

Title Report	
Property Information	
State	Florida
County	Orange
Assessor's Parcel Number #	35-22-27-3231-00-120
Owner Name	HERBERT L WASHINGTON AND STORMY C WASHINGTON
Property Address	854 Lost Grove Cir Winter Garden, FL 34787
Complete Legal Description	
Lot 12, GROVE PARK AT STONE CREST, according to the Plat thereof as recorded in Plat Book 66, Pages 46 through 49, inclusive, of the Public Records of Orange County, Florida.	
Tax Information	
Total Taxes \$3,647.08 on Tax Year 2025.	
Chain of Title	
Chain of Title - Deed #1	
Deed Type	Corporate Warranty Deed
Document ID Number (Book/Page)	9200-924
Document ID Number (Instrument)	20070226142
Date	04/06/2007
Grantee	HERBERT L WASHINGTON AND STORMY C WASHINGTON, HUSBAND AND WIFE
Grantor	M/I HOMES OF ORANGE, LLC
LIENS	
Open Lien #1	
Document Title	Mortgage
Document ID Number (Book/Page)	10790-1734
Document ID Number (Instrument)	20140411530
Date	08/14/2014
Loan Amount	\$327,785
Borrower	HERBERT L WASHINGTON, A MARRIED PERSON
Lender	WELLS FARGO BANK, N.A.
Assignment of Lien #1	
Document Title	Assignment of Mortgage
Document ID Number (Instrument)	20190703619
Date	11/08/2019
Assignee	SPECIALIZED LOAN SERVICING, LLC
Assignor	WELLS FARGO BANK, N.A.
Open Lien #2	
Document Title	Notice of Federal Tax Lien
Document ID Number (Instrument)	20250440310
Date	07/29/025
Lien Amount	\$381,417.72
Owner	STORMY C WASHINGTON
Lienor	INTERNAL REVENUE SERVICE

### Notes

No Taxes Due. One Open Mortgage, One Federal Tax Lien Lien found against the Property. One Foreclosure Case filed against the Property. Below is the details about cases.

1. Case # 2023-CA-011849-O for the Mortgage. Final Judgment Amount \$401,402.46. Auction Date 11/18/2025.
2. Federal Tax Lien Amount \$381,417.72 against STORMY C WASHINGTON
3. Notice of Commencement recorded on 04/03/2017
4. No Open Permits

Attached related case documents copies.

# Property Record - 35-22-27-3231-00-120

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary as of 11/11/2025

### Property Name

854 Lost Grove Cir

### Names

Washington Herbert L  
Washington Stormy C

### Municipality

WG - Winter Garden

### Property Use

0103 - Single Fam Class Iii

### Mailing Address

854 Lost Grove Cir  
Winter Garden, FL 34787-5014

### Physical Address

854 Lost Grove Cir  
Winter Garden, FL 34787

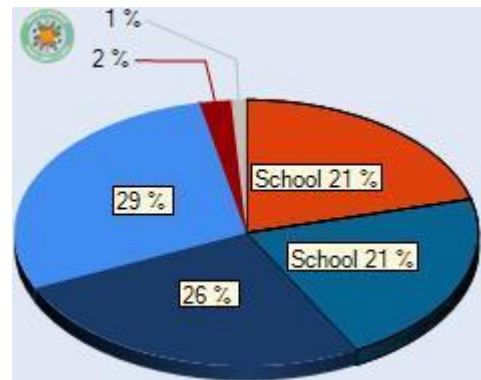
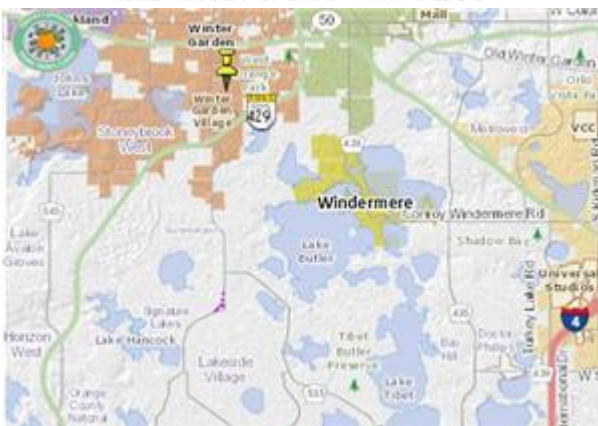
OR  
Code  
For  
Mobile  
Phone



