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JEFFREY R. SMITH  
CLERK OF CIRCUIT COURT  
INDIAN RIVER COUNTY, FL

BY JA D.C.

IN THE CIRCUIT COURT OF THE  
NINETEENTH JUDICIAL CIRCUIT  
IN AND FOR INDIAN RIVER  
COUNTY FLORIDA.

CIVIL DIVISION

CASE NO. 31-2013-CA-001024

**NATIONSTAR MORTGAGE LLC  
D/B/A CHAMPION MORTGAGE  
COMPANY,**  
Plaintiff(s),

vs.

**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY,  
THROUGH, UNDER, OR AGAINST, JOHN A. PUSEY ALSO KNOWN AS JOHN  
ALEXANDER PUSEY, DECEASED TENANT # 2; TENANT # 2; UNITED  
STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT 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; TENANT #1, TENANT #2,  
TENANT #3, AND TENANT #4 THE NAMES BEING FICTITIOUS TO  
ACCOUNT FOR PARTIES IN POSSESSION**

Defendant(s).

**FINAL JUDGMENT OF FORECLOSURE IN REM**  
(Form Approved by 19<sup>th</sup> Circuit Administrative Order 2010-08)

This Action was heard before the Court on Plaintiff's Non- Jury Trial on May 9, 2014.  
And after hearing sworn testimony, receiving evidence and being otherwise advised in the  
premises, it is ADJUDGED that:

1. **Amounts Due.** Plaintiff, Nationstar Mortgage LLC D/B/A Champion Mortgage  
Company located at 350 Highland Dr Lewisville, TX 75067, is due:

**Principal**

Interest on the note and mortgage from August 6, 2011 to May 9, 2014

~~\$169,651.33~~  
~~\$182,251.39~~  
\$ 5,219.47

Title search expenses

\$400.00

*Taxes*

\$3,423.24

*Insurance*

\$7,587.00

*Appraisals*

0

Attorney's fees:

\$2,025.00

*Preservation*

\$2,750.00

*Inspections*

\$380.00

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.

## Court Costs:

Filing Fee

\$1,003.50

Death Search Fee

\$ 508.90

Notice of Action Publication

\$ 462.80

Guardian Ad Litem

\$ 270.00

Lp Update

\$ 75.00

Certified Mail

\$ 25.00

SUBTOTAL

\$

## Additional Costs:

Pre-Accelerated Late Charges through January 25, 2013

\$

SUBTOTAL

\$

*MIP*~~LESS: Escrow balance~~

\$5,801.44

LESS: Unearned insurance premiums

\$

~~LESS: Other [describe]~~

\$3,180.01

*Servicing Fees*

GRAND TOTAL

\$202,762.69 *jlw*

2. **Interest.** The total amount in Paragraph 1 shall bear interest from this date forward at the prevailing rate.

3. **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:

LOT 57, TIERRA LINDA ESTATES, ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 12, PAGES 47 AND 47A, PUBLIC RECORDS OF  
INDIAN RIVER COUNTY, FLORIDA.

Property address: 754 24TH SQ VERO BEACH FL 32962-1328

4. **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 the Court shall sell the subject property at public sale on June 23, 2014, to the highest bidder for cash, except as prescribed in Paragraph 5 at <https://www.indian-river.realforeclose.com>, beginning at 10:00AM 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 5:00p.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.

5. **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.

6. **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 the Plaintiff's costs; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due to the 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. **Right of Redemption.** On filing of 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.

8. **Right of Possession.** Upon 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".

9. **Jurisdiction Retained.** Jurisdiction of the action is retained to enter further orders that are proper, ~~including, without limitation, a deficiency judgment.~~

10. Defendants' Right of Redemption shall be terminated upon issuance of the Certificate of Sale as prescribed by Florida Statute §45.0315 Florida Statutes; except for that of the United States of America, which has 365 days to redeem. If the USA is a defendant for any other reason (i.e. Federal Tax Lien, etc.) the redemption period is 120 days not 365.

**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 SIXTY (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, INDIAN RIVER COUNTY CLERK OF COURT INDIAN RIVER COUNTY COURTHOUSE ATTN: CIVIL DEPARTMENT 2000 16TH AVE. VERO BEACH, FL 32960, [TELEPHONE: 772-770-5185 1-2-1], 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, INC., 510 SOUTH US**

**HWY 1, SUITE 1, FORT PIERCE, FL 34950 (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.**

2014

**ORDERED** at Indian River County, Florida on

May 9

Circuit Judge

Copies furnished by U.S. Mail to:

NR-016923F01

Copies furnished to:

Albertelli Law

P.O. Box 23028

Tampa, FL 33623

eService: [servealaw@albertellilaw.com](mailto:servealaw@albertellilaw.com)

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, John A. Pusey also known as John Alexander Pusey, deceased c/o Barbara Bogosian Power  
2060 15th Ave  
Vero Beach, Florida 32960-3403  
E-Serve 1: [barbarapower@verobeachlaw.com](mailto:barbarapower@verobeachlaw.com)

Betty L. Lord, as an Heir of the Estate of John A. Pusey also known as John Alexander Pusey, deceased  
7103 Chester Vlg  
Chester, CT 06412-1045

Susan E. Morrison, as an Heir of the Estate of John A. Pusey also known as John Alexander Pusey, deceased  
POE:  
Wilde Yacht Sales  
39 Pratt St  
Essex, CT 06426

Tenant # 1  
754 24th Sq  
Vero Beach, FL 32962

Tenant # 2  
754 24th Sq  
Vero Beach, FL 32962

United States of America, Secretary of Housing and Urban Development  
451 7th Street SW  
Washington DC 20410