

Filing # 104139781 E-Filed 03/02/2020 08:51:24 AM

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

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS
INDENTURE TRUSTEE FOR AMERICAN HOME
MORTGAGE INVESTMENT TRUST 2006-2,
Plaintiff,

CASE NO. 2018 CA 000704

312018CA000704XXXXXX

vs.

UNKNOWN HEIRS OF SANFORD S. MAZARIN A/K/A
SANFORD MAZARIN A/K/A SEYMOUR MAZARIN
A/K/A SANFORD SEYMOUR MAZARIN; UNKNOWN
SPOUSE OF SANFORD S. MAZARIN A/K/A SANFORD
MAZARIN A/K/A SEYMOUR MAZARIN A/K/A
SANFORD SEYMOUR MAZARIN; CAROL D. MAZARIN
A/K/A CAROL MAZARIN; BOULEVARD VILLAS
COURTSIDE CONDOMINIUM ASSOCIATION, INC.;
THE BOULEVARD VILLAGE MAINTENANCE
ASSOCIATION, INC.; MATHIEU MAZARIN; JADE
MAZARIN; XETA MAZARIN; JESSICA ERRICO F/K/A
JACQUELINE ERRICO;
Defendants.

FINAL JUDGMENT OF FORECLOSURE

This action was heard before the court on February 26, 2020 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 **\$212,493.76**. In accordance with section 28.241(1)(a)2.c., Florida Statutes, the Court identifies the actual value of the claim to be **\$240,596.34**, 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 TRUST COMPANY AMERICAS, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2006-2 (hereafter, "**Plaintiff**"), C/O PHH Mortgage Corporation, 1 Mortgage Way Mail Stop- SV-01, Mt. Laurel, NJ 08054, is due:

Principal	\$	<u>208,067.51</u>
Interest from 12/01/2017 to 11/20/2019	\$	<u>19,065.24</u>
Interest from 11/21/2019 to 02/26/2020	\$	<u>2,808.68</u>
Pre-Acceleration Late Charges	\$	<u>94.84</u>
Property Inspections	\$	<u>97.50</u>
Prior Servicer Fee-Property Appraisal/BPO	\$	<u>195.00</u>
Prior Servicer Fee-Property Inspection	\$	<u>247.50</u>
Prior Servicer Fee-Property		
Preservation/Maintenance Fee	\$	<u>3,470.37</u>
Prior Servicer Fee-Title Search Expenses	\$	<u>300.00</u>
Attorneys' flat fees		
Attorneys' flat fees total	\$	<u>3,105.00</u>
Court costs		
Filing fees	\$	<u>1,024.50</u>
Service of Process	\$	<u>1,400.20</u>
Service by Publication	\$	<u>170.00</u>
Guardian Ad Litem Fees	\$	<u>550.00</u>
TOTAL	\$	<u>240,596.34</u>

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 SANFORD S. MAZARIN A/K/A SANFORD MAZARIN A/K/A SEYMOUR MAZARIN A/K/A SANFORD SEYMOUR MAZARIN; UNKNOWN SPOUSE OF SANFORD S. MAZARIN A/K/A SANFORD MAZARIN A/K/A SEYMOUR MAZARIN A/K/A SANFORD SEYMOUR MAZARIN; CAROL D. MAZARIN A/K/A CAROL MAZARIN; BOULEVARD VILLAS COURTSIDE CONDOMINIUM ASSOCIATION, INC.; THE BOULEVARD VILLAGE MAINTENANCE ASSOCIATION, INC.; MATHIEU MAZARIN; JADE MAZARIN; XETA MAZARIN; JESSICA ERRICO F/K/A JACQUELINE ERRICO; (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:

UNIT 101, BUILDING 14, OF BOULEVARD VILLAS COURTSIDE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF BOULEVARD VILLAS COURTSIDE CONDOMINIUM DATED FEBRUARY 8, 2006 AND RECORDED IN O.R. BOOK 1992, PAGE 2222, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, INCLUDING THE UNDIVIDED INTEREST IN ALL COMMONN ELEMENTS AND LIMITED COMMON ELEMENTS DECLARED IN SAID DECLARATION TO BE AN APPURTENANCE TO THE ABOVE DESCRIBED CONDOMINIUM UNIT.

Property address: **4350 DOUBLES ALLEY DR 101 VERO BEACH FL 32967**
a/k/a 4350 DOUBLES ALLEY DR, UNIT 101, VERO BEACH, FL 32967

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 April 6, _____, 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 unless prohibited by bankruptcy, 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 to Plaintiff as a result of a third-party bidder at foreclosure sale shall be made payable to the Plaintiff of record.
16. This final judgment is not a personal money judgment as to defendants MATHIEU MAZARIN; JADE MAZARIN; XETA MAZARIN; JESSICA ERRICO F/K/A JACQUELINE ERRICO. Said defendants did not sign the promissory note underlying this mortgage foreclosure.

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 the ____ day of _____ 2020.

8:38 am, Feb 26 2020



CIRCUIT JUDGE

Copies Furnished by e-portal to:

Van Ness Law Firm, PLC, Pleadings@vanlawfl.com

Charles Mckimmon, Esq., sjcwmlaw@belldouth.net

Barbara B. Power, Esq., barbarapower@verobeachlaw.com

Julia B. Kite-Powell, Esq., juliakp@tampabay.rr.com

Plaintiff's counsel shall serve paper copies on all Defendants not otherwise served by U.S. Mail to:
(Please see the attached service list)

CASE NO.: 2018 CA 000704

SERVICE LIST:

UNKNOWN HEIRS OF SANFORD S. MAZARIN A/K/A SANFORD MAZARIN A/K/A
SEYMOUR MAZARIN A/K/A SANFORD SEYMOUR MAZARIN
4350 DOUBLES ALLEY DR 101
VERO BEACH FL 32967
LAST KNOWN ADDRESS

UNKNOWN SPOUSE OF SANFORD S. MAZARIN A/K/A SANFORD MAZARIN A/K/A
SEYMOUR MAZARIN A/K/A SANFORD SEYMOUR MAZARIN
4350 DOUBLES ALLEY DR 101
VERO BEACH FL 32967
LAST KNOWN ADDRESS

WILLIAM C. LEE
2001 9TH AVENUE #308
VERO BEACH FL 32960
R.A. FOR THE BOULEVARD VILLAGE MAINTENANCE ASSOCIATION, INC.

MATHIEU MAZARIN
2606 HANOVER DRIVE
FORT COLLINS, CO 80526
PRO SE

XETA MAZARIN
581 7TH PLACE
VERO BEACH, FL 32962
PRO SE

JESSICA ERRICO F/K/A JACQUELINE ERRICO
538 EAGLE BLVD
KINGSLAND, GA 31548
PRO SE

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