272235323100120 09/01/2009



























272235323100120 09/01/2009



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2025  	\$120,000	+ \$452,930	+ \$0 = \$572,930 (5.9%)	\$273,693 (2.9%)	
2024  	\$120,000	+ \$421,179	+ \$0 = \$541,179 (6.2%)	\$265,980 (3.0%)	
2023  	\$120,000	+ \$389,508	+ \$0 = \$509,508 (23%)	\$258,233 (3.0%)	
2022  	\$87,500	+ \$327,129	+ \$0 = \$414,629	\$250,712	

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2025    	\$25,000	\$25,722	\$0	\$299,237	\$5,536
2024    	\$25,000	\$25,000	\$0	\$275,199	\$5,026
2023    	\$25,000	\$25,000	\$0	\$251,275	\$4,633
2022    	\$25,000	\$25,000	\$0	\$163,917	\$3,254

### 2025 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$273,693	\$25,000	\$248,693	3.2010 (-0.47%)	\$796.07	21 %
Public Schools: By Local Board	\$273,693	\$25,000	\$248,693	3.2480 (0.00%)	\$807.75	21 %
Orange County (General)	\$273,693	\$50,722	\$222,971	4.4347 (0.00%)	\$988.81	26 %
City Of Winter Garden	\$273,693	\$50,722	\$222,971	4.8565 (7.92%)	\$1,082.86	29 %
Library - Operating Budget	\$273,693	\$50,722	\$222,971	0.3748 (0.00%)	\$83.57	2 %
St Johns Water Management District	\$273,693	\$50,722	\$222,971	0.1793 (0.00%)	\$39.98	1 %
			<b>16.2943</b>		<b>\$3,799.04</b>	

### 2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

## Property Features

### Property Description

GROVE PARK AT STONE CREST 66/46 LOT 12

### Total Land Area

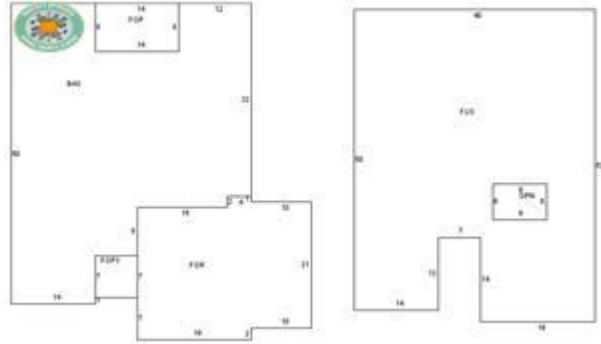
12,558 sqft (+/-) | 0.29 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	WG-PUD	1 Units	working...	working...	working...	working...

### Buildings

<b>Model Code</b>	1 - Single Fam Residence	<b>Subarea Description</b>	Sqft	Value
<b>Type Code</b>	0103 - Single Fam Class Iii	BAS - Base Area	1520	working...
<b>Building Value</b>	working...	FUS - Finished U	1954	working...
<b>Estimated New Cost</b>	working...	FOP - Finished O	49	working...
<b>Actual Year Built</b>	2006	FOP - Finished O	112	working...
<b>Beds</b>	5	FGR - Finished G	636	working...
<b>Baths</b>	3.0	OPN - Open Area	54	working...
<b>Floors</b>	2			
<b>Gross Area</b>	4325 sqft			
<b>Living Area</b>	3474 sqft			
<b>Exterior Wall</b>	Cb.Stucco			
<b>Interior Wall</b>	Drywall			



### Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

### Sales

#### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
03/26/2007	\$380,000	20070226142	09200 / 0924	Warranty Deed			Improved

#### Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
621 Lost Grove Cir	08/29/2025	\$520,000	\$206	Warranty Deed	4/2	20250543073	/

### Services for Location

#### TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

#### Schools

Sunridge (Middle School)

<b>Principal</b>	Amy McHale
<b>Office Phone</b>	407.656.0794
<b>Grades</b>	2023:

Sunridge (Elementary)

<b>Principal</b>	Dr. Diana Greer
------------------	-----------------

**Office Phone** 407.656.0809  
**Grades** 2023:

West Orange (High School)

**Principal** Matthew Turner  
**Office Phone** 407.905.2400  
**Grades** 2023:

## Community/Neighborhood Association

**Name** Grove Park at Stonecrest Homeowners' Association, Inc.  
**Gated?** No  
**Number Of Households** 84

## Utilities/Services

**Electric** Duke Energy  
**Water** Winter Garden  
**Recycling (Tuesday)** Winter Garden  
**Trash** Winter Garden  
**Yard Waste (Wednesday)** Winter Garden

