

<p><u>PROPERTY ADDRESS</u></p> <p>Owner Name: Beverly Harrison Site Address: 5384 S Perch Dr City, State, Zip: Floral City, FL 34436</p>	<p><u>FILE INFORMATION</u></p> <p>O & E File #: 3778944 Reference #: County: Citrus</p>
<p><u>DEED INFORMATION</u> Type of Deed: Warranty Deed</p> <p>Title is vested in: Beverly E. Harrison</p> <p>Title received from: Lorraine Casucci-Childs, individually and as Trustee of the Lorraine Casucci-Childs Living Trust dated October 7, 1992</p> <p>Dated: 1/14/97 Recorded: 1/16/97 Book and Page: 1166/1317</p>	
<p style="text-align: center;"><u>LEGAL DESCRIPTION</u></p> <p style="text-align: center;">Lot 15, Block 6, Withlapopka Islands Unit No. 1, Plat Book 3, Page 93</p>	
<p><u>MORTGAGE INFORMATION</u></p> <p>1st Mortgage \$29,099.63 Open To: Dated: 6/10/99 Recorded: 6/16/99 Book and Page: 1310/2447 Lender: Nationscredit Mortgage Corporation of Florida</p> <p>Borrower: Beverly E. Harrison a/k/a Beverly Harrison a single woman</p> <p>-Foreclosure \$25,707.01 (case # 23-060), OR 3411/1872, 9/22/23 -Notice of Lis Pendens (case # 23-60), OR 3351/2045, 1/31/23 -Assigned to U.S. Bank Trust Naitonal Association...as Collateral Trust Trustee...OR 3344/67, 12/22/22</p> <p>2nd Mortgage None Open To: Dated: Recorded: Book and Page: Lender:</p> <p>Borrower:</p> <p>3rd Mortgage None Open To: Dated: Recorded: Book and Page: Lender:</p> <p>Borrower:</p>	<p><u>TAX INFORMATION</u></p> <p>Tax ID #: 1881781 Tax Year: 2023 Date Paid: Due 1/31/24 Amount: \$1,825.12 Assessed Value: \$107,389 Exempt Amt: \$0.00 × Annual Installments × Delinquent</p> <p>-Delinquent 2022 Taxes \$1,859.37</p> <p><u>JUDGMENT, LIEN and ADDITIONAL INFORMATION</u></p> <p>HOA Lien Related: -Claim of Lien \$862.36, OR 3407/2171, 9/8/23 -Claim of Lien \$276.53, OR 3334/1862, 11/15/22</p> <ol style="list-style-type: none"> Final Judgment \$1,087.91, OR 3102/1337, 10/23/20 Final Judgment \$2,037.51, OR 2949/1958, 1/8/19 Judgment \$45, OR 2911/237, 7/2/18 Judgment \$65, OR 2885/1644, 3/9/18 Final Judgment Against Defendant \$1,812.46, OR 2726/2224, 12/2/15 Rehabilitation Agreement \$13,525, OR 1781/77, 11/3/04
<p style="text-align: center;"><u>TYPE OF SEARCH - Ownership & Encumbrance Report</u></p> <p style="text-align: center;">Records Verified Thru: 1/17/24 Time: 9:33 am</p>	
<p style="text-align: center;">A Florida Title Search Company Specializing in Ownership & Encumbrance Property Reports</p>	

6-
140-

This Warranty Deed (9)

939410

Made this 14th day of January, ^{A.D. 19 97} INDIVIDUALLY AND AS TRUSTEE OF THE LORRAINE CASUCCI-CHILDS LIVING TRUST DATED OCTOBER 7, 1992

FILED & RECORDED
CITRUS COUNTY, FLORIDA
PETTY STRATFORD CLERK

hereinafter called the grantor, to
BEVERLY E. HARRISON

'97 JAN 16, PM 12 31

VERIFIED BY:
[Signature] D.C.

whose post office address is:
5384 E. PERCH DR.
FLORAL CITY, FL. 34436

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in CITRUS County, Florida, viz:

LOT 15, BLOCK 6, WITHLAPOPKA ISLANDS UNIT NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 93 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT TO Covenants, restrictions and easements of record.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 06-20S-21E0010 00060 0150

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Donald A Bender
Witness One

Lorraine Casucci-Childs LS
Name & Address: LORRAINE CASUCCI-CHILDS
625 E. STRATFORD RD., LECANTO, FL 34461

Donald A Bender
Witness Name Printed

Name & Address: 625 E. STRATFORD RD., LECANTO, FL 34461 LS

Harold L. Hardy
Witness Two

Name & Address: LS

HAROLD L. HARDY
Witness Name Printed

Name & Address: LS

State of
County of

The foregoing instrument was acknowledged before me this 14 day of January, 19 97, by LORRAINE CASUCCI-CHILDS, TRUSTEE OF THE LORRAINE CASUCCI-CHILDS LIVING TRUST DATED OCTOBER 7, 1992

who is personally known to me or who has produced *A. D. 411* as identification.

BK 1166PG 1317

Documentary Tax Paid
\$ 140.00
Intangible Tax Paid

PREPARED BY AND RECORD & RETURN TO: *Donna M. Johnson*
Crystal River Title Company
112 North Pine Avenue
Inverness, Florida 34950
File No: I97-52530

Donald A Bender
Notary Public
Print Name: DONALD A BENDER
My Commission Expires: My Comm Exp. 8/18/00
No. CC578057



(1 Personally Known) (1 Other)

WD-1 593

RE: OUR FILE NO.: I97-52530

\$10.50 REC,
101.85 SS
58.20 IT

Mortgage

This Mortgage executed on JUNE 10, 1999
between Mortgagor (print or type name and post office address) BEVERLY E. HARRISON, A/K/A BEVERLY HARRISON
A SINGLE WOMAN, 5384 E. PERCH STR., FLORAL CITY, FL. 34436
herein called "Borrower" which term includes mortgagor's heirs, executors, administrators, successors, and legal representatives, and shall denote the singular and/or plural and the masculine and/or feminine whenever and wherever the context so requires or admits, and Mortgagee NATIONSCREDIT MORTGAGE CORPORATION OF FLORIDA, herein called "Lender."

