

IN THE FLORIDA COURT OF THE
EIGHTEENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR SEMINOLE COUNTY

CASE NO: 2018CA002551

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,

Plaintiff,

vs.

THE UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST IN
THE ESTATE OF ANNIE MAE JACKSON,
DECEASED; STATE OF FLORIDA,
DEPARTMENT OF REVENUE; CLERK OF THE
COURT FOR SEMINOLE COUNTY, FLORIDA;
CITY OF SANFORD, FL; UNITED STATES OF
AMERICA, ACTING ON BEHALF OF THE
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ESTATE OF
SAMUEL LOUIS JACKSON, DECEASED;
CAPPILA JACKSON GAINES; UNITED
STATES OF AMERICA, DEPARTMENT OF
JUSTICE; ALEJANDRO HOLT; 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).

_____ /

FILED

JAN 28 2022

CLERK SEMINOLE COUNTY

IN REM FINAL JUDGMENT OF FORECLOSURE

This action was tried before the court at a Non-Jury Trial on January 28, 2022. On the evidence presented. **IT IS ADJUDGED** that Plaintiff's Final Judgment is **GRANTED** against all defendants listed by name: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNIE MAE JACKSON, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF SANFORD, FL; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT FOR SEMINOLE COUNTY, FLORIDA ;THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SAMUEL LOUIS JACKSON, DECEASED; CAPPILA JACKSON GAINES; UNITED STATES OF AMERICA, DEPARTMENT OF JUSTICE; ALEJANDRO HOLT.

1. **Amounts Due.** Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, whose address is c/o Nationstar Mortgage LLC D/B/A Champion Mortgage Company, 8950 Cypress Waters Blvd., Coppell, TX 75019, is due:

Principal	\$145,038.37
Interest to date of this judgment: January 28, 2022	\$44,825.14
MIP	\$12,371.48
Service Fees	\$5,160.00
Taxes	\$5,306.63
Insurance	\$7,599.00
Appraisals	\$560.00
Outstanding Advances	\$7,772.02
Probate Review: \$250.00	
Death Certificates: \$58.50	
Summons: \$138.32	
Filing Fees: \$949.46	
Service of Process: \$1,227.60	
Property Registration: \$600.00	
Guardian Ad Litem: \$756.25	
Skip Trace: \$1.89	
Attendance at Court: \$1,600.00	
Flat Fee: \$1,960.00	
Remaining Advances: \$230.00	
SUBTOTAL	\$228,632.64
Attorneys' Fees:	
Finding as to reasonable number of hours rate for trial preparation and attendance: 10.00	
Finding as to reasonable hourly rate for trial preparation and attendance: \$175.00	

Flat Fee:	\$3,240.00
Attendance at Court:	\$250.00
Attorneys' Fee Total:	\$5,240.00
Court Costs	
Property Registration:	\$600.00
Mediation:	\$490.00
TOTAL SUM	\$234,962.64

That shall bear interest at a rate of 4.25%.

- Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Seminole County, Florida:

LOTS 23 AND 24, BLOCK B OF A.B, STEVENS ADDITION TO MIDWAY IN PLAT BOOK 7, PAGE 38 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Property Address: 2411 CRAWFORD DRIVE, SANFORD, FL 32771

- Sale of Property.** If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the property at public sale on the 7 day of April, 2022, no sooner than 60 days from the of this judgment, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 301 N. PARK AVENUE, SANFORD, FL 32771 in Seminole County, Florida, in accordance with section 45.031, Florida Statutes (2013), using the following method:

in Room S-201, Seminole County Civil Courthouse 301 N. Park Ave., Sanford, FL 32771 beginning at 11:00 AM

- 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, the clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it as is necessary to pay the bid in full.
- 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 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