## Elected Officials

School Board Representative Anne Douglas  
State Representative Leonard Spencer  
State Senate Keith Truenow  
US Representative Daniel Webster  
County Commissioner Nicole H. Wilson  
Orange County Property Appraiser Amy Mercado



[Search](#) > Account Summary

# Real Estate Account #35-22-27-3231-00120

### Owner:

WASHINGTON HERBERT L  
WASHINGTON STORMY C

### Situs:

854 LOST GROVE CIR  
Winter Garden 34787

[Parcel details](#)

[Property Appraiser Details](#)



[Get bills by email](#)

## Amount Due

BILL	AMOUNT DUE
<a href="#">2025 Annual Bill</a>	\$3,647.08
<input type="button" value="Add To Cart"/>	
	<a href="#">Print (PDF)</a>

## Account History

BILL	AMOUNT DUE
<a href="#">2025 Annual Bill</a> ⓘ	\$3,647.08 <a href="#">Print (PDF)</a>
<a href="#">2024 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>



**ORANGE COUNTY TAX COLLECTOR**  
**SCOTT RANDOLPH**  
 INDEPENDENTLY ELECTED TO SERVE YOU

Orange County Notice of Ad Valorem Taxes  
 & Non-Ad Valorem Assessments

2025 Real Estate

WASHINGTON HERBERT L  
 WASHINGTON STORMY C  
 854 LOST GROVE CIR  
 WINTER GARDEN, FL 34787-5014

Account Number: 24483  
 Assessed Value: 273,693  
 Millage Code: 65 WG  
 Parcel Number: 35-22-27-3231-00120  
 Address: 854 LOST GROVE CIR, Winter Garden, 34787  
 Exemptions: HOMESTEAD, ADDITIONAL HOMESTEAD

**AD VALOREM TAXES**

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
BY STATE LAW (RLE)	273,693	25,000	248,693	3.2010	796.07	
CAPITAL OUTLAY	273,693	25,000	248,693	1.5000	373.04	
CRITICAL OPERATING	273,693	25,000	248,693	1.0000	248.69	
DISCRETIONARY OPERATING	273,693	25,000	248,693	0.7480	186.02	
CNTY-CAPITAL PROJECT	273,693	50,722	222,971	0.2250	50.17	
CNTY-GENERAL REVENUE	273,693	50,722	222,971	4.0441	901.72	
CNTY-PARKS & RECREAT	273,693	50,722	222,971	0.1656	36.92	
CITY OF WINTER GARDEN	273,693	50,722	222,971	4.8565	1,082.86	
LIBRARY	273,693	50,722	222,971	0.3748	83.57	
ST JOHNS RIVER WTR MGMT DIST	273,693	50,722	222,971	0.1793	39.98	
Total Millage:					16.2943	Subtotal: \$3,799.04

**NON-AD VALOREM ASSESSMENTS**

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
Subtotal: \$0.00					
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:					<b>\$3,799.04</b>

Pay Online, Opt-in to E-Billing and Print your Receipt at [octaxcol.com](http://octaxcol.com).

Payments not received by March 31st are delinquent

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

24483  
 854 LOST GROVE CIR

SHELLPOINT MORTGAGE SERVICES

GROVE PARK AT STONE CREST  
 35-22-27-3231-00120

Make checks payable to:  
 Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2025	\$3,647.08
Dec 31, 2025	\$3,685.07
Jan 31, 2026	\$3,723.06
Feb 28, 2026	\$3,761.05
Mar 31, 2026	\$3,799.04

WASHINGTON HERBERT L  
 WASHINGTON STORMY C  
 854 LOST GROVE CIR  
 WINTER GARDEN, FL 34787-5014

PO Box 545100  
 Orlando FL 32854-5100



2025 Real Estate



# ORANGE COUNTY TAX COLLECTOR SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

P.O. Box 545100, Orlando, FL 32854 | (407) 434-0312

octaxcol.com | octaxcol

## PROPERTY TAX NOTICE

PAYING YOUR TAXES

### SELECT A PAYMENT METHOD

**Online:** Pay online at [octaxcol.com](http://octaxcol.com). Pay by credit/ debit card, eCheck or PayPal.

**By Mail:** Return the notice to Property Tax Dept., P.O. Box 545100, Orlando, FL 32854. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector."

**In Person:** Visit our Property Tax Dept. or any of our office locations by appointment. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector," money order, cash, or credit/debit card.

