

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT
IN AND FOR ORANGE COUNTY, FLORIDA

CECIL ALLEN, as Trustee of the
Cecil Allen Revocable Trust
1111 Audubon Way
Maitland, Florida 32751,

CASE NO.: 2015-CA-001293-O

Plaintiff,

v.

SUNITA SOOKHLALL BHATIA;
GAUTAM BHATIA; GAUTAM
BHATIA, as Trustee of the Gautam
Bhatia Trust Dated January 16, 2009;
MARK OLIVER KOZLOWSKI a/k/a
MARCO O. KOZLOWSKI a/k/a
MARCOS KOZLOWSKI, individually
and as Trustee of the Firma Family Land
Trust, 3956 Town Center Blvd., Orlando,
Florida 32837; TIKI FINANCIAL SERVICES,
INC.; UNITED STATES OF AMERICA,
DEPARTMENT OF THE TREASURY-
INTERNAL REVENUE SERVICE; UNKNOWN
TENANT #1; UNKNOWN TENANT #2,

Defendants.

FILED IN OPEN COURT 12/20/16 8:30am
Clerk, Cir. Ct., Orange Co., FL
By [Signature] D.C.

FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE came on to be heard before the Court upon the Motion for Summary Final Judgment by Plaintiff, CECIL ALLEN, as Trustee of the Cecil Allen Revocable Trust, whose address is 1111 Audubon Way, Maitland, Florida 32751, and the Court having heard argument of counsel and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED as follows:

1. The Motion for Summary Final Judgment is granted. Final Judgment of Foreclosure is entered in favor of Plaintiff, CECIL ALLEN, as Trustee of the Cecil Allen Revocable Trust,

1111 Audubon Way, Maitland, Florida 32751 against Defendants, SUNITA SOOKHLALL BHATIA, 13427 Blue Heron Beach Drive, Unit #1103, Orlando, Florida 32821; GAUTAM BHATIA; GAUTAM BHATIA, as Trustee of the Gautam Bhatia Trust Dated January 16, 2009, 150 E. Robinson Street, Unit 6S03, Orlando, Florida 32801; MARK OLIVER KOZLOWSKI a/k/a MARCO O. KOZLOWSKI a/k/a MARCOS KOZLOWSKI, individually and as Trustee of the Farma Family Land Trust, c/o Brian Walsh, Esq., WalshBannks, PLLC, P.O. Box 2271, Orlando, Florida 32802; TIKI FINANCIAL SERVICES, c/o Timothy Randolph II, RA, 6505 Edgewater Drive, Orlando, Florida 32810; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE, c/o Chief Counsel Office, 1111 Constitution Ave., NW, Washington, D.C. 20224; . There is due to the Plaintiff, the sums of money as hereafter set forth:

A.	Principal Balance	\$141,002.94
B.	18% interest at \$69.53 per diem from Oct. 1, 2016 thru Dec. 20, 2016 x 81 days equals	\$5,631.93
C.	Attorneys' Fees @ \$350 per hour for 15.2 hours	<u>\$5,320.00</u>
	TOTAL	\$151,954.87

2. The judgment forecloses real property located in Orange County, Florida and legally described as follows:

Lot 32 and 38, together with the portion of vacated Lake Sybelia Drive lying easterly and adjacent to said Lot 38, Thompson Subdivision, according to the map or plat thereof as recorded in Plat Book Q, Page(s) 1, Public Records of Orange County, Florida.

3. If the total sum with interest at the rate prescribed by law and all costs of this action accruing subsequent to this judgment are not paid ~~within~~ ^{by the time of F/c sale} () days ~~from this date~~, the Clerk of this Court shall sell the property at public sale online at

www.realforeclose.com on March 7, 2017 at 11:00 a.m., to the highest bidder for cash, except as set forth hereinafter, in accordance with §45.031 of the Florida Statutes.