- 6. 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, and defendant(s) right of redemption as prescribed by section 45.0315, Florida Statutes (2013) shall be terminated, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property.
- 7. Attorneys' Fees.** The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the flat fee of \$5200.00 is reasonable and appropriate for the Plaintiff's counsel's attorney's fees. Furthermore, the Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that 10.00 hours were reasonably expended by Plaintiff's counsel and that and hourly rate of \$175.00 is appropriate. PLAINTIFF'S COUNSEL CERTIFIES THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH PLAINTIFF. The Court finds that there are no reasons for either reduction or enhancement pursuant to *Florida Patient's Compensation Funds v. Rowe*, 472 So. 2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees in the amount indicated in paragraph 1 of this Judgment.
- 8. Jurisdiction is further reserved to enter Orders that are proper, including without limitation, writs of possession, and leave to file supplemental and amended pleadings and complaints to add omitted counts and/or parties who may possess an interest in the property and to resolve any disputes with respect to assessments and/or other amount allegedly due associations. The Judgment is in rem only. Plaintiff is not seeking a deficiency or money judgment against any defendant to this 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 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 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, 301 N.

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PARK AVENUE, SANFORD, FL 32771, 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 (SEMINOLE COUNTY BAR ASSOCIATION LEGAL AID SOCIETY, INC., 101 WEST PALMETTO AVENUE, LONGWOOD, FL 32750, PHONE: (407) 834-166) 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 SEMINOLE COUNTY BAR ASSOCIATION LEGAL AID SOCIETY, INC. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED at SANFORD, SEMINOLE COUNTY, FLORIDA this
January 28, 2022



CIRCUIT JUDGE

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SERVICE LIST

KHANI & AUERBACH
JAY E. AUERBACH
ATTORNEY FOR THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ESTATE OF ANNIE MAE JACKSON, DECEASED
C/O KHANI & AUERBACH
2338 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
PRIMARY EMAIL: SERVICE@HOLLYWOOD-LAW.COM
SECONDARY EMAIL: JAY@HOLLYWOOD-LAW.COM

ASSISTANT UNITED STATES ATTORNEY
JOHN F RUDY III
ATTORNEY FOR UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O ASSISTANT UNITED STATES ATTORNEY
400 N. TAMPA ST. SUITE 3200
TAMPA, FL 33602
PRIMARY EMAIL: USAFLM.HUD@USDOJ.GOV
SECONDARY EMAIL: DOJMDFLA@HUD.GOV

STENSTROM, MCINTOSH, COLBERT, & WHIGHAM, P.A.
LONNIE N. GROOT
ATTORNEY FOR CITY OF SANFORD, FL
C/O STENSTROM, MCINTOSH, COLBERT, & WHIGHAM, P.A.
1001 HEATHROW PARK LANE, SUITE 4001
LAKE MARY, FL 32746

STATE OF FLORIDA, DEPARTMENT OF REVENUE
2450 SHUMARD OAK BLVD.
TALLAHASSEE, FL 32399

SUSAN E. DIETRICH, ESQ.
SUSAN E. DIETRICH, ESQ.
ATTORNEY FOR CLERK OF THE COURT FOR SEMINOLE COUNTY, FLORIDA
C/O SUSAN E. DIETRICH, ESQ.
P.O BOX 8099
SANFORD, FL 32772
PRIMARY EMAIL: SEDSERVICE@SEMINOLECLERK.ORG
SECONDARY EMAIL: SDIETRICH@SEMINOLECLERK.ORG

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF SAMUEL LOUIS JACKSON, DECEASED
6033 AMBERLY TERRACE
ORLANDO, FL 32822

CAPPILA JACKSON GAINES
560 MCNEAL DRIVE
DELTONA, FL 32725

ASSISTANT UNITED STATES ATTORNEY
JOHN F RUDY III
ATTORNEY FOR UNITED STATES OF AMERICA, DEPARTMENT OF JUSTICE
C/O ASSISTANT UNITED STATES ATTORNEY
400 N. TAMPA ST. SUITE 3200
TAMPA, FL 33602
PRIMARY EMAIL: USAFLM.HUD@USDOJ.GOV
SECONDARY EMAIL: DOJMDFLA@HUD.GOV

ALEJANDRO HOLT
1420 DIXIE WAY
SANFORD, FL 32271