

Filing # 57595496 E-Filed 06/12/2017 09:31:28 AM

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

CITIGROUP MORTGAGE LOAN TRUST  
INC., ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2007-AMC1, U.S.  
BANK NATIONAL ASSOCIATION, AS  
TRUSTEE,

**Plaintiff(s),**

CASE NO. 31-2016-CA-000629

v.

RICHARD COSTANZO, SR., MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS,  
INC. AS NOMINEE FOR CAPITAL ONE  
HOME LOANS, LLC, UNKNOWN TENANT  
IN POSSESSION 1, UNKNOWN TENANT IN  
POSSESSION 2, UNKNOWN SPOUSE OF  
RICHARD COSTANZO, SR.,

**Defendant(s).**

**CONSENT FINAL JUDGMENT OF FORECLOSURE**

This action was heard before the court on **June 12, 2017** and on the consent of the parties and being otherwise duly advised in the premises,

IT IS ORDERED AND ADJUDGED that:

1. **Motion Granted.** Defendant, Richard Costanzo, Sr. has consented to entry of this final judgment, there is no dispute of material facts and Plaintiff's Motion for Summary Judgment is granted.

2. **Amounts Due.** Plaintiff, CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, 8742 Lucent Blvd, Suite 300, Highlands Ranch, CO 80129, is due:

Principal	\$114,471.05
Interest on the note and mortgage from 07/01/2007 to 06/12/2017 Per diem interest at 8.15000% ( \$ 25.5600)	\$54,702.66
Escrow Advanced	\$46,141.80
BPO	\$230.00
Attorneys' fees total	\$6,780.00
Filing fee	\$913.50
Service of process	\$470.00
Lis Pendens	\$5.00
Summons Issuance	\$70.00
Property Inspections	\$1,321.45
Property Preservation	\$459.50

Suspense ( unapplied) balance	(\$12.01)
<b>TOTAL</b>	<b>\$225,552.95</b>

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

4. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, RICHARD COSTANZO, SR., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CAPITAL ONE HOME LOANS, LLC, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2, (with the exception of any assessments that are superior pursuant to Section 718.116 or 720.3085, Florida Statutes) on the following described property in Indian River County, Florida:

Lot 2 and Lot 4, Block 4, Idlewild, according to the Plat thereof, recorded in Plat Book 6, Page 34, Public Records of Indian River County, Florida.

Property Address: 4555 13th Place, Vero Beach, FL 32966

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 **July 27, 2017**, beginning at 10:00a.m. to the highest bidder for cash, except as prescribed in paragraph 6, by electronic sale at [www.indian-river.realforeclose.com](http://www.indian-river.realforeclose.com) in accordance with section 45.031, Florida Statutes. **The public sale shall not be postponed or canceled without a court order. All orders postponing or canceling the sale must be filed with the clerk of court no later than 5:00 p.m. five (5) business days before the sale date. Counsel for plaintiff must be certain that all sale and clerk fees are paid and that the original proof of publication is filed no less than five (5) business days before the sale date. Failure to timely file the original proof of publication of the notice of sale and pay the sale and clerk fees will stop the sale. Additionally, the failure of plaintiff's counsel to pay the sale fee and 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.** 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, plaintiff shall file an affidavit within 5 business days and the clerk shall credit plaintiff's bid with the total sum with post-judgment 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 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. If any defendant or tenant remains in possession of the property, an Order granting the Motion for Writ of Possession shall be entered without further notice or hearing, subject to the purchaser's compliance with Section 83.561, Florida Statutes.

10. **Jurisdiction Retained.** The Court retains jurisdiction of this action to enter further Orders that are proper including, without limitation, writs of possession, re-foreclosure of omitted parties, and such supplemental relief or judgments as may be appropriate.

11. Plaintiff hereby waives any and all rights it may have to a deficiency judgment as to Defendant, RICHARD COSTANZO, SR., and Plaintiff shall not at any time hereafter seek any deficiency judgment from said Defendant with regards to the Note and Mortgage that are the subject of the instant foreclosure action.

**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 OF INDIAN RIVER COUNTY 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 LEGAL AID, 3210 CLEVELAND AVE. #101A, FORT MYERS, FL 33901, (239)277-7060 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 LEGAL AID, 3210 CLEVELAND AVE. #101A, FORT MYERS, FL 33901, (239)277-7060 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

DONE AND ORDERED on June 12, 2017 at Vero Beach, Florida.

A handwritten signature in black ink, appearing to read "Paul B. Kennedy", written over a horizontal line.

CIRCUIT JUDGE

Copies Furnished by U.S. Mail to:

DISTRIBUTION LIST

MCCALLA RAYMER LEIBERT PIERCE, LLC  
225 E. ROBINSON ST. SUITE 155  
ORLANDO, FL 32801  
[mrservice@mccalla.com](mailto:mrservice@mccalla.com)

Mortgage Electronic Registration Systems, Inc. as nominee for Capital One Home Loans, LLC  
1901 E Voorhees St, Ste C  
Danville, IL 61834

Unknown Tenant in Possession 1  
Unknown Tenant in Possession 2  
4555 13th Place  
Vero Beach, FL 32966

Jennifer D. Peshke, Esq.  
4733 N. Hwy. A1A, Suite 303  
Vero Beach, FL 32963  
[service@peshkelaw.com](mailto:service@peshkelaw.com)  
Counsel of Richard Costanzo, Sr.