

Filing # 156917413 E-Filed 09/07/2022 02:04:02 PM

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

CASE NO.: 21-2021-CA-000624
312021CA000624XXXXXX

SPACE COAST CREDIT UNION, a
State Chartered Credit Union,

Plaintiff,

vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES,
ASSIGNEES OR OTHER PERSONS CLAIMING
BY, THROUGH, UNDER OR AGAINST
DONALD J. TARLOV, *et al.*

Defendants.

_____ /

IN REM FINAL JUDGMENT OF FORECLOSURE

This case came before the Court on the Agreed Motion for Entry of an In Rem Final Judgment of Foreclosure ("Joint Motion") filed by SPACE COAST CREDIT UNION ("Plaintiff"). The Court, having reviewed the Motion and the Court file,

IT IS ORDERED AND ADJUDGED that:

1. **Final Judgment.** Defendants, UNKNOWN TENANT IN POSSESSION NO. 2 n/k/a DARLEEN TARLOV and the UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES OR OTHER PERSONS CLAIMING BY, THROUGH, UNDER OR AGAINST DONALD J. TARLOV, consented to entry of this final judgment.

2. **Amounts Due.** Plaintiff, REGIONS BANK D/B/A REGIONS MORTGAGE, 6200 Poplar Avenue, 4th Floor, Memphis, TN 38119, is due

Principal:	\$39,463.49
Interest from May 25, 2022 to September 2, 2022:	\$3,883.49
Late Fees:	\$90.00
Title search expenses:	\$200.00
Attorneys' fees total:	\$6,773.50
<u>Court costs</u>	
Filing Fee:	\$627.50
Service of Process:	\$802.80
Death Certificates:	\$65.00
Recording Fees:	\$20.00
Computer Research:	\$6.85
Guardian Ad Litem:	\$450.00
Publication of Notice of Action:	\$170.00
TOTAL:	\$52,552.63

3. **Interest.** The total amount in paragraph 2 that shall bear interest from this date forward at the rate of 4.34% a year.

4. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), (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 10, Block 137, VERO BEACH HIGHLANDS – UNIT FOUR,
according to the Plat thereof, as recorded in Plat Book 8, Page 38,
Public Records of Indian River County, Florida.

The Plaintiff is limited to in rem relief in this action.

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 **December 7, 2022**, to the highest bidder for cash, except as

prescribed in paragraph 6, 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 office.

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 bid 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 the further order of this court.

8. **Right of Redemption/Right of Possession.** 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 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.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, writ of possession and such supplemental relief or judgments as may be appropriate.

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 COUNTY COURTHOUSE, 2000 16th AVENUE, VERO BEACH, FL 32960, (772) 226-3100, 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, 510 SOUTH US HWY 1, FORT PIERCE, FL 34948, (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 FLORIDA RURAL LEGAL SERVICES, 510 SOUTH US HWY 1, FORT PIERCE, FL 34948, (772) 466-4766, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED on _____, 2022 in Vero Beach, Florida.

09/07/2022 14:03:51
2021 CA 000624
Signed by JANET CARNEY CROOM (NOT) 09/07/2022 14:03:51 Bp0xG1Q
Circuit Judge

Copies furnished by e-portal to:

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

Vero Beach Highlands Property Owners' Association Inc., Kimberly Beattie, Registered Agent, 625 Highland Drive Southwest, Vero Beach, FL 32962

Solar Mosaic, Inc., 300 Lakeside Drive, 24th Floor, Oakland, CA 94612

Robert Tarlov, 20 Tower Lane, Suite 210, Avon, CT 06001

Unknown Tenant in Possession No. 2, Sarina Tarlov, 1746 21st Pace SW, Vero Beach, FL 32962