

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

WELLS FARGO BANK, N.A.

Plaintiff,

CASE NO. 31-2013-CA-000366

v.

EVA C. WOODEN; THOMAS F. WOODEN;  
POINTE WEST MASTER PROPERTY OWNERS  
ASSOCIATION, INC.; UNKNOWN TENANT 1;  
UNKNOWN TENANT 2; AND ALL UNKNOWN  
PARTIES CLAIMING BY, THROUGH, UNDER  
OR AGAINST THE ABOVE NAMED  
DEFENDANT(S), WHO (IS/ARE) NOT KNOWN  
TO BE DEAD OR ALIVE, WHETHER SAID  
UNKNOWN PARTIES CLAIM AS HEIRS,  
DEVISEES, GRANTEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES, SPOUSES,  
OR OTHER CLAIMANTS; CITIBANK, N.A.

Defendants.

BY JA  
CLERK OF CIRCUIT COURT  
INDIAN RIVER COUNTY, FL  
N.C.

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RECEIVED  
CLERK OF CIRCUIT COURT  
INDIAN RIVER COUNTY, FL  
MAY 14 2014

CONSENT  
IN REM FINAL JUDGMENT OF FORECLOSURE

THIS CASE came before the Court for non-jury trial on this 9th day of May, 2014, and after receiving evidence, hearing testimony and being otherwise duly advised in the premises, IT IS ADJUDGED that:

IT IS ADJUDGED that

1. **Judgment Granted.** The Defendant is in default and Plaintiff is entitled to entry of Final Judgment.
2. **Amounts Due.** Plaintiff WELLS FARGO BANK, N.A., One Home Campus, Des Moines, IA 50328, is due:

Principal	\$ 227,475.27
Interest on the note and mortgage from 12/01/09 to 05/09/14	\$ 69,414.49
Title search expense	\$ 250.00
Taxes	\$ 9,417.21
<b>Court Costs:</b>	
Filing Fee	\$ 1,907.50
Service of Process	\$ 525.00
Recording Fee - Lis Pendens	\$ 10.00
Clerk - Issue Summons	\$ 60.00
Certified Mail	\$ 33.24
<b>Additional Costs:</b>	
Late Charges prior to acceleration	\$ 77.84
Hazard Insurance	\$ 20,524.39

Property Inspections	\$ 180.00
<b>TOTAL</b>	<b>\$ 329,874.94</b>

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:

**LOT 57, POINTE WEST SOUTH VILLAGE PHASE II PD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 29 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.**

Property address: 1315 WELCOME DR, VERO BEACH, FL 32966-1254

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 Sept. 8, 2014 to the highest bidder for cash, except as prescribed in Paragraph 6, by electronic sale at [www.indian-river.realforclose.com](http://www.indian-river.realforclose.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 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.

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.

11. Any purchaser at the foreclosure sale shall be responsible for assessments owed to Defendant, **POINTE WEST MASTER PROPERTY OWNERS ASSOCIATION, INC.**, to the extent provided for in Section 720.3085, Florida Statutes.

12. If there are any objections to the sale filed or other matters that would delay disbursement of the sale proceeds past the eleventh day after the sale, Plaintiff may be entitled to interest at the rate prescribed in Paragraph 4 from this date to the actual date of issuance of the Certificate of Disbursements and Certificate of Title.

**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, INDIAN RIVER P.O. BOX 1028, VERO BEACH, FL 32961-1028, TELEPHONE 772-770-5185 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 (INDIAN RIVER) FLORIDA RURAL LEGAL SERVICES, 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 (INDIAN RIVER) FLORIDA RURAL LEGAL SERVICES, TELEPHONE 772-466-4766 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

**If Plaintiff is the Purchaser at the sale, Plaintiff's bid is hereby assigned to FEDERAL NATIONAL MORTGAGE ASSOCIATION, and the Clerk of Court is hereby directed to issue a Certificate of Title to assignee named herein.**

**DONE AND ORDERED** in Vero Beach, Florida on this 9th day of May, 2014.

CYNTHIA COX, Circuit Judge

Copies furnished by U.S. Mailto:

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CITIBANK, N.A.  
C/O ANY OFFICER, DIRECTOR OR REGISTERED AGENT  
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*OPPOSING COUNSEL FOR POINTE WEST MASTER PROPERTY OWNERS ASSOCIATION, INC.*

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VERO BEACH, FL 32966-1254

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VERO BEACH, FL 32966-1254