORT LAUDERDALE, FLORIDA 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 LEGAL AID SERVICE OF BROWARD COUNTY, INC., 491 N. STATE ROAD 7, PLANTATION, FL 33317 AT (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**


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**OPTIONS. IF YOU CHOOSE TO CONTACT LEGAL AID SERVICE OF BROWARD COUNTY, INC. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

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\* The requested attorney's fee is a flat rate fee that the firm's client has agreed to pay in this matter. Given the amount of the fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.

**DONE AND ORDERED** in Chambers at Broward County, Florida on 22nd day of July, 2022.

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Hon. Andrea Gundersen

**CIRCUIT JUDGE**

Electronically Signed by Andrea Gundersen

**Copies Furnished To:**

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