*Liens may require certified funds, please contact office for details.*

### RECEIVE AN EARLY PAYMENT DISCOUNT

**Payment Postmark Date      Discount**

November	4%
December	3%
January	2%
February	1%

*Processing fees: \$1.00 eCheck fee; 2.39% credit card/ debit card fee (\$2.00 minimum).*

### 2025-26 IMPORTANT DATES

**November 1, 2025:** First day to pay taxes and assessments.

**Before March 1:** File for new exemptions with the Property Appraiser. Learn more at [ocpafi.org](http://ocpafi.org).

**March 31, 2026:** Taxes and assessments are due. Payment must be received by our office by March 31 regardless of postmark date to avoid being delinquent.

**April 1:** Unpaid real estate taxes are delinquent (3% minimum mandatory charged).

Unpaid tangible personal property taxes are delinquent (interest accrues at a rate of 1.5% per month plus advertising and fees).

Tax warrants are issued for all unpaid tangible personal property taxes.

**April 30:** Deadline for Installment Plan Application. Download the application at [octaxcol.com](http://octaxcol.com).

**May 1:** Interest plus fees are imposed.

**May 29 at 4:30 p.m.:** Last day to pay real estate taxes without lien. Full payment must be physically received in our office by May 29, 2026 at 4:30 p.m. regardless of postmark date.

**June 1:** Tax Certificate Sale. Visit [octaxcol.com](http://octaxcol.com) for more information.

LOCATIONS & HOURS

### PROPERTY TAX DEPT.

200 S. Orange Ave., 16th Floor  
Orlando, FL 32801

Hours of Operation  
7:30 a.m. — 4:30 p.m. – M–F

### OFFICE LOCATIONS

#### Downtown

*Closed for construction;  
visit [octaxcol.com](http://octaxcol.com) for updates.*

#### West Oaks Mall

9401 W. Colonial Dr., Suite 360  
Ocoee, FL 34761

#### Clarcona

4101 Clarcona Ocoee Rd.  
Orlando, FL 32810

#### Sand Lake

730 W. Sand Lake Rd.  
Orlando, FL 32809

#### Lee Vista & 417

6050 Wooden Pine Dr., Ste 100  
Orlando, FL 32829

#### University

10051 University Blvd.  
Orlando, FL 32817

Hours of Operation  
8:30 a.m. — 5:00 p.m. – M, T, Th, F  
9:00 a.m. — 5:00 p.m. – W

### ARE YOU THE CURRENT OWNER?

**Real Property:** If you are not the current owner, please forward this notice to the new owner or return it to the Tax Collector's Office, P.O. Box 545100, Orlando, FL 32854.

**Tangible Personal Property:** If you are not the current owner of the business equipment, but you were the owner as of January 1, you are responsible for the tax.

**Notice:** Failure to pay the amounts due will result in a tax certificate being issued against the property.

### ABOUT PROPERTY TAX COLLECTION

**Tax rates are set.** Taxing authorities set the millage rate, which is the rate of tax per \$1,000 of taxable value. Non-Ad Valorem assessments are levied on a unit basis rather than the value of property.

**Property values are determined.** The Property Appraiser establishes the value of property, approves exemptions, including Homestead, and certifies the Tax Roll to the Tax Collector.

**Taxes are collected.** The Tax Collector is then responsible for mailing tax bills, collecting taxes and distributing revenue to the taxing authorities in Orange County.

ONLINE

### PAY YOUR TAX BILL

Pay online at [octaxcol.com](http://octaxcol.com).

### PRINT A RECEIPT

To print a receipt of your Property Tax Bill, visit our Pay My Taxes page at [octaxcol.com](http://octaxcol.com). Enter an owner name, parcel ID, tangible ID, or location address to search for your tax bill.

### COMPLETE A CHANGE OF ADDRESS

All changes of address must be filed with the Property Appraiser. Download the Change of Address Form at [ocpafi.org](http://ocpafi.org).

### APPLY FOR THE INSTALLMENT PAYMENT PLAN

To qualify for the quarterly Installment Payment Plan, you must be current on your taxes and your prior year taxes must exceed \$100.00. Download the application at [octaxcol.com](http://octaxcol.com).



