

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA

2013 OCT 31 AM 11:41

CADENCE BANK, N.A.,

Plaintiff,

CLERK OF CIRCUIT COURT
MANATEE CO., FLORIDA

v.

PDC PROPERTIES, LLC, a Florida limited liability company, PATRICK J. COOK, DARLA W. COOK, and 64 CENTER EAST ASSOCIATION, INC., a Florida corporation

Case No. 2013-CA-000385

Defendants.

**STIPULATED
UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE**

This form substantially complies with Form 1.996, adopted by the Florida Supreme Court February 11, 2010, SC09-1579, and revised by the Florida Supreme Court on December 9, 2010, SC09-1579; form published in 12th Circuit on 4/5/10 and revised on 1/4/2011 amended per Chapter 2011-169 Laws of Florida 07/01/11.

THIS action was tried before the Court. On the evidence presented

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, CADENCE BANK, N.A., 22 S. Links Avenue, Sarasota, Florida 34236, is due:

Description	Amount
Principal	\$ 192,028.48
Interest from 6/22/12 to the date of judgment (09/27/2013)	43,750.92
Title search expense	285.00
Taxes	
Service of Process	155.00
Attorneys' fees	
--Finding as to reasonable number of hours	17.45 hours
--Finding as to reasonable hourly rate	\$295.00
Attorneys' Fees Total	5,149.50
Court costs, now taxed	
Other: Filing Fees	905.00
Other: Summonses	40.00
Other:	
Other:	
Other:	
Late Charges	
Subtotal	\$ 242,313.90
LESS: Escrow Balance	
LESS: Other:	

TOTAL

\$ 242,313.90

The total sum shall bear interest from this date forward at the prevailing statutory interest rate of 4.75% per year from this date through December 31 of this current year, for which let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.034, Florida Statutes.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendants on the following described property ("Property") in Manatee County, Florida:

Lot 7, 64 Center East, a Commercial Subdivision, as per plat thereof recorded in Plat Book 42, Page 120, of the Public Records of Manatee County, Florida.

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, including replacements and additions thereto.

Parcel Identification Number: 11156.1065/9

Address: 5301 4th Ave. Circle East, Bradenton, Florida 34208

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 as set forth below to the highest bidder for cash, except as prescribed in paragraph 4, in accordance with section 45.031, Florida Statutes, using the following method:

Check One	Sales Information	Date [Clerk Inserts]	Time	Location
<input type="checkbox"/>	Sarasota County		9:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
<input checked="" type="checkbox"/>	Manatee County	12-10-13	11:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
<input type="checkbox"/>	DeSoto County		11:00 am or as soon as possible thereafter	Desoto County Courthouse 115 Oak Street Arcadia, Florida 34266 www.desotoclerk.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. 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 of Title; 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 amount pending the further order of this Court.

6. On filing the Certificate of Sale, Defendants and all persons claiming under or against Defendants 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. Upon the filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the Property.

NOTICE: Issuance of a writ of possession does not exempt Plaintiff from complying with federal law requiring notice to tenants residing on foreclosed property. To insure compliance with federal law, Plaintiff should consult with counsel before serving the writ of possession.

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

8. **Additions, Modifications or Changes to Standard Form**

Any additions, modifications or changes to the provisions above may only be set forth in this paragraph.

a.

b.

- c.
- d.
- e.

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2006).

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 SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A 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 additional language applies.

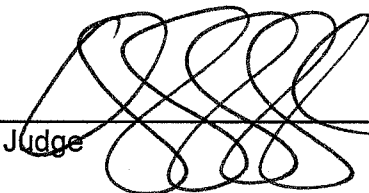
IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF COURT FOR YOUR COUNTY 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.

Sarasota County Clerk of Court	Manatee County Clerk of Court	Desoto County Clerk of Court
2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	1115 Manatee Ave. W. Bradenton, Florida 34205 (941) 749-1800 www.manateeclerk.com	115 East Oak Street Arcadia, Florida 34266 (863) 993-4876 www.desotoclerk.com

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 THE LOCAL LEGAL SERVICES LISTED BELOW 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 ONE OF THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

Sarasota County	Manatee County	Desoto County
<p>Legal Aid of Manasota Sarasota Office 1900 Main Street, Suite 302 Sarasota, Florida 34236 (941) 366-0038</p> <p>Venice Office 7819 South Tamiami Trail Suite A6 Venice, Florida 34293 (941) 492-4631</p> <p>-----</p> <p>Gulfcoast Legal Services 1750 17th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org</p>	<p>Legal Aid of Manasota 1101 6th Avenue West Bradenton, Florida 34205 (941) 747-1628 www.gulfcoastlegal.org</p> <p>-----</p> <p>Gulfcoast Legal Services 430 12th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org</p>	<p>Fla. Rural Legal Services 3210 Cleveland Ave., Ste. A Ft. Myers, Florida 33901 (800) 476-8937 www.flrs.org</p>

DONE AND ORDERED in Manatee County, Florida, this 30 day of ^{October}~~September~~, 2013.



 Circuit Judge

Copies furnished to all parties on attached Service List

SERVICE LIST

Clerk Case Number: 2013-CA000385

Robert F. Greene, Esq., 601 12th Street West, Bradenton, FL 34205

Michael J. Hooi, 110 East Madison Street, Suite 200, Tampa, Florida 33602

64 Center East Association, Inc., 1904 Manatee Avenue West, Suite 300, Bradenton, FL 34205