

Filing # 160407163 E-Filed 11/01/2022 03:24:41 PM

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

CENLAR FSB,

Plaintiff,

CASE NO. 2021 CA 000324
312021CA000324XXXXXX

vs.

THE UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST IN THE
ESTATE OF DOUGLAS S. OSSENFORT A/K/A
DOUGLAS SCOTT OSSENFORT, DECEASED;
KEVIN M. OSSENFORT; ALECIA OSSENFORT
BLAZEI; ALECIA ANN BLAZEI, AS CO-
PERSONAL REPRESENTATIVE OF THE ESTATE
OF ROSEMARY BROFOS, DECEASED; ALECIA
ANN BLAZEI, AS TRUSTEE OF THE ROSEMARY
BROFOS TRUST DATED FEBRUARY 24, 2009;
KEVIN MARSHALL OSSENFORT, AS CO-
PERSONAL REPRESENTATIVE OF THE ESTATE
OF ROSEMARY BROFOS, DECEASED; KEVIN
MARSHALL OSSENFORT, AS TRUSTEE OF THE
ROSEMARY BROFOS TRUST DATED
FEBRUARY 24, 2009; UNITED STATES OF
AMERICA; STATE OF FLORIDA DEPARTMENT
OF REVENUE; ALECIA ANN BLAZEI, AS
TRUSTEE OF THE ROSEMARY BROFOS TRUST
DATED FEBRUARY 24, 2009; ANY AND ALL
UNKNOWN PARTIES CLAIMING BY, THROUGH,
UNDER, AND 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).

AMENDED FINAL JUDGMENT OF FORECLOSURE

This action was tried before the court on October 31, 2022 and on the evidence presented and
being otherwise duly advised in the premises,

IT IS ORDERED AND ADJUDGED that:

1. **Final Judgment.** Plaintiff is entitled to entry of final judgment.
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

\$16,722.24. In accordance with section 28.241(1)(a)2.c., Florida Statutes, the Court identifies the actual value of the claim to be \$ **\$57,727.94**, 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, CENLAR FSB 425 Phillips Boulevard, Ewing, NJ 08618, is due:

Principal:	\$14,649.44
Interest on the note and mortgage from September 1, 2019 to October 31, 2022	\$3,926.32
Escrow Advance	\$14,164.18
Inspections	\$496.25
Property Preservation	\$9,361.20
Attorneys' Fees	
Finding as to reasonable number of hours: 10.00	
Finding as to reasonable hourly rate: \$215.00	
Flat Fee: \$5,525.00	
Attorneys' Fee Total:	\$7,675.00
Court Costs	
Filing Fee:	\$561.54
Service of Process:	\$2,014.70
Lis Pendens:	\$15.50
Publication	\$340.00
Additional Costs	
Summons:	\$119.51
Probate Review:	\$250.00
Document Retrieval:	\$58.00
Skip Trace:	\$96.30
GRAND TOTAL	\$57,727.94

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

5. 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:

THE NORTH 100 FEET OF THE SOUTH 590 FEET OF THE WEST 140 FEET OF THE EAST 10 ACRES OF TRACT II, SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST.

**LUCIE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 25, SAID LAND
NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.**

Property Address: **1875 FLORA LN, 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 the court shall sell the property at public sale on **December 15th, 2022**, 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 AM 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 83.5615, Florida Statutes.

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

leave to file supplemental and/or amended pleadings to add additional parties, and orders resolving any disputes with respect to assessments and/or other amounts allegedly due associations.

12. The Court finds that the Plaintiff has proved the terms of the lost Note and its right to enforce the instrument(s) as required by Florida Statute 673.3091. Plaintiff holds 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 therefore provided as required by Florida Statute Section 673.3091, judgment is hereby entered in favor of the Plaintiff as to its request to enforce the lost Note.

The United States of America shall have the right of redemption provided by 28 U.S.C. §2410(c) and, if it is the successful bidder at the foreclosure sale, it shall be allowed thirty (30) days to deliver a Treasury check to the Clerk of Court in payment of the amount of its bid. Further, the deposit required by Florida Statutes 45.021(2) shall be waived.

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 THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIEN HOLDER 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 the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the following paragraphs shall apply:

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, 2000 16TH AVENUE, CIVIL DEPARTMENT, ROOM 136, VERO BEACH, FL 32960 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 HELP TO 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 CONTACT FLORIDA RURAL LEGAL SERVICES - FORT PIERCE OFFICE, 510 SOUTH US HIGHWAY 1, SUITE 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 OPTION. IF YOU CHOOSE TO CONTACT FLORIDA RURAL
LEGAL SERVICE - FORT PIERCE OFFICE, (772) 466-4776, FOR ASSISTANCE, YOU
SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

DONE AND ORDERED ON _____ at Vero Beach, Florida

11/01/2022 15:24:34
2021 CA 000324

— eSigned by JANET CARNEY CROOM (NOT) 11/01/2022 15:24:34 10o1hAzg —

CIRCUIT JUDGE

Copies furnished to:

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
ATTORNEYS FOR PLAINTIFF
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL: FLMAIL@RASLG.COM

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE
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1875 FLORA LN
VERO BEACH, FL 32966

KEVIN M. OSSENFORT
4656 ARMADILLO ST
MIDDLEBURG, FL 32068

ALECIA OSSENFORT BLAZEI
137 VISTA DEL GRANDE
SAN CARLOS, CA 94070

UNITED STATES OF AMERICA
C/O US ATTORNEY, SOUTHERN DISTRICT OF FLORIDA
99 NE 4 STREET, 13TH FLOOR
MIAMI, FL 33132

STATE OF FLORIDA DEPARTMENT OF REVENUE
C/O DIRECTOR, OR ANY OTHER PERSON AUTHORIZED TO ACCEPT SERVICE
2450 SHUMARD OAKS BLVD
TALLAHASSEE, FL 32399

ALECIA ANN BLAZEI, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF
ROSEMARY BROFOS, DECEASED
137 VISTA DEL GRANDE
SAN CARLOS, CA 94070

KEVIN MARSHALL OSSENFORT, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF
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4656 ARMADILLO STREET
MIDDLEBURG, FL 32068

ALECIA ANN BLAZEI, AS TRUSTEE OF THE ROSEMARY BROFOS TRUST DATED
FEBRUARY 24, 2009
1180 REEF ROAD, UNIT 15
VERO BEACH, FL 32963

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