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 at the sale. If Plaintiff is the purchaser, the Clerk shall credit the 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 the filing of the Certificate of Title, the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying:

- a. all of Plaintiff's costs;
- b. documentary stamps affixed to the certificate, if the successful bidder is the Plaintiff;
- c. the total sum of Plaintiff's judgment less the items paid plus interest at the rate prescribed by law from this date to the date of the sale; and
- d. by retaining any amount remaining pending the further order of this Court.

6. On the filing of the Certificate of Title, Defendant and all persons claimed by, through or under them since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property and the purchaser at the sale shall be let to the possession of the property.

7. The Clerk of this Court, upon the foreclosure sale being made, shall complete and file in this proceeding within ten (10) days after the filing of the Certificate of Sale, the Certificate of Title. Upon the filing of the Certificate of Title and making the disbursements provided herein, the Clerk shall thereupon file with this proceeding a Certificate of Disbursements.

8. It is further ORDERED and ADJUDGED that upon the completion and filing of the Certificate of Title in this proceeding, the sale shall stand confirmed as certified by the Clerk and the title to the property shall pass fully and completely to the purchaser named in the certificate without the necessity of any further proceedings or instruments and the purchaser, his, her, its or their representatives or assigns shall be let to the possession of the premises so conveyed to them and that any parties to this cause who may be in possession of the premises or any person who, since the filing of the lis pendens herein, has come into possession of the premises shall surrender possession thereof to such purchaser or purchasers, his, her, its or their representatives or assigns.

9. The Clerk of the Court is directed to issue Writs of Possession and Writs of Assistance upon a showing of necessity, by affidavit, or otherwise, without the filing of any further order.

10. Jurisdiction of this action is retained to enter further orders as are proper including, without limitation, deficiency judgments.

11. The Clerk shall not conduct the sale unless Plaintiff or its representative is present to bid at the sale. Furthermore, Plaintiff may cancel the sale on notice to the Clerk without order of this Court.

NOTICE PURSUANT TO FLORIDA STATUTES §45.031

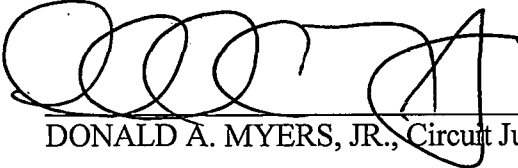
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE OF PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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, ORANGE COUNTY CLERK OF COURT, 425 N. ORANGE AVENUE, ORLANDO, FLORIDA 32801, 407-836-2055, 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 ORANGE COUNTY BAR ASSOCIATION LEGAL AID SOCIETY, 407-348-7551, 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 ORANGE COUNTY BAR ASSOCIATION LEGAL AID SOCIETY FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE and ORDERED in Chambers in Orange County, Florida, this 20th day of December, 2016.


DONALD A. MYERS, JR., Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on 12-20, 2016, I electronically filed the foregoing with the Clerk of Courts by using the State of Florida ePortal which will send a notice of electronic filing to the following: **Houston E. Short, Esq.** at HShort@Gunster.com, DMoweory@Gunster.com, Gunster, Yoakley & Stewart, P.A., 200 S. Orange Ave., Suite 1400, Orlando, Florida 32801; **Brian Walsh, Esq.** at brian.walsh@walshbanks.com, **Brandon W. Banks, Esq.** at Brandon.banks@walshbanks.com, Walsh Banks, PLLC, P.O. Box 2271, Orlando, Florida 32802-2271. I further certify that a true and correct copy of the foregoing was furnished by U.S. Mail delivery to the following: **Gautam Bhatia**, 150 E. Robinson Street, Unit 6S03, Orlando, Florida 32801; **Sunita Sookhlall Bhatia**, 13427 Blue Heron Beach Drive, Unit #1103, Orlando, Florida 32821; **United States of America, Department of the Treasury-Internal Revenue Service**, c/o Chief Counsel Office, 1111 Constitution Avenue NW, Washington, D.C. 20224; **Tiki Financial Services**, c/o Timothy Randolph II, RA, 6505 Edgewater Drive, Orlando, Florida 32810; **Unknown Tenant #1**, 710 Thompson Ave., Maitland, Florida 32751.