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK OF COURTS
DATE 6-16-99 TIME 2:01 p.m.
FILE# 1078004
VERIFIED BY: RW

Whereas, Borrower is justly indebted to Lender in the sum of TWENTY-NINE THOUSAND NINETY-NINE AND 63/100 Dollars (\$ 29,099.63), evidenced by Borrower's Promissory Note of this date, and extension and renewals thereof, providing for periodic payments, with final payment being due on JUNE 15, 2029.

EK 1310 PG 2447

To Secure to Lender the repayment of the indebtedness evidenced by the Promissory Note, with interest thereon; the payment of all other sums, with interest thereon, advanced to protect the security of this Mortgage; and the performance of the covenants and agreements contained herein, Borrower does hereby mortgage, grant and convey to Lender, its successors and assigns, the following described property located in the County of CITRUS, State of Florida:

LOT 15, BLOCK 6, WITHLAPOKA ISLANDS, UNIT NO. 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 93, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Documentary Tax Paid \$ 101.85
Intangible Tax Paid \$ 58.20
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

which has the address of 5384 E. PERCH STR. FLORAL CITY, Florida 34436
(Street) (City) (Zip Code)

Together with all structures and improvements now and hereafter on the land and the fixtures attached thereto, together with the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof, all the estate, right, title, interest, and all claims and demands whatsoever, in law and in equity, of Borrower in and to the same, and every part and parcel thereof, and all fixtures now or hereafter attached to or used in connection with the premises herein described.

Borrower covenants with Lender, its successors, legal representatives, and assigns, that Borrower is indefeasibly seized of the land in fee simple, that Borrower has full power and lawful right to convey the property; that it shall be lawful for Lender, its successors, legal representatives, or assigns, at all times peaceably and quietly to enter on, hold, occupy, and enjoy the land; that the land is free from all encumbrances except those of public record; that Borrower does hereby fully warrant the title of the land and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if Borrower, his heirs, legal representatives, or assigns shall pay to Lender, its successors, legal representatives, or assigns, that certain Promissory Note described above and shall perform, comply with, and abide by each and every the stipulations, agreements, conditions, and covenants of the Promissory Note and of this Mortgage, and shall pay all taxes which may accrue on the property and all costs and expenses that Lender, its heirs, legal representatives, or assigns may have incurred collecting the Promissory Note in foreclosure of this Mortgage or otherwise, including a reasonable attorney's fee, then this Mortgage and the estate hereby created shall cease and be null and void.

And Borrower does hereby covenant and agree:

1. To pay when due the principal and interest on the indebtedness evidenced by the Promissory Note.
2. To pay all taxes, assessments, liens, and encumbrances on the property, and if the same are not promptly paid, Lender, may, at any time, pay the same without waiving or affecting the option to foreclose and every payment so made shall be repayable by the Borrower, with interest at the highest lawful rate from date payable, and shall be secured by the lien of this Mortgage.
3. To pay all costs, charges, and expenses, including lawyer's fees, reasonably incurred or paid by Lender because of failure by Borrower to perform, each and every agreement, condition and covenant of the Promissory Note and this Mortgage, and every such payment shall be repayable by the Borrower, with interest at the highest lawful rate from date payable, and shall be secured by the lien of this Mortgage.
4. To keep the buildings now or hereafter on the property insured in a sum equal to the highest insurable value, both fire and extended coverage, in a company acceptable to Lender, and the policy or policies payable to Lender, its successors, legal representatives, or assigns, and in the event any sum of money becomes payable under such policy or policies, Lender, its representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Borrower to use it for other purposes, without hereby waiving or impairing any equity, lien, or right under or by virtue of this Mortgage, and may place and pay for such insurance without waiving or affecting the option to foreclose, and each and every such payment shall be repayable by the Borrower, with interest at the highest lawful rate from date payable, and shall be secured by the lien of this Mortgage.
5. To permit no waste, impairment, or deterioration of the property, and in the event of the failure of Borrower to keep the buildings on the premises in good repair, Lender may make such repairs as in its discretion it may deem necessary for the proper preservation thereof and the full amount expended shall be due and payable upon demand, and shall be secured by the lien of this Mortgage.
6. If Lender collects a mortgage releasing fee at the time this Mortgage is signed, Lender will not hold the fee in trust; Lender will not keep the fee in an escrow account and Lender will mix the fee with Lender's other funds; Lender will not pay interest on the fee.

R SFT CR SAT

BK 1310 PG 2448

7. If the Promissory Note secured by this Mortgage is subject to a law that sets maximum loan charges and a court issues a final interpretation of that law so that the interest or other loan charges collected or to be collected in connection with the Promissory Note exceed the permitted limits, then (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceed permitted limits will be refunded or credited to Borrower.

8. If enactment or expiration of applicable laws has the effect of rendering any provision of the Promissory Note or this Mortgage unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Mortgage and may invoke its other legal remedies.

9. This Mortgage shall be governed by the laws of the State of Florida except as preempted, modified or supplemented by federal law. In the event that any provision or clause of this Mortgage or the Promissory Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Promissory Note which can be given effect without the conflicting provision.

10. If there is a breach by Borrower of any covenant or agreement in this Mortgage, then Lender, at its option and without notice, may accelerate the sums secured by this Mortgage and require immediate payment in full thereof and may proceed to foreclose this Mortgage in the manner provided by law.