INSTR 20070226142  
 OR BK 09200 PG 0924 PGS=1  
 MARTHA G. HAYNIE, COMPTROLLER  
 ORANGE COUNTY, FL  
 04/06/2007 02:18:25 PM  
 DEED DOC TAX 2,660.00  
 REC FEE 10.00  
 LAST PAGE

Prepared by and Return to: 824  
 Marie Clemente  
 M/I Title Agency, LTD, L.C.  
 300 Colonial Center Parkway, Ste. 150  
 Lake Mary, FL 32746

Folio/Parcel ID#: 35 22 27 3231 00120  
 File/Case No: 06000951

(Space Above This Line for Recording Data)

**CORPORATE WARRANTY DEED**

This Warranty Deed made on 26th day of MARCH, 2007,  
 Between M/I Homes of Orlando, LLC, a Florida Limited Liability Company

whose mailing address is: 300 Colonial Center Parkway, Ste 200, Lake Mary, FL 32746, hereinafter called the Grantor, and

Herbert L. Washington and Stormy C. Washington , Husband and Wife

whose mailing address is: 854 Lost Grove Circle, Winter Garden, FL 34787, hereinafter called the Grantee,

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged does grant, bargain, sell alien, remise, release convey and confirm unto the Grantee, and Grantee's successors, and assigns forever, all that certain parcel of land in the County of Orange, State of Florida to wit:

Lot 12, GROVE PARK AT STONE CREST, according to the Plat thereof as recorded in Plat Book 66, Pages 46 through 49, inclusive, of the Public Records of Orange County, Florida.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2007 and subsequent years, which are not yet due and payable.


And the said Grantor hereby covenants with the 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 and does hereby warrants the title to said land and will defend the same against the lawful claims of all person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

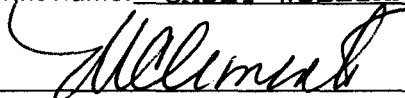
In Witness whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

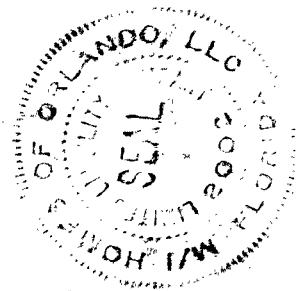
M/I Homes of Orlando, LLC a Florida Limited Liability Company

By: Dana A. Bennett, Vice President

  
 Witness #1  
 Print Name: CASEY WILLIAMS

  
 Witness #2  
 Print Name: MARIELYS CLEMENTE

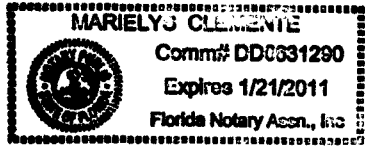
State of Florida  
 County of Seminole



The foregoing instrument was sworn to, subscribed and acknowledged before me this MARCH 26, 2007, by Dana A. Bennett, Vice President of M/I Homes of Orlando, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. He/She is personally known to me or has produced a Driver's License as identification.

  
 Notary Public

My commission expires:



(Notary Seal)

Permit Number:  
 Folio/Parcel ID #: 35-22-27-3231-00-120  
 Prepared by: TINA T SOPP  
2674 PEMBERTON DR  
APOPKA, FL 32703  
 Return to: 2674 PEMBERTON DR  
APOPKA, FL 32703  
407.342.3767

DOCN 20170178484  
 04/03/2017 01:14:24 PM Page 1 of 1  
 Rec Fee: \$10.00  
 Phil Diamond, Comptroller  
 Orange County, FL  
 MB - Ret To: TINA T SOPP



**NOTICE OF COMMENCEMENT**

State of Florida, County of Orange

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

- Description of property** (legal description of the property, and street address if available)  
GROVE PARK @ STONE CREST 66/46 LOT 12/ 854 LOST GROVE CIRCLE WGDN FL
- General description of improvement**  
EXTERIOR REPAIR OF STUCCO ON RESIDENTIAL HOME
- Owner information or Lessee information if the Lessee contracted for the improvement**  
 Name HERBERT I STORMY WASHINGTON  
 Address 854 LOST GROVE CIRCLE - W.G.D.N., FL.  
 Interest in Property OWNER  
 Name and address of fee simple titleholder (if different from Owner listed above)  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_
- Contractor**  
 Name A+ CONSTRUCTION, INC. Telephone Number 336-679-1660  
 Address 1702 N WOODLAND BLVD (STE 116425) DELAND, FL 32720
- Surety** (if applicable, a copy of the payment bond is attached)  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_ Amount of Bond \$ \_\_\_\_\_
- Lender**  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_
- Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_
- In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_
- Expiration date of notice of commencement** (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified)  
 \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENSING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