

Filing # 99829370 E-Filed 12/05/2019 09:44:38 AM

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

DEUTSCHE BANK NATIONAL TRUST COMPANY
FORMERLY KNOWN AS BANKERS TRUST COMPANY
OF CALIFORNIA, N.A., AS TRUSTEE OF VENDEE
MORTGAGE TRUST 1996-2,
Plaintiff,

CASE NO. 2018 CA 000288
312018CA000288XXXXXX

vs.

UNKNOWN HEIRS OF GREGORY L. DAUGHERTY
A/K/A GREGORY LEE DAUGHERTY; LISA H.
DAUGHERTY A/K/A LISA YADDOW; LATANYA
DAUGHERTY; ERIC DAUGHERTY; BRITTANY
DAUGHERTY A/K/A BRITTANY A. DAUGHERTY;
GREGORY L. DAUGHERTY JR. A/K/A GREG
DAUGHERTY; COLLIN DAUGHERTY; BRIANA
DAUGHERTY; STATE OF FLORIDA DEPARTMENT OF
REVENUE; CLERK OF THE CIRCUIT COURT OF
INDIAN RIVER COUNTY, FLORIDA; STEVEN
SHAPPIE;
Defendants.

FINAL JUDGMENT OF FORECLOSURE

This action was heard before the court on December 5, 2019 and on the evidence presented and
being otherwise duly advised in the premises,

IT IS ORDERED AND ADJUDGED that:

1. **Motion Granted.** There is no dispute of material facts and plaintiff's motion for summary judgment is granted.
2. **Value of Claim.** At the initiation of this action, in accordance with section 28.241(1)(a)2.b., Florida Statutes, plaintiff estimated the amount in controversy of the claim to be **\$65,050.37**. In accordance with section 28.241(1)(a)2.c., Florida Statutes, the Court identifies the actual value of the claim to be **\$97,377.44**, as set forth below. For any difference between the estimated amount in controversy and the actual value of the claim that requires the filing fee to be adjusted, the Clerk shall adjust the filing fee. In determining whether the filing fee needs to be adjusted, the graduated filing fee scale in section 28.241(1)(a)2.d., Florida Statutes, controls. If an excess filing fee was paid, the Clerk shall provide a refund of the excess fee. If an additional filing fee is owed, the plaintiff shall pay the additional fee at least five business days prior to the judicial sale. If any additional filing fee owed is not paid prior to the judicial sale, the Clerk shall cancel the judicial sale without further order of the Court.
3. **Amounts Due.** Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE OF VENDEE MORTGAGE TRUST 1996-2 (hereafter, "**Plaintiff**"), c/o Carrington Mortgage Services, LLC, 1600 Douglass Road, Anaheim, CA 92806, is due:

| | | |
|--|-----------|------------------|
| Principal | \$ | 39,035.89 |
| Interest from 06/01/2013 to 05/25/2019 | \$ | 16,347.08 |
| Interest from 05/26/2019 to 12/05/2019 | \$ | 1,453.06 |
| Escrow Balance | \$ | 28,270.55 |
| Property Preservation | \$ | 4,829.06 |
| Property Inspection | \$ | 287.00 |
| AVM | \$ | 9.00 |
| Title (Premium) Search & Update | \$ | 325.00 |
| Attorneys' fees | | |
| Attorneys' fees total | \$ | 2,100.00 |
| Court costs | | |
| Filing fees | \$ | 978.00 |
| Service of Process | \$ | 2,452.80 |
| Publication for Sale | \$ | 340.00 |
| Guardian Ad Litem Fees | \$ | 950.00 |
| | | |
| TOTAL | \$ | 97,377.44 |

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

5. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, UNKNOWN HEIRS OF GREGORY L. DAUGHERTY A/K/A GREGORY LEE DAUGHERTY; LISA H. DAUGHERTY A/K/A LISA YADDOW; LATANYA DAUGHERTY; ERIC DAUGHERTY; BRITTANY DAUGHERTY A/K/A BRITTANY A. DAUGHERTY; GREGORY L. DAUGHERTY JR. A/K/A GREG DAUGHERTY; COLLIN DAUGHERTY; BRIANA DAUGHERTY; STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA; STEVEN SHAPPIE; (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:

LOTS 5 AND 6, BLOCK V, PARADISE PARK, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 77, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Property address: **2330 89TH AVE, VERO BEACH FL 32966**

6. **Sale of Property.** If the total sum with interest at the rate described in paragraph 3 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale on **(*Please set sale date for 60 days after judgment per V.A. guidelines*)** February 10, 2020 _____, 2020, to the highest bidder for cash, except as prescribed in paragraph 7, 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. 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.