11. If all or any part of the property or an interest in it is sold or transferred without Lender's prior written consent, Lender, at its option and in accordance with federal law, may require immediate repayment in full of all sums secured by this Mortgage.

12. Lender may, at any time pending a suit on this Mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver of the premises covered hereby.

13. If foreclosure proceedings of any mortgage or lien of any kind superior or inferior to this Mortgage are instituted, Lender, at its option, may require immediate repayment in full of all sums secured by this Mortgage.

In Witness Whereof, Borrower has hereunto set his hand the day and year first above written.

Signed in the presence of.

Witness Robert White (Print or type name)
Witness Nena Johns (Print or type name)

Beverly E. Harrison (Seal)
BEVERLY E. HARRISON (Print or type name)
(Seal)
(Seal)
(Seal)
(Seal)

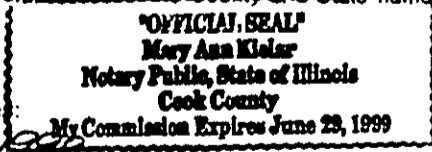
Person signing immediately below signs to subject his or her interests in the above described property, including any right to possession after foreclosure, to the terms of this Mortgage and to waive his or her homestead exemption in the above described real estate. Person signing immediately below is not personally liable.

Witness (Seal)
(Print or type name)

ILL. STATE OF FLORIDA, COUNTY OF Cook

The foregoing instrument was acknowledged before me this 10th day of June, 1999 by Beverly E. Harrison, A Single Woman who is personally known to me or who has produced FLORIDA DRIVERS LICENSE as identification and who did/did not take an oath.

Witness my hand and official seal in the County and State named above this 10th day of June, 1999



Notary Public Mary Ann Kielar (Print or type name)

My Commission Expires June 29, 1999

This document prepared by DEBBIE MARTIN, NATIONSCREDIT MORTGAGE CORP OF FL., 777 E. ALTAMONTE DR. (Print or type preparator's name and post office address)

FLORIDA C/E MORTGAGE FORM 009-2813 4/84

SUITE 201, ALTAMONTE SPRINGS, FL. 32701

IN THE CIRCUIT COURT OF THE
5TH JUDICIAL CIRCUIT, IN AND FOR CITRUS
COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2023CA0060

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS COLLATERAL TRUST TRUSTEE
OF FIRSTKEY MASTER FUNDING 2021-A
COLLATERAL TRUST,
Plaintiff,

vs.

BEVERLY E. HARRISON A/K/A BEVERLY
HARRISON; ASSET ACCEPTANCE LLC;
CITRUS COUNTY, FLORIDA CLERK OF
COURT; PORTFOLIO RECOVERY
ASSOCIATES, LLC; STATE OF FLORIDA;
UNKNOWN SPOUSE OF BEVERLY E.
HARRISON A/K/A BEVERLY HARRISON;
UNKNOWN TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

FINAL JUDGMENT OF FORECLOSURE

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

IT IS ADJUDGED that:

1. Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, 3217 S. DECKER LAKE DR. SALT LAKE CITY UT 84119, is due:

Principal	\$	13,795.25
Interest to 9/21/2023	\$	1,442.96
Taxes	\$	497.72
Insurance	\$	2,306.47
Late Charges	\$	130.92
Valuations	\$	202.00
Inspections	\$	254.88
Miscellaneous	\$	452.01
Interest On Advances	\$	164.59
FC Fees	\$	3,175.00
FC Costs	\$	3,285.21
Total:	\$	\$25,707.01

that shall bear interest at the rate of 7.69% a year

22-0 09/21/2023 11:03:35 AM CITRUS COUNTY CLERK-FILED FOR RECORD

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

LOT 15, BLOCK 6, WITH-LA-POPKA ISLANDS UNIT NO. 1, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 93, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property Address: 5384E PERCH ST FLORAL CITY, FL 34436

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 foreclosure sale is hereby scheduled to take place on-line on JANUARY 25, 2024 at 10:00 AM at www.citrus.realforeclose.com, the Clerk's website for on-line auctions. The CITRUS County Clerk of Court shall sell the property described to the highest bidder for cash after giving notice as required by section 45.031, 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 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 the plaintiff's costs which includes any additional advances; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the 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 of 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 chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of tile shall be let into possession of the property.
7. Attorney Fees. PLAINTIFF'S COUNSEL REPRESENTS THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH THE PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to Florida Patient's Compensation Fund v. Rowe, 472 S.2d 1145 (Fla. 1985).
8. Jurisdiction is retained to enter further orders as are proper including, but not limited to writs of possession, determination of amounts due pursuant to sections 718.116 and/or 720.3085, Florida Statutes, supplemental complaints, reforeclosure motions/complaints, attorneys' fees and costs, motions for additional advances, amendments to the final judgment and deficiency judgments except where a discharge is applicable or personal service not obtained.

NOTICE PURSUANT TO SECTION 45.031, FLORIDA STATUTES.

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.

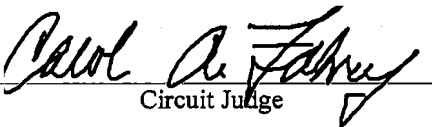
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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, , , , , 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 FLORIDA RURAL LEGAL SERVICES, COMMUNITY LEGAL SERVICES OF MID-FLORIDA, INC. INVERNESS OFFICE 106 N. OSCEOLA AVENUE, INVERNESS, FL 34450-3984 CITRUS: (352) 726-8512, 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 FLORIDA RURAL LEGAL SERVICES, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at CITRUS County, Florida on _____, 20_____.


Circuit Judge

e-Signed 9/21/2023 9:55 AM 2023 CA 000060 A

Copies sent to:

De Cubas & Lewis, P.A.

PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

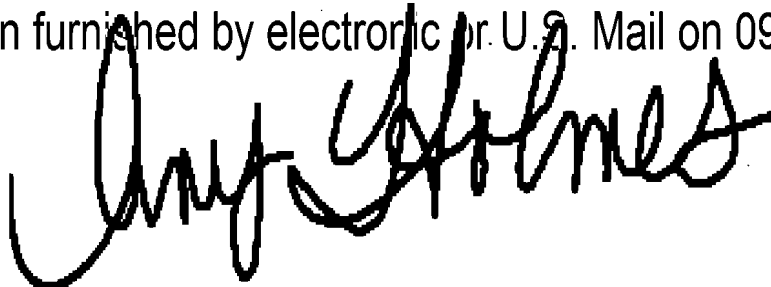
DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by electronic or U.S. Mail on 09/21/2023.

By



SERVICE LIST

Case No: 2023CA0060

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BEVERLY E. HARRISON A/K/A
BEVERLY HARRISON
5384E PERCH ST
FLORAL CITY, FL 34436

ASSET ACCEPTANCE LLC
13008 TELECOM DRIVE SUTE 100 SUITE 350
TAMPA, FL 33637

ADAM CZAYA, ESQ.
ATTORNEY FOR CITRUS COUNTY, FLORIDA CLERK OF COURT
P.O. BOX 2016
LECANTI, FL 34460
ADAM@KEITHTAYLORLAW.COM

PORTFOLIO RECOVERY ASSOCIATES, LLC
1201 HAYS STREET
TALLAHASSEE, FL 32301

HASTINGS JONES, ESQ.
ATTORNEY FOR STATE OF FLORIDA
THE CAPITOL, SUITE PL-01
TALLAHASSEE, FL 32399
OAG.FORECLOSE.ESERVE@MYFLORIDALEGAL.COM

ROBERT JAMES PUSTELNIK
4221 SOUTH HARLEM AVE.
STICKNEY, IL 60402

Filing # 165562510 E-Filed 01/26/2023 04:41:40 PM

IN THE CIRCUIT COURT OF THE
5TH JUDICIAL CIRCUIT, IN AND FOR
CITRUS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2023 CA 000060 A

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS COLLATERAL TRUST TRUSTEE
OF FIRSTKEY MASTER FUNDING 2021-A
COLLATERAL TRUST,
Plaintiff,

vs.

BEVERLY E. HARRISON A/K/A BEVERLY
HARRISON; ASSET ACCEPTANCE LLC;
CITRUS COUNTY, FLORIDA CLERK OF
COURT; PORTFOLIO RECOVERY
ASSOCIATES, LLC; STATE OF FLORIDA;
UNKNOWN SPOUSE OF BEVERLY E.
HARRISON A/K/A BEVERLY HARRISON;
UNKNOWN TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE OF LIS PENDENS

TO THE ABOVE STYLED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose a mortgage recorded in Official Records **Book 1310** at **Page 2447** on the following property in CITRUS County, Florida:

LOT 15, BLOCK 6, WITII-LA-POPKA ISLANDS UNIT NO. 1, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 93, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Including the buildings, appurtenances, and fixtures located thereon.

DATED January 26, 2023

De Cubas & Lewis, P.A.
P.O. Box 771270
Coral Springs, Florida 33077
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438

DESIGNATED PRIMARY EMAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com

By: /s/ Pratik Patel, Esq.

Pratik Patel, Esq. FBN: 98057

Recording Requested By:
Residential RealEstate Review

When Recorded Mail To:
Collateral Document Services
Residential RealEstate Review
3217 S. Decker Lake Drive
Salt Lake City, UT, 84119
(800) 258-8602

TS Ref #: 0009220000126784



CORPORATE ASSIGNMENT OF MORTGAGE

FL/CITRUS

Assignment Prepared on: December 08, 2022

Assignor: FIRSTKEY MORTGAGE, LLC BY SELECT PORTFOLIO SERVICING, INC., ITS ATTORNEY IN FACT, at C/O SELECT PORTFOLIO SERVICING, INC., 3217 S. DECKER LAKE DRIVE, SALT LAKE CITY, UT, 84119

Assignee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST, at C/O SELECT PORTFOLIO SERVICING, INC., 3217 S. DECKER LAKE DRIVE, SALT LAKE CITY, UT, 84119

For value received, the Assignor does hereby grant, sell, assign, transfer and convey, unto the above-named Assignee all interest under that certain Mortgage Dated: 6/10/1999, in the amount of \$29,099.63, executed by BEVERLY E. HARRISON, A/K/A BEVERLY HARRISON A SINGLE WOMAN to NATIONSCREDIT MORTGAGE CORPORATION OF FLORIDA and Recorded: 6/16/1999, Instrument #: 1078004, Book: 1310, Page: 2447 in CITRUS County, State of Florida.

Property Address: 5384 E. PERCH STR., FLORAL CITY, FL, 34436

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

FIRSTKEY MORTGAGE, LLC BY SELECT PORTFOLIO SERVICING, INC., ITS ATTORNEY IN FACT

On: DEC 13 2022
By: [Signature]
Name: Eric Moore
Title: Document Control Officer
By: [Signature]
Witness: Miguel Bocanegra

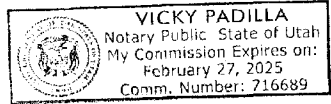
By: [Signature]
Witness: Jennifer C. Brown



State of UTAH
County of SALT LAKE
DEC 13 2022

On DEC 13 2022, before me, Vicky Padilla, a Notary Public in and for SALT LAKE in the State of UTAH, personally appeared Eric Moore **Document Control Officer FIRSTKEY MORTGAGE, LLC BY SELECT PORTFOLIO SERVICING, INC., ITS ATTORNEY IN FACT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,
[Signature]
vicky padilla 716689
Notary Expires: FEB 27 2025 / #:



ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1881781		000X	Prior Year(s) Taxes Due please contact our office

HARRISON BEVERLY E
5384 S PERCH DR
FLORAL CITY, FL 34436

5384 S PERCH DR
WITHLAPOPKA ISL UNIT 1 PB 3 PG 93 LOT 15 BLK 6

Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	107,389	0	107,389	6.9951	751.20
Transportation Trust	107,389	0	107,389	0.9860	105.89
Health Department	107,389	0	107,389	0.0564	6.06
Library	107,389	0	107,389	0.3147	33.80
Fire District	107,389	0	107,389	0.0000	0.00
Stormwater	107,389	0	107,389	0.0000	0.00
Fire Rescue EMS	107,389	0	107,389	0.5780	62.07
Schools Local Req'd Effort	123,818	0	123,818	3.1960	395.72
Schools Capital Outlay	123,818	0	123,818	1.5000	185.73
Schools Discretionary	123,818	0	123,818	0.7480	92.62
SWFWMD General	107,389	0	107,389	0.2043	21.94
Mosquito Control	107,389	0	107,389	0.3958	42.50
TOTAL				14.9743	\$1,697.53

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
067 Solid Waste MSBU	27.00	27.00
131 Fire Services		79.00
154 Stormwater		58.84
NON-AD VALOREM ASSESSMENTS		\$164.84

COMBINED TAXES AND ASSESSMENTS	\$1,862.37	See reverse side for important information.
---------------------------------------	------------	---

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$1,787.88	\$1,806.50	\$1,825.12	\$1,843.75	\$1,862.37

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1881781		000X	Prior Year(s) Taxes Due please contact our office

RETURN WITH PAYMENT.

HARRISON BEVERLY E
5384 S PERCH DR
FLORAL CITY, FL 34436

5384 S PERCH DR
WITHLAPOPKA ISL UNIT 1 PB 3 PG
93 LOT 15 BLK 6

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Postmarked By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$1,787.88	\$1,806.50	\$1,825.12	\$1,843.75	\$1,862.37

DO NOT WRITE ON BOTTOM PORTION



[Search](#) > Account Summary

Real Estate Account #1881781

Certified Roll Owner:
 HARRISON BEVERLY E

Situs:
 5384 S PERCH DR
 FLORAL CITY 34436

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)























Amount Due

BILL	AMOUNT DUE
2023 Annual Bill	\$1,825.12
Add To Cart	
Print (PDF)	
2022 Annual Bill	\$1,859.37
Add To Cart	
Print (PDF)	
Add All To Cart	

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$1,825.12
Print (PDF)	
2022 ⓘ	
2022 Annual Bill	\$1,859.37
Print (PDF)	
Certificate #704	
2021 ⓘ	
2021 Annual Bill	\$0.00
Print (PDF)	
Certificate #693	
Paid \$487.72	
2020 Annual Bill ⓘ	\$0.00
Print (PDF)	
Total Amount Due	\$3,684.49

BILL	AMOUNT DUE
2019 ⓘ	
2019 Annual Bill	\$0.00  Print (PDF)
Certificate #922	
	Paid \$401.37
2018 Annual Bill ⓘ	\$0.00  Print (PDF)
2017 Annual Bill ⓘ	\$0.00  Print (PDF)
2016 Annual Bill ⓘ	\$0.00  Print (PDF)
2015 Annual Bill ⓘ	\$0.00  Print (PDF)
2014 Annual Bill ⓘ	\$0.00  Print (PDF)
2013 Annual Bill ⓘ	\$0.00  Print (PDF)
2012 Annual Bill ⓘ	\$0.00  Print (PDF)
2011 Annual Bill ⓘ	\$0.00  Print (PDF)
2010 Annual Bill ⓘ	\$0.00  Print (PDF)
2009 Annual Bill ⓘ	\$0.00  Print (PDF)
2008 Annual Bill ⓘ	\$0.00  Print (PDF)
2007 Annual Bill ⓘ	\$0.00  Print (PDF)
2006 Annual Bill ⓘ	\$0.00  Print (PDF)
2005 Annual Bill ⓘ	\$0.00  Print (PDF)
2004 Annual Bill ⓘ	\$0.00  Print (PDF)
2003 Annual Bill ⓘ	\$0.00  Print (PDF)
2002 Annual Bill ⓘ	\$0.00  Print (PDF)
2001 Annual Bill ⓘ	\$0.00  Print (PDF)
2000 Annual Bill ⓘ	\$0.00  Print (PDF)
1999 Annual Bill ⓘ	\$0.00  Print (PDF)
1998 Annual Bill ⓘ	\$0.00  Print (PDF)
Total Amount Due	\$3,684.49

This Instrument Prepared By: Kayla Woodard
Floral City Water Association, Inc.
PO Box 597 Floral City, FL 34436
352-726-3366

Space above this line for recorder's use only

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF CITRUS

Before me, the undersigned authority personally appeared TIM WILSON, who being first duly sworn says he is the CEO / General Manager of FLORAL CITY WATER ASSOCIATION, INC., whose post office address is P.O. Box 597, Floral City, FL 34436, hereinafter referred to as "Lienor" and that pursuant to the Corporation's Articles, By Laws and Rules & Regulations, the Lienor maintains and is responsible for the maintenance of the Corporation's water utility system and Lienor has provided water utility services to

Beverly Harrison 5384 S Perch Dr Floral city FL 34436.
and the total amount due for such water utility services is \$ 862.36.

