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

CASE NO.: 2014 CA 001189

312014CA001189XXXXXX

PENNYMAC CORP.

Plaintiff,

v.

DAVID W. PARSONS A/K/A DAVID PARSONS A/K/A  
DAVID WAYNE PARSONS; ARLENE V. PARSONS;  
CITIFINANCIAL SERVICES, INC.; ANY AND ALL  
UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER,  
OR 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

Defendant(s)

**FINAL JUDGMENT OF FORECLOSURE AND TO ENFORCE LOST NOTE DOCUMENT**

(Form Approved by 19<sup>th</sup> Circuit Administrative Order 2010-08)

*Note: This final Judgment format may only be modified by adding language in sequentially numbered paragraphs beginning with paragraph 11. Attorneys may be sanctioned for submitting a final judgment which improperly varies the approved format.*

This action was heard before the court on the plaintiff's Motion for Summary Final Judgment on May 8, 2015. On the evidence presented;

IT IS ADJUDGED that:

1. **Motion Granted.** There is no dispute of material facts and plaintiff's motion for summary judgment is granted.
2. **Amounts Due.** Plaintiff, **PENNYMAC CORP., 6101 CONDOR DRIVE, SUITE 200, MOORPARK, CA 93021**, is due:

Principal due on the note secured by the mortgage foreclosed	\$ 103,673.84
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Interest on the note and mortgage from 09/01/2012 to 02/13/2015	\$ 6,925.35
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Per diem interest at 2.727% (\$ 7.74 per day), from 02/14/2015 to 03/23/2015	\$ 286.38
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<b>Hazard Insurance</b>	<b>\$9,851.78</b>
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Hazard Insurance	\$9,851.78
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<b>Taxes</b>	<b>\$2,526.08</b>
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Taxes	\$2,526.08
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**SUBTOTAL**

**\$123,263.43**

Additional Costs:

Late Charges	\$ 0.00
Filing Cost	\$1,009.28
Property Inspections	\$136.50
Service of Process	\$220.00
Tax Certification	\$100.00
Title Search	\$475.00

**SUBTOTAL****\$125,204.21**

Less: Undisbursed escrow funds

\$0.00

Less: Other

(\$605.00)

Attorney Fees:

\$2,800.00

**TOTAL****\$ 127,399.21**

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 22, LITTLE FARMS ACRE LOTS, according to the plat thereof, recorded in Plat Book 2, Page 27 of the Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.**

Property                    2203 17TH STREET  
address:                    VERO BEACH, FL 32960-3161

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 June 22, 2015 to the highest bidder for cash, except as prescribed in paragraph 6,:

 at 2000 16th Avenue, Vero Beach, FL 32960 being at \_\_\_\_\_  
by electronic sale at [www.indian-river.realforeclosure.com](http://www.indian-river.realforeclosure.com) beginning at 10:00 AM.

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 1 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.
11. **Lost Note.** The Court finds that the Plaintiff has reestablished the terms of the lost note and its right to enforce the instrument as required by Section 673.3091, Florida Statutes. Plaintiff shall hold the Defendant maker of the note harmless and shall indemnify them from any loss they may incur by reason of a claim by any other person to enforce the lost note. Since adequate protection is provided as required by Section 673.3091, Florida Statutes, judgment is hereby entered in favor of the Plaintiff as to its request to enforce the lost note.

Judgment is hereby entered in favor of the plaintiff as to its request to enforce the lost note.

**[Any language which needs to be added to the final judgment shall be inserted at this point using paragraphs numbered sequentially beginning with paragraph 11]**

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 FOR INDIAN RIVER COUNTY, FLORIDA, 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 Florida Rural Legal Services, Inc., 510 South US Highway 1, Suite 1, P.O. Box 4333, Ft. Pierce, FL 34948, Phone: (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 THE Florida Rural Legal Services, Inc., 510 South US Highway 1, Suite 1, P.O. Box 4333, Ft. Pierce, FL 34948, Phone: (772) 466-4766, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at Vero Beach, INDIAN RIVER County, Florida, on this 27 day of May, 2015.

Circuit Judge

cc: copies furnished to the attached mailing list

**SERVICE LIST**  
CASE NO.: 2014 CA 001189

DAVID W. PARSONS A/K/A DAVID PARSONS A/K/A DAVID WAYNE PARSONS  
2203 17TH STREET  
VERO BEACH, FL 32960-3161

ARLENE V. PARSONS  
2203 17TH STREET  
VERO BEACH, FL 32960-3161

CITIFINANCIAL SERVICES, INC.  
TAX & REPORTING, PO BOX 30509  
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