7. **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.

8. **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 3 from this date to the date of the sale; and by retaining any remaining amount pending further order of this court.

9. **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.

10. **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. 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.

11. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, writs of possession and such supplemental relief or judgments as may be appropriate.

12. If Plaintiff should elect to assign its bid at sale, the assignment of bid shall be effective upon the filing of a Notice of Assignment of Bid or Motion and Order for Assignment of Bid and the Clerk of the above entitled Court is hereby directed to issue the Certificate of Title to such assignee without further payment.

13. **Pursuant to *Ross v. Wells Fargo Bank*, 2013 Fla. App. LEXIS 2143, *2-3 (Fla. 3d DCA Feb. 13, 2013), the Court retains jurisdiction of this action to enter Orders relating to supplemental**

proceedings to address any omitted parties who may possess an interest in the subject property post-judgment.

14. The court retains jurisdiction to enter further orders to permit Plaintiff's recovery of advances, including but not limited to: taxes, insurance, inspection, repairs, publication, attorney fees, and costs from any and all surplus proceeds from the foreclosure sale.

15. Any sale proceeds distributed by the Clerk of Court as a result of a third-party bidder at foreclosure sale shall be made payable to the Plaintiff of record.

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, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY 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, 772-770-5185 2000 16TH AVENUE, VERO BEACH, FL 32960 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 FLORIDA RURAL LEGAL SERVICES MONDAY THROUGH FRIDAY AT 1-888-582-3410 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 AT 1-888-582-3410 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Indian River County, Florida, on ____ day of _____ 2019.

8:56 am, Dec 05 2019



CIRCUIT JUDGE

Copies Furnished by e-portal to:

VAN NESS LAW FIRM, PLC: PLEADINGS@VANLAWFL.COM
BARBARA POWER, ESQ.: BARBARAPOWER@VEROBEACHLAW.COM
BARBARAPOWERLAW@GMAIL.COM

Plaintiff's counsel shall serve paper copies on all Defendants not otherwise served by U.S. Mail to:

CASE NO.: 2018 CA 000288
SERVICE LIST:

UNKNOWN HEIRS OF GREGORY L. DAUGHERTY A/K/A GREGORY LEE DAUGHERTY
2330 89TH AVENUE
VERO BEACH, FL 32966
LAST KNOWN ADDRESS

LISA H. DAUGHERTY A/K/A LISA YADDOW
2330 89TH AVENUE
VERO BEACH, FL 32966
LAST KNOWN ADDRESS

GREGORY L. DAUGHERTY, JR. A/K/A GREG DAUGHERTY
1136 SW DORCHESTER STREET
PORT ST. LUCIE, FL 34983

BRITTANY DAUGHERTY A/K/A BRITTANY A. DAUGHERTY
8055 99TH AVENUE
VERO BEACH, FL 32967

STEVEN SHAPPIE
1401 25TH AVENUE
VERO BEACH, FL 32960

LATANYA DAUGHERTY
1645 27TH AVENUE
VERO BEACH, FL 32960

BRIANA DAUGHERTY
8192 82 STREET
SEMINOLE, FL 33777

COLLIN DAUGHERTY
13300 WALSINGHAM ROAD, APT. 119
LARGO, FL 33774
LAST KNOWN ADDRESS

(Continued on next page)

CASE NO.: 2018 CA 000288
SERVICE LIST (continued)

STATE OF FLORIDA, DEPARTMENT OF REVENUE
C/O MARSHALL STRANBURG
5050 WEST TENNESSEE STREET, BLDG 1, FLOOR 2
TALLAHASSEE, FL 32399

JEFFREY R. SMITH, CPA
INDIAN RIVER COUNTY CLERK OF THE CIRCUIT COURT
2000 16TH AVENUE
P.O. BOX 1028
VERO BEACH, FL 32961