

3/27/2019 2:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CIVIL COURTS

Receipt # 2352518

**IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN & FOR
SARASOTA COUNTY, FLORIDA**

**Clerk Case Number: 2018-CA-002676-NC
Circuit Civil - Sarasota County**

**U.S. Bank National Association, not
individually but solely as Trustee for
BlueWater Investment Trust 2018-1,**

Plaintiff(s),

v.

**Helena Sojka a/k/a Helena Scierka; Unknown
Spouse of Helena Sojka a/k/a Helena Scierka; Cach,
LLC; Sarasota County, Florida; Unknown Parties
in Possession #1, If living, and all Unknown Parties
claiming by, through, under and against the above
named Defendant(s) who are not known to be dead
or alive, whether said Unknown Parties may claim
an interest as Spouse, Heirs, Devisees, Grantees, or
Other Claimants; Unknown Parties in Possession
#2, If living, and all Unknown Parties claiming by,
through, under and against the above named
Defendant(s) who are not known to be dead or
alive, whether said Unknown Parties may claim an
interest as Spouse, Heirs, Devisees, Grantees, or
Other Claimants**

Defendant(s).

FOR CLERK'S USE ONLY

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; form published in 12th Circuit on 4-5-10.*

THIS action was heard before the Court on Plaintiff's Motion for Final Summary Judgment on March 27, 2019,

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, U.S. Bank National Association, not individually but solely as Trustee for BlueWater Investment Trust 2018-1, c/o Selene Finance LP, 9990 Richmond Avenue, Suite 400S, Houston, Texas 77042, is due

Principal	\$116,474.46
Interest from November 15, 2017 to the March 27, 2019 date of judgment	\$6,270.14
Title Search Expenses	\$330.00
Taxes	\$609.89
Filing Fee/ Statutory Convenience Fee	\$965.00
Service of Process	\$650.00
Attorney fees:	
The requested attorney's fee is a flat rate fee that the firm's client has agreed to pay in this matter. Given the Amount of fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.	\$3,450.00

Additionally based upon:

Contested/Discovery 0.8 hrs at \$275.00 per hour:	\$220.00
Total Attorney Fee	\$3,670.00
Court Costs Now Taxed	
Pre-Acceleration Late Charges	\$0.00
Property Inspections	\$30.00
Hazard Insurance	\$2,111.00
SUBTOTAL	131,110.49
LESS: Suspense Balance	-\$0.00
TOTAL	\$131,110.49

that shall bear interest at the rate of 6.33%

2. Plaintiff, U.S. Bank National Association, not individually but solely as Trustee for BlueWater Investment Trust 2018-1, holds a first mortgage lien for the total sum superior to all claims or estates of Defendant(s) on the following described property in Sarasota County, Florida: LOT 31, BLOCK 38, OF WARM MINERAL SPRINGS, UNIT NO. 84, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 82, 82A THROUGH 82F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 45, in accordance with section 45.03 1, Florida Statutes, using the following method:

Sales	Date [Clerk Inserts]	Time	Location
Sarasota County	June 25, 2019 ~~May 1, 2019~~	9:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County		11:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
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 and advances pursuant to the mortgage 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 and advances pursuant to the mortgage 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 and advances pursuant to the mortgage; 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. 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. 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, if appropriate.

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 this 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.

