

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PAY YOUR MORTGAGE, LLC,

Plaintiff,

Case No. 22-CC-000512

v.

UNI TRUSTEE SERVICES, LLC, as Trustee of the
611 Valencia Park Drive Land Trust,

Defendant.

AGREED
FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE, having come before this Court on the Stipulation for Final Judgment (“the Stipulation”) of Plaintiff, SPECIALIZED PROPERTY MANAGEMENT GROUP, LLC (“Plaintiff”), and Defendant, UNI TRUSTEE SERVICES, LLC, as Trustee of the 611 Valencia Park Drive Land Trust (“Defendant”), and the Court, being duly advised in the premises, it is hereby;

ORDERED AND ADJUDGED as follows:

1. The Stipulation be and is hereby APPROVED.
2. There is due and owing to Plaintiff the following amount: \$16,900.00.
3. The amount in Paragraph 2 shall bear interest from this date forward at the amount set forth in Fla. Stat. § 55.03.
4. Plaintiff, whose address is 18167 U.S. Highway 19 N., Suite 100, Clearwater, FL 33764, holds a lien for the total sum specified herein. The lien of Plaintiff is superior in dignity to any right, title, interest or claim of Defendant and all persons, corporations, or other entities claiming by, through, or under Defendant and the subject property will be sold free and clear of

all claims of Defendant, with the exception of any assessments that are superior pursuant to sections 718.116 or 720.3085, Florida Statutes. Plaintiff's lien encumbers the subject property located in Hillsborough County, Florida and described as:

Lot 34, Block 2, Oak Glen, according to Map or Plat thereof as recorded in Plat Book 79, Page 26 of the Public Records of Hillsborough County, Florida
More commonly known as: 611 Valencia Park Dr, Seffner, FL 34584

5. **Sale of Property**. If the total sum with interest at the rate described in Paragraph 2 and all costs accrued subsequent to this Final Judgment are not paid, the Clerk of the Court shall sell the subject property to the highest bidder for cash at public sale on _____, 2022, at 10:00 A.M. after having first given notice as required by section 45.031, Florida Statutes. The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>. At least three (3) days prior to the sale, Plaintiff must pay the costs associated with the Notice of Publication. The party or their attorney shall be responsible for preparing, in accordance with section 45.031(2), Florida Statutes, and submitting the Notice of Sale to a legal publication. The original Notice of Sale and Proof of Publication must be filed with the Clerk of the Circuit Court at least 24 hours prior to the scheduled sale date.

6. **Court Costs**. Plaintiff shall advance all subsequent required costs of this action and shall be reimbursed for them by the Clerk if plaintiff is not the purchaser of the property for sale. 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. If a third-party bidder is the purchaser, the third party bidder must pay the documentary stamps attached to the certificate of title in addition to the bid.

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 the plaintiff's costs; second, documentary stamps affixed to the Certificate, unless the property is purchased by a third party bidder; third, plaintiff's attorneys' fees; fourth, the total sum due to the plaintiff in Paragraph 2, 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— the “surplus proceeds”—pending further Order of this court.

8. **Right of Redemption / Right of Possession.** On filing the Certificate of Sale, Defendant and all persons claiming under or against Defendants 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, 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.

9. **Claims to Surplus Funds/Proceeds.**

A. Generally. 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. The funds remaining after payment of all disbursements required by this Final Judgment and shown on the certificate of disbursement are “surplus funds.”

B. Claim by Subordinate Lienholder 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. A subordinate lienholder is the holder of a subordinate lien as shown on the face of the pleadings as an encumbrance on the property. A subordinate lienholder includes, but is not limited to, a subordinate mortgage, judgment, tax warrant, assessment lien, or construction lien. A subordinate lienholder not shown on the face of the pleadings is not entitled to the surplus if it did not intervene in the action within 30 days after the recording of the notice of lis pendens. If your lien was paid in full from the proceeds of the sale, you have no claim to the surplus. One year after the sale, any surplus remaining with the Clerk of the Court must be remitted to the Department of Financial Services, as provided in section 45.032(3)(c), Florida Statutes.

C. Claim by Owner of Record 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 AT 813-276-8100 WITHIN TEN (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 BAY AREA LEGAL SERVICES, 1302 N. 19TH STREET, SUITE 400, TAMPA, FLORIDA 33605-5230, TELEPHONE NUMBER, 813-232-1343, 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 THE HILLSBOROUGH COUNTY BAR ASSOCIATION REFERRAL SERVICE AT 813-221-7780 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE. The property owner is the owner of record who appears to be the owner(s) of the foreclosed property on the date of the filing of the lis pendens. To make a claim to the surplus, an owner of record may use the form provided at section 45.032(3)(a), Florida Statutes. One year after the sale, any surplus remaining with the Clerk of the Court must be remitted to the Department of Financial Services, as provided in section 45.032(3)(c), Florida Statutes. After the surplus has been remitted to the Department of Financial Services, the owner of record, or the beneficiary of a deceased owner of record, must make a claim with the Department for the surplus pursuant to section 717.124, Florida Statutes.

D. Claim by Grantee or Assignee of Property Owner. If you are an assignee of the rights of the owner of record, you must prove entitlement to the surplus funds in accordance with section 45.033, Florida Statutes.

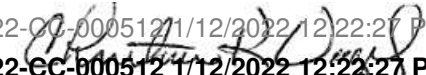
E. Claim by Plaintiff. Plaintiff/Mortgagee is not entitled to surplus funds/proceeds. STATUTORY REQUIRED LANGUAGE ABOVE, IN ACCORDANCE WITH SECTION 45.031, FLORIDA STATUTES, IS IN ALL CAPITAL LETTERS.

10. Defendant waives all defenses in this action, including the sufficiency of service, and consents to this Court's jurisdiction over it.

11. This Court reserves jurisdiction to enforce the terms of the parties' settlement agreement.

12. The parties shall bear their own attorney's fees and costs.

DONE AND ORDERED in Chambers in Tampa, Hillsborough County, Florida on this 12 day of January, 2022.

22-CC-0005121/12/2022 12:22:27 PM

22-CC-0005121/12/2022 12:22:27 PM

Hon. Senior Judge

cc: Jake Blanchard, Esq.
Lee Segal, Esq.