

Additional Expenses, Fees and Costs. If, subsequent to the entry of this final judgment, but prior to the actual sale date of the property, Plaintiffs incur additional expenses, fees or costs to protect its interest in the property after entry of this judgment included but not limited to, real estate taxes, hazard insurance, property preservation, or other necessary costs, plaintiffs may, by written motion served on all parties, seek to amend this final judgment to include such additional expenses, fees and costs. Such additional expenses, fees and costs shall be added to the "total sum due" in Paragraph 3 and shall be paid from the distribution of proceeds of the sale. A motion to amend the final judgment to include additional expenses, fees and costs must be filed not later than 15 days after entry of the judgment, pursuant to Florida Rule of Civil Procedures 1.530(g).

7. **Distribution of Proceeds.** 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 Plaintiffs' costs; second, documentary stamps affixed to the certificate, *unless the property is purchased by a third-party bidder*; third, Plaintiff's attorney fees; fourth, the total sum due to Plaintiff in paragraph 3, less the items paid, plus interest at the rate prescribed in Paragraph 4 from this date to the date of the Sale, and by retaining any remaining amount- the "surplus Proceeds"- pending the further Order of this Court.

8. **Right of Redemption/ Right of Possession.** 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 and Defendants right of redemption as prescribed by section 45.0315 of Florida Statutes, shall be terminated, except as to claims or rights under Chapter 718 or Chapter 720 Florida Statutes, if any. On filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property.

9. **Attorneys' Fees.**

The court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiffs that 16.9 hours were reasonably expended by Plaintiffs' counsel and that an hourly rate of \$275.00 is appropriate. PLAINTIFFS' COUNSEL CERTIFIES THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH THE PLAINTIFFS. 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 So 2d 1145 (Fla.1985).

10. **Claims to Surplus Funds/Proceeds.**

A. **Generally**

IF THE 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.

THE FUNDS REMAINING AFTER PAYMENT OF ALL DISBURSEMENTS REQUIRED BY PARAGRAPH 3 AND PARAGRAPH 7 OF THIS FINAL JUDGMENT AND SHOWN ON THE CERTIFICATE OF DISBURSEMENT ARE "SURPLUS FUNDS."