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IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA
CIVIL ACTION

U.S BANK NATIONAL ASSOCIATION AS
TRUSTEE SUCCESSOR IN INTEREST TO
WACHOVIA BANK, N.A. AS TRUSTEE,

Plaintiff,

vs.

CASE NO. CACE-08-CA-050396
DIVISION 11

Vertical stamp: RECORDED - 11/15/12
Stamp: SPACE FOR RECORDING ONLY F.S. §695.26

PHILLIPE BIEN AIME; SARA JANE TERNIER; CITIFINANCIAL
EQUITY SERVICES, INC.; SARACENO WEST COMMUNITY
ASSOCIATION, INC.

Defendant(s).

_____ /

FINAL SUMMARY JUDGMENT OF MORTGAGE FORECLOSURE

IT IS ADJUDGED THAT:

1. Plaintiff U.S BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST
TO WACHOVIA BANK, N.A. AS TRUSTEE FOR CHASE FUNDING TRUST 2004-2¹, 10790 Rancho
Bernardo Road , San Diego, CA 92127 is due:

UNPAID PRINCIPAL BALANCE	\$290,431.58
INTEREST ON THE NOTE AND MORTGAGE FROM 05/01/2008 TO 04/30/2012	82,591.32
PER DIEM INTEREST AT 8.125% FROM 04/30/2012 TO 10/01/2012	9,956.10
TITLE SEARCH EXPENSES	175.00
TITLE EXAMINATION FEE	150.00
TAXES	38,489.29
INSURANCE	21,011.94

¹ Plaintiff name has changed pursuant to order previously entered.

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ATTORNEYS' FEES

	\$165.00
Finding as to reasonable number of hours and rate: 1.1 hours at \$150/hour	
*Other	1,035.00
(*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 the fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.)	
ATTORNEYS' FEES TOTAL	\$1,200.00
FILING FEE	368.50
INVESTIGATION/SERVICE OF PROCESS	630.00
PRE-ACCELERATED LATE CHARGES	0.00
THROUGH October 09, 2008	
PROPERTY INSPECTIONS	112.00
CREDITS	-9,728.24
BPO	319.00
SUSPENSE	-70.74
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TOTAL	\$435,635.75

That shall bear interest at the rate established by Florida Statute.

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

A PORTION OF PARCEL A, COLONY COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL A, FOR 402.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 48 MINUTES 57 SECONDS WEST, ALONG SAID BOUNDARY, FOR 55.00 FEET; THENCE NORTH, FOR 109.39 FEET; THENCE EAST, FOR 55.00 FEET; THENCE SOUTH, FOR 109.21 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.
 A/K/A LOT 17, SARACENO WEST

A/K/A 12460 SW 1 STREET PLANTATION, FL 33325

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 a public sale on 12/4, 2012, at 10:00AM EST, to the highest bidder for cash, except as prescribed in paragraph 4 WWW.BROWARD.REALFORECLOSE.COM, THE CLERK'S WEBSITE FOR ON-LINE AUCTIONS

4. Plaintiff shall advance all subsequent costs of this 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 bid may be assigned without further Order of this Court and 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 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 attorney's 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 remaining 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.

7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, if Plaintiff is not limited to in rem stay relief in an active

bankruptcy case and/or if borrower(s) has not been discharged in bankruptcy or constructively served, together with additional attorney's fees, if appropriate.

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.

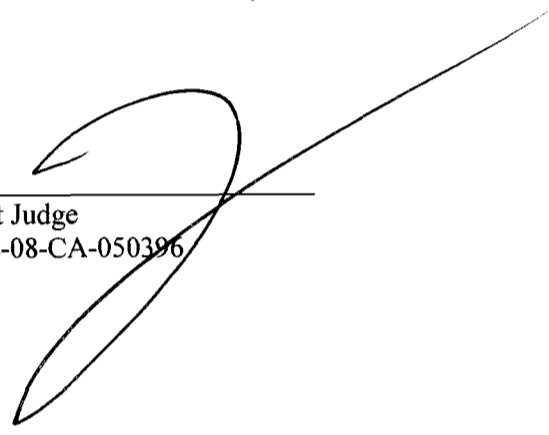
IF YOU ARE SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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, BROWARD County, 201 S.E. Sixth St Rm 230, Window 10, Fort Lauderdale, FL 33301, Phone: 954-831-5792, 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 Coast to

Coast Legal Aid of South Florida, Inc. - (954)736-2400, Florida Immigrant Advocacy Center - Miami Office (305)573-1106, Aid Service of Broward County, Inc. - (954)765-8950, 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 Coast to Coast Legal Aid of South Florida, Inc. - (954)736-2400, Florida Immigrant Advocacy Center - Miami Office (305)573-1106, Aid Service of Broward County, Inc. - (954)765-8950, for assistance, you should do so as soon as possible after receipt of this notice.

DONE AND ORDERED in Chambers, in BROWARD County, Florida, this 1st day of Oct, 2012.

Circuit Judge
CACE-08-CA-050396



Copies furnished to: Shilpini Vora Burris, Esquire
Ronald R Wolfe & Associates, P.L.
P.O. Box 25018
Tampa, FL 33622-5018

Service List

PHILLIPE BIEN AIME
17 South State Road 7
Plantation, FL 33317

SARA JANE TERNIER
17 South State Road 7
Plantation, FL 33317

CITIFINANCIAL EQUITY SERVICES, INC.
C/o Ct Corporation System (fl), A Registered Agent
1200 S. Pine Island Road.
Plantation, FL 33324

SARACENO WEST COMMUNITY ASSOCIATION, INC.
c/o Micahel E. Chapnick, Esq.
100 E. Linton Blvd., Suite 402 - B
Delray Beach, FL 33483