There is hereby imposed a lien against the real property located in Citrus County, Florida and described as follows:

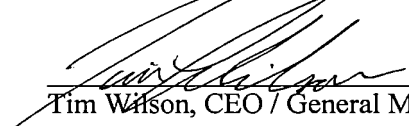
Alt Key # 1881781 Property Address 5384 S Perch Dr Floral city FL 34436

There remains due and payable to Lienor as of the date hereof, the amount of \$ 862.36. This amount covers all fees associated with the discontinuance of water service and included recording costs.

Lienor further states that demand has been made upon said owner and the owner has failed to remit to Lienor outstanding utility charges. Lienor has and continues to perform its obligations pursuant to its Articles, By Laws and Rules & Regulations and Lienor is entitles to its costs, expense and attorney's fees as provided for in the Articles, By Laws and Rules & Regulations. This Claim of Lien shall also secure all unpaid utility charges, late fees, availability fees, interest, cost and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien, and prior to entry of a Final Judgement of Foreclosure.

WITNESS my hand and seal this 1st day of September, 2023.

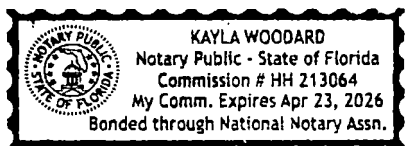
FLORAL CITY WATER ASSOCIATION,

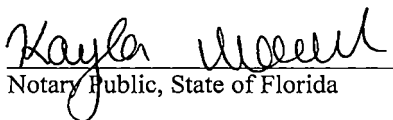


Tim Wilson, CEO / General Manager

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 1st day of September, 2023, by Tim Wilson, CEO / General Manager of Floral City Water Association, Inc. who is personally known to me or _____ who has produced _____ as identification.





Notary Public, State of Florida

This Instrument Prepared By: Kayla Woodard
Floral City Water Association, Inc.
PO Box 597 Floral City, FL 34436
352-726-3366

Space above this line for recorder's use only

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF CITRUS

Before me, the undersigned authority personally appeared TIM WILSON, who being first duly sworn says she is the Superintendent of FLORAL CITY WATER ASSOCIATION, INC., whose post office address is P.O. Box 597, Floral City, Fl 34436, hereinafter referred to as "Lienor" and that pursuant to the Corporation's Articles, By Laws and Rules & Regulations, the Lienor maintains and is responsible for the maintenance of the Corporation's water utility system and Lienor has provided water utility services to

Beverly Harrison 5384 S Perch Drive Floral city FL 34436
and the total amount due for such water utility services is \$ 276.53.

There is hereby imposed a lien against the real property located in Citrus County, Florida and described as follows:


Alt Key # 1881781 Property Address 5384 S Perch Drive Floral city FL 34436

There remains due and payable to Lienor as of the date hereof, the amount of \$ 276.53. This amount covers all fees associated with the discontinuance of water service and included recording costs.

Lienor further states that demand has been made upon said owner and the owner has failed to remit to Lienor outstanding utility charges. Lienor has and continues to perform its obligations pursuant to its Articles, By Laws and Rules & Regulations and Lienor is entitles to its costs, expense and attorney's fees as provided for in the Articles, By Laws and Rules & Regulations. This Claim of Lien shall also secure all unpaid utility charges, late fees, availability fees, interest, cost and attorney's fees which are due and which may accrue subsequent to the date of this Claim of Lien, and prior to entry of a Final Judgement of Foreclosure.

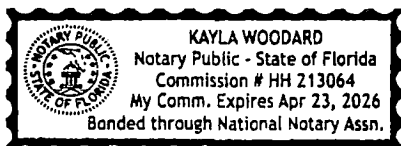
WITNESS my hand and seal this 4th day of November, 20 22.

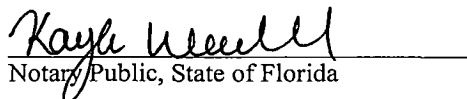
FLORAL CITY WATER ASSOCIATION,


Tim Wilson, CEO / General Manager

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 4th day of November, 20 22, by Tim Wilson, CEO / General Manager of Floral City Water Association, Inc. who is personally known to me or _____ who has produced _____ as identification.




Notary Public, State of Florida

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020052171 BK: 3095 PG: 2057 9/30/2020 9:23 AM 1 Receipt: 2020045263

IN THE COUNTY COURT IN AND FOR
CITRUS COUNTY, FLORIDA
CASE NO.: 2019 SC 000911

PORTFOLIO RECOVERY ASSOCIATES,
LLC

Plaintiff,

vs.

BEVERLY HARRISON

Defendant(s)

CERTIFIED TO BE A TRUE COPY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER



BY [Signature] D.C.
THIS 25 DAY OF Oct 2020

FINAL JUDGMENT

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 140 CORPORATE BLVD, SUITE 100 NORFOLK, VA 23502 shall recover from Defendant, BEVERLY HARRISON, the principal sum of \$1,087.91 and court costs in the amount of \$140.00, for all of the above let execution issue. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant shall complete under oath the Fact Information Sheet (Florida Rules of Civil Procedure Form 1.977) including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

DONE AND ORDERED in Citrus County, Florida on this the 25 day of Sept, 2020.

[Signature]
COUNTY COURT JUDGE

Copies furnished to:

HAYT, HAYT & LANDAU, P.L.
7765 SW 87th Ave, Ste 101
Miami, Florida 33173

BEVERLY HARRISON
5384 S PERCH DR
FLORAL CITY, FL 34436-2233

HHL File # 401149
Last 4 Digits of Account # [Redacted]

Furnished by U.S. or Electronic Mail
pursuant to SC 10-210, this 29th day of Sept 2020.
By [Signature]
Deputy Clerk

Filing # 82788185 E-Filed 01/03/2019 11:22:54 AM

IN THE COUNTY COURT IN AND FOR CITRUS COUNTY, FLORIDA

JEFFERSON CAPITAL SYSTEMS, LLC
Plaintiff,
vs.

