

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR INDIAN RIVER COUNTY, FLORIDA
CIVIL DIVISION

WILMINGTON TRUST COMPANY AS SUCCESSOR TO THE
BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, AS SUCCESSOR
TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-CB3

Case No.: 31-2012-CA-
002001

Plaintiff,
v.

ROBERT A. MAIZE; AIMEE L. MAIZE; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC., AS
NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.;
COMMUNITY ASSOCIATION OF WATERFORD LAKES,
INC.; INTERSTATE MORTGAGE NETWORK, A DISSOLVED
CALIFORNIA CORPORATION; UNKNOWN PERSON(S) IN
POSSESSION OF THE SUBJECT PROPERTY; ALL OTHER
UNKNOWN PARTIES CLAIMING INTERESTS BY,
THROUGH, UNDER, AND AGAINST A NAMED
DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR
ALIVE, WHETHER SAME UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS,

Defendants,

FILED FOR RECORD
DATE/GUARANTY
CIRCUIT/COUNTY
2013 AUG 19 PM 12:24
JEFFREY R. SMITH
CLERK OF CIRCUIT COURT
INDIAN RIVER COUNTY, FL

FINAL JUDGMENT OF FORECLOSURE

(Form Approved by 19th Circuit Administrative Order 2011-01)

This action was heard before the court at Non-Jury Trial on August 16, 2013.

On the evidence presented,

IT IS ADJUDGED that:

1. **Judgment Granted.** Plaintiff is entitled to entry of Final Judgment.
2. **Amounts Due.** Plaintiff, WILMINGTON TRUST COMPANY AS SUCCESSOR TO THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB3, whose address is c/o Ocwen

Loan Servicing, 1661 Worthington Road, Suite 100, West Palm Beach, Florida 33409, is due:

Principal	\$161,158.95
Interest on the note and mortgage from 10/01/11 to 08/16/13	\$23,569.43
Title Fees	\$375.00
Property Taxes	\$3,460.62
Hazard/Flood Insurance	\$19,001.34

Attorneys' fees:

*Flat Rate Foreclosure Attorneys Fee: \$1,300.00

*Flat Rate Trial Attorneys Fee: \$750.00

*(*The requested attorney's fees are flat rate fees 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.)*

Attorneys' fees total: \$2,050.00

Court costs

Filing fee	\$967.50
Service of Process	\$483.30

Additional Costs

Late Charges	\$557.19
BPO's	\$314.00
Inspections	\$73.50
Certified Mail Costs	\$13.06

SUBTOTAL \$212,023.89

LESS: Suspense Balance (\$971.49)

GRAND TOTAL \$211,052.40

3. **Interest.** The total amount in paragraph 2 shall bear interest from this date forward at the prevailing rate.

4. **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 Indian River County, Florida:

UNIT 40, WATERFORD LAKES SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 96, 96A AND 96B, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

Property address: 1031 S. 13TH SQUARE, VERO BEACH, FL 32960

5. **Sale of Property.** If the total sum with interest at the rate described in paragraph 2

and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale on December 16, 2013 to the highest bidder for cash, except as prescribed in paragraph 6:

XX by electronic sale at www.indian-river.realforeclose.com beginning at 10:00 a.m.

in accordance with section 45.031, Florida Statutes **The public sale shall not be postponed or canceled without a court order, and shall proceed regardless of whether plaintiff, a plaintiff's representative, or plaintiff's counsel is present. All orders postponing or canceling the sale must be filed with the clerk of court no later than 5:00 p.m. two business days before the sale date. Counsel for plaintiff must be certain that the clerk has the original proof of publication of the notice of sale on file no less than three business days before the sale date. Failure to file the original proof of publication of the notice of sale will not stop the sale, however the certificate of sale will not issue until the original proof of publication of notice of sale is filed. The failure of plaintiff's counsel to properly and timely publish the notice of sale may result in sanctions against the plaintiff, plaintiff's counsel individually, and the law firm representing the plaintiff. If the original proof of publication of the notice of sale is not filed with the clerk within ten calendar days after the sale, an order will be entered directing the plaintiff to show cause why the sale should not be vacated and the case dismissed with or without prejudice. The fact that an attorney has a high volume practice will not be a showing of good cause.**

Any electronic sale by the clerk shall be in accordance with the written administrative policy for electronic sales published by the clerk at the official website for the clerk and posted in the public areas of the clerk's offices.

6. **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. The clerk shall receive the service charge imposed in Section 45.031, Florida Statutes.

7. 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 2 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

8. Right of Redemption. 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.

9. Right of Possession. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property, subject to the provisions of the "Protecting Tenant At Foreclosure Act of 2009".

10. Jurisdiction Retained. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

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, 2000 16th Ave. VERO BEACH, FLORIDA 32960 TELEPHONE: 772-770-5185, CIRCUIT CIVIL DIVISION) 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 FLORIDA RURAL LEGAL SERVICES, 510 SOUTH US HWY 1, SUITE 1, FORT PIERCE, FLORIDA 34948 (TELEPHONE: 772-466-4766) 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 FLORIDA RURAL LEGAL SERVICES, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE

ORDERED on August 16, 2013.

Circuit Judge

Copies furnished to all parties on the attached service list.

SERVICE LIST FOR CASE NUMBER 31-2012-CA-002001

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MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.
C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

INTERSTATE MORTGAGE NETWORK, A DISSOLVED CALIFORNIA CORPORATION
C/O SECRETARY OF STATE 2661
EXECUTIVE CENTER CIRCLE,
TALLAHASSEE, FL 32301

7525-10558