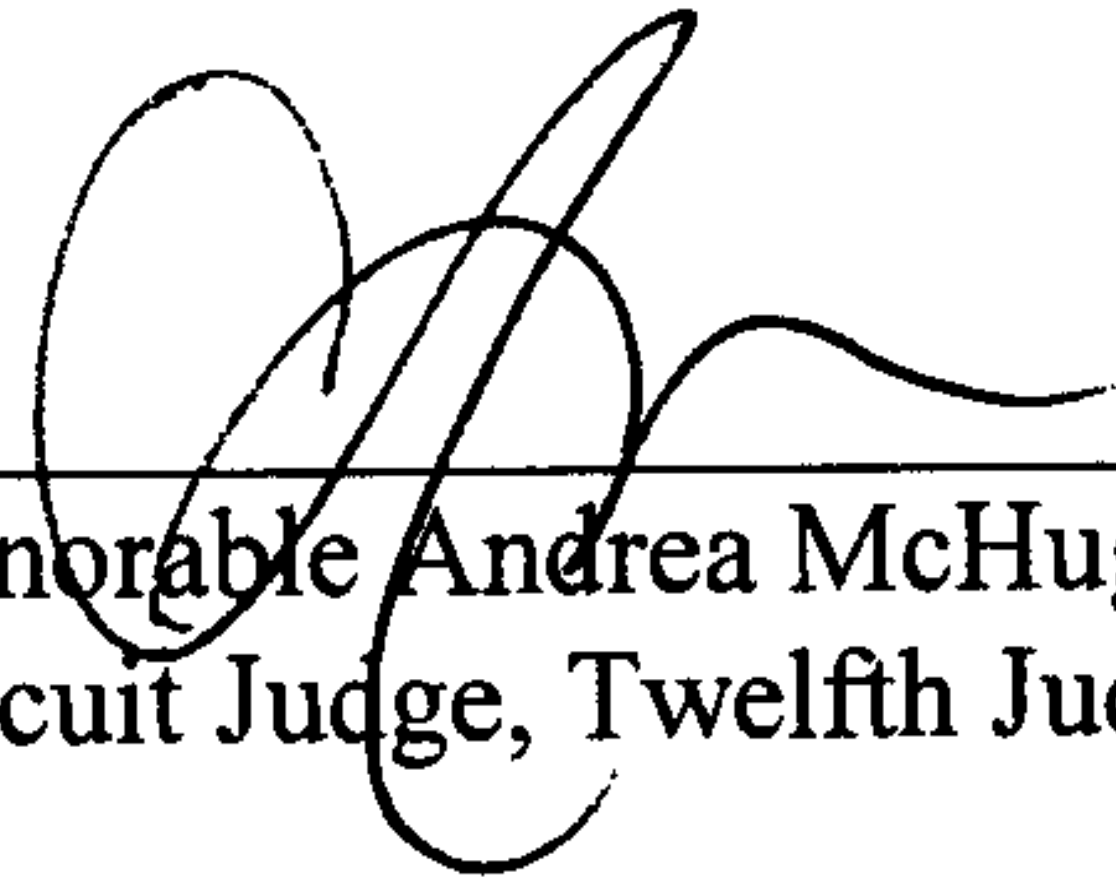
Sarasota County Clerk of Court	Manatee County Clerk of Court	Desoto County Clerk of Court
2000 Main Street Sarasota, Florida 34237 (941)861-7400 www.sarasotaclerk.com	1115 Manatee Ave W Bradenton, FL 34205 (941)749-1800 www.manateeclerk.com	115 East Oak Street Arcadia, FL 34266 (863)-993-4876 www.desotoclerk.com

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 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 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 the receipt of this notice.

Sarasota County	Manatee County	Desoto County
Legal Aid of Manasota Sarasota Office 1900 Main Street, Suite 302 Sarasota, Florida 34236 (941)366-0038	Legal Aid of Manasota 1101 6 th Avenue West Bradenton, Florida 34205 (941)747-1628 www.gulfcoastlegal.org	Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800)476-8937 www.flrs.org

Venice Office 7810 South Tamiami Trail Suite A6 Venice Florida 34293 (941)492-4631	Gulfcoast Legal Services 430 12 th Street West Bradenton, Florida 34205 (941)746-6151 www.gulfcoastlegal.org	
Gulfcoast Legal Services 1750 17 th Street, Bldg. 1 Sarasota, Florida 34236 (841)366-1746 www.gulfcoastlegal.org		

DONE AND ORDERED in Open Court in Sarasota County, Florida, this 27 day
of March, 2019.



Honorable Andrea McHugh
Circuit Judge, Twelfth Judicial District

Copies furnished to all parties on attached Service List

SERVICE LIST

Clerk Case Number: 2018-CA-002676-NC

SHAPIRO, FISHMAN & GACHÉ, LLP: 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431

Helena Sojka a/k/a Helena Scierka, 12316 Suarez Street, North Port, FL 34287

Cach, LLC, c/o Corporation Service Company, R.A., 1201 Hays Street, Tallahassee, FL 32301

18-313006 FC01 SLE