(6)

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT,
IN AND FOR PALM BEACH COUNTY, FLORIDA

U.S. BANK N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BCAT 2016-18TT **Plaintiff,**	**CASE NO.: 2015CA013534** **DIVISION:**
vs.	
SKENDER HOTI, ET AL., **Defendants.**	

SE/01

FILED
2017 SEP 25 PM 1:36
SHARON R. BOCK, CLERK
PALM BEACH COUNTY, FL
CIRCUIT CIVIL

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FINAL JUDGMENT

This action was heard by the court. On the evidence presented,

IT IS HEREBY ADJUDGED that:

1. Plaintiff, **U.S. BANK N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BCAT 2016-18TT**, is due:

Principal	$288,335.13
Interest to date of this judgment	$63,245.01
Title search expense	$500.00
Taxes	$0.00
Attorneys' Fees	
Finding as to Reasonable Number of Hours: 21.3	
Finding as to Reasonable Hourly Rate: $215.00	
Attorneys' Fees Total	$4,579.50
Property Inspection	$102.00
Property Preservation	$125.00
Other: Insurance	$2,507.60
Other: Prior Servicer Fees	$0.00
Other: Late Charges	$0.00

SUBTOTAL	**$359,394.24**
LESS: Escrow balance	$0.00
LESS: Suspense balance	$0.00
TOTAL	**$359,394.24**

that shall bear interest at the rate of 5.17% a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s) on the following described property in Palm Beach County, Florida:

LOT 24, DREW MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE(S) 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Property Address: 3103 DREW WAY, PALM SPRINGS, FL.

3. 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 Oct 25, 2017, ~~to~~ the highest bidder for cash, in accordance with section 45.031, Florida Statutes, by electronic sale beginning at 10:00 a.m. on the prescribed date at:

www.mypalmbeachclerk.clerkauction.com

4. 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.

5. The foreclosure sale can only be cancelled by court order.

6. 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.

7. 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,

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Florida Statutes, if any. Upon filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property.

8. Only after issuance of the Certificate of Title and following a separate order of the Court will the Clerk & Comptroller be authorized to issue a Writ of Possession for the premises and the Sheriff is authorized to serve the Writ of Possession.

9. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, writs of possession and a deficiency judgment.

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, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (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, 205 NORTH DIXIE HIGHWAY, WEST PALM BEACH, FLORIDA 33401 (TELEPHONE: (561) 355-2996), 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 TRANSFERING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONCTACT THE LEGAL AID SOCIETY OF PALM BEACH COUNTY, INC., 423 FERN STREET, SUITE 200, WEST PALM BEACH, FL 33401-5694 (TELEPHONE: (561) 655-8944), TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST

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YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT THE LEGAL AID SOCIETY OF PALM BEACH COUNTY, INC., YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

10. The Court finds that Plaintiff has proved the terms of the lost note and its right to enforce the instrument as set forth under FS 673.3091. The Plaintiff shall hold the defendant maker(s) of the note harmless and shall indemnify them from any loss they may incur by reason of a claim by any other person or entity to enforce the lost note. Since adequate protection is therefore provided, judgment is hereby entered in favor of the Plaintiff as to its request to enforce the lost note.

DONE AND ORDERED in Chambers in West Palm Beach, Palm Beach County, Florida, on this 25 day of Sept., 2017.

DLA

Circuit Judge

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Copies furnished to all parties:

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