CASE NUMBER: 2018-SC-000142

JUDGE: MARK J YERMAN

BEVERLY E HARRISON
Defendant(s).

Our File #2922567

FINAL JUDGMENT AGAINST
BEVERLY E HARRISON

This action came before the Court after entry of Default Judgment against Defendant(s) and

IT IS ORDERED AND ADJUDGED that the Plaintiff, JEFFERSON CAPITAL SYSTEMS, LLC, 16 MCLELAND ROAD, ST CLOUD MN 56303, shall recover from the Defendant(s), BEVERLY E HARRISON, 5384 S PERCH DR, FLORAL CITY FL 34436-2233, ***.** [REDACTED] the following judgment:

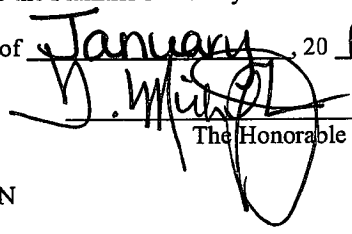
Principal	\$1,796.01
Court Costs/Process Server Fee	<u>\$241.50</u>
Subtotal	\$2,037.51
Interest Owed	\$0.00
Total:	<u>\$2,037.51</u>

Which judgment shall bear interest at the legal rate of ~~6.25%~~ **6.33%**

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet), including all required attachments and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. **The Defendant should NOT file the completed form 7.343 with the Court.**

Jurisdiction of this case is retained to enter further orders that are proper to compel Defendant(s) to complete Form 7.343, including all required attachments, and return it to the Plaintiff's attorney.

ORDERED in chambers in CITRUS COUNTY this 2 day of January, 2019


The Honorable Judge MARK J YERMAN

Conformed copies to:
Sarah C. Daley
Stephen Bernhardt
David Orr
RAUSCH STURM
5801 Ulmerton Rd, Suite 201
Clearwater, FL 33760-3951

BEVERLY E HARRISON
5384 S PERCH DR
FLORAL CITY FL 34436-2233

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to the addressees listed, by E-service or US Mail, on the 3 day of Jan, 2019.

By: 
Judicial Assistant

5

IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2018 MM 000424 A

HARRISON, BEVERLY ELIZABETH
5384 S PERCH DR
FLORAL CITY, FL 34436
Date of birth: 03/24/1961

JUDGMENT

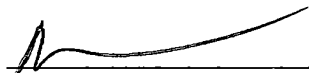
Pursuant to FS. 939.185

Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 45.00 is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of \$ 45.00 which let execution issue instanter pursuant to F.S. 922.02.

Done and Ordered in Inverness, Citrus County, Florida, on this 25th day of June, 2018.



JUDGE

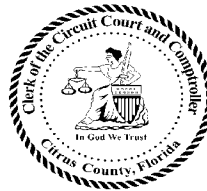
CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: June 28, 2018

By: *A. Kennedy*



IN THE CIRCUIT COURT IN AND FOR
CITRUS COUNTY, FLORIDA

STATE OF FLORIDA vs.

Case # 2017 CF 000831 A

HARRISON, BEVERLY E
5384 S PERCH DR
FLORAL CITY, FL 34436
Date of birth: 03/24/1961

JUDGMENT

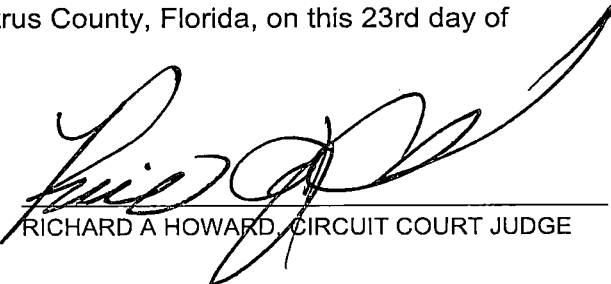
Pursuant to FS. 939.185

Assessment of Additional Court Costs and Surcharges

A \$65.00 assessment of additional court costs per count shall be recorded in the public record. Such record constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Ordered and adjudged that a lien of \$ 65.00 is rendered in favor of Angela Vick, Clerk of Courts, Citrus County, Florida and against the defendant in the sum of \$ 65.00 which let execution issue instanter pursuant to F.S. 922.02.

Done and Ordered in Inverness, Citrus County, Florida, on this 23rd day of February, 2018.




RICHARD A HOWARD, CIRCUIT COURT JUDGE

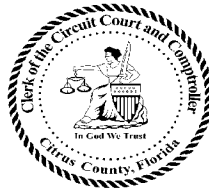
CERTIFICATE OF COSTS IMPOSED UNDER FS 939.185

To meet the 2009 legislative amendment to FS 939.185, the Citrus County Clerk's Office is attaching this certified document to the Final Judgment and Sentence rendered in this case to certify that the \$65.00 cost in FS 939.185 per count was imposed in this case.

This document constitutes a lien against the person upon whom the costs are imposed and shall attach as a lien on any real property owned by such person located in the county in which such order is recorded.

Dated: March 01, 2018

By:  _____



IN THE COUNTY COURT, IN AND FOR CITRUS COUNTY
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE LLC
Plaintiff,

vs.

Case No.: 10SC672

BEVERLY HARRISON
Defendant(s),



CERTIFIED TO BE A TRUE COPY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY B. Boney D.C.
THIS 1 DAY OF April 2010

APR 16 '10 14:20

4-12

*** FILED: CITRUS COUNTY, FL - BETTY STRIFLER, CLERK 4/16/2010 14:00:00

FINAL JUDGMENT AGAINST DEFENDANT

THIS ACTION was heard before the Court on March 24, 2010. IT IS ORDERED AND ADJUDGED:

That judgment be, and the same is hereby entered in favor of the Plaintiff, ASSET ACCEPTANCE LLC, P. O. Box 2036, Warren, MI, 48090, and against Defendant(s), Beverly Harrison, 5384 S Perch Dr, Floral City Fl 34436, in the sum of \$812.20 on principal, \$760.26 as prejudgment interest, with costs of \$240.00, less \$0.00 in payments, for a total sum of \$1812.46, for all of which let execution issue and which sum shall bear interest at the rate of 6.00% per year. It is further;

ORDERED AND ADJUDGED that defendant shall complete Florida Small Claims Rules form 7.343 (Fact Information Sheet) and return it to the plaintiff's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or a Motion for New Trial or Notice of Appeal is filed.

Jurisdiction in this case is retained to enter further orders that are proper to compel the defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in chambers at Citrus County, Florida on this 16 day of April, 2010.

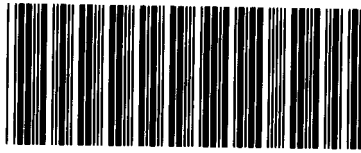
By regular U.S. mail this 19 day of Apr. 2010
Betty Strifler, Clerk of the Circuit Court
By B. Boney D.C.

[Signature]
JUDGE

cc:

Plaintiff: ASSET ACCEPTANCE LLC, PO BOX 9065, BRANDON, FL 33509
Defendant: BEVERLY HARRISON 5384 S PERCH DR FLORAL CITY, FL 34436

This instrument prepared by and return to:
Lynne Clarke
Citrus County Division of Housing Services
3600 W. Sovereign Path – Suite 147
Lecanto FL 34461
Parcel I.D. Number: 21E 20S 06 0010 00060 0150
AK: 1881781



2004079302 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2004079302 BK:1781 PG:77-78
11/03/2004 08:42 AM 2 PGS
WHITE,DC Receipt #049337

REHABILITATION AGREEMENT

This Rehabilitation Agreement is entered into by and between **Beverly E. Harrison**, hereinafter referred to as Grantee, and Citrus County, a political subdivision of the State of Florida, hereinafter referred to as Grantor, and in consideration of the mutual covenants and obligations contained herein authorizes Citrus County to furnish labor and materials in accordance with rehabilitation specifications to rehabilitate the property located at: **5384 E. Perch Dr., Floral City, Florida**, and described herein: **Withlapopka Isles Unit 1 PB 3 PG 93 Lot 15 Block 6 of the public records of Citrus County, Florida**. Additionally, the Grantee understands that the rehabilitation work will be done utilizing funds granted to the Grantor and that there shall be no charge made by anyone for labor or materials providing the following stipulations are met:

1. The Grantee agrees not to sell the above-described property for a term of five (5) years from the date of this agreement;
2. The Grantee agrees to reside in the above-described property as his or her principal place of residence and not to lease, rent or transfer said property unless approval has been granted by the Grantor. It is understood that approval will only be granted for extraordinary circumstances (this does not include rental of said property by survivors due to death);
3. The Grantee agrees to properly maintain the dwelling unit, keep the yard clear of debris, and keep insurance, taxes, special assessments and other special charges current; and
4. Should the Grantee sell the above-described property within five (5) years, the Grantee agrees to repay Citrus County, at the time of the sale, the full amount of the grant which is **\$13,525.00**. The Grantee further agrees that if within five (5) years, commencing on the date of signing this Agreement, the property is sold by either the estate or by heirs, the person or estate selling the property will repay the grant to Citrus County.
5. Should the above-described property be sold after five (5) years by the Grantee, the Grantee agrees to repay Citrus County at the time of the sale on the following pro-rated basis:
Year 6 – 80% of grant Year 8 – 40% of grant Year 10 – 0% of grant
Year 7 – 60% of grant Year 9 – 20% of grant
6. The covenants contained herein shall run with the land for the term herein specified. This Agreement shall expire of its own accord, without the necessity of any action by any party hereto or beneficiary hereof, at 11:59 p.m., on the day before the tenth anniversary of the Commencement Date of this Agreement.

The Grantee agrees to release and hold harmless the Grantor and its staff from any liability arising from the performance of the rehabilitation work.

IN ACCORDANCE WITH FLORIDA STATUTES, EITHER PARTY TO THIS AGREEMENT MAY CANCEL THIS AGREEMENT UNTIL MIDNIGHT OF THE THIRD BUSINESS DAY FOLLOWING THE EXECUTION, OF THE AGREEMENT BY GIVING NOTICE TO THE OTHER PARTY, BY EITHER CERTIFIED OR REGISTERED MAIL. THE PARTY INVOKING THIS SECTION IS NOT LIABLE TO THE OTHER FOR ANY DAMAGES INCURRED BY THIS CANCELLATION.

Initial **BH**

IN WITNESS WHEREOF, the Grantee and Citrus County have executed this agreement as of the day and year first written.

PROPERTY OWNER:

Beverly Harrison
Signature (Before Notary Public)

BEVERLY HARRISON
Printed Name

5384 Perch Floral City FL 34436
(address)

ATTEST:

Barbara K Johns
Witness (signature)

BARBARA K. JOHNS
Witness (printed name)

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **Beverly E. Harrison**, who is personally known to me, or provided **FL DL H625-065-61-604-0** as identification, and who did not take an oath.

WITNESS my hand and official seal this 28th day of October 2004.

My Commission Expires: Lynne Clarke Notary Public
(Signature)



Lynne Clarke
MY COMMISSION # CC983434 EXPIRES
November 26, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

CITRUS COUNTY REPRESENTATIVE

Richard W. Wesch
Richard W. Wesch, County Administrator

Nancy K. Williams
Witness (signature)

Nancy K. WILLIAMS
Witness (printed name)

Mystie L. Curry
Witness (signature)

Mystie L. Curry
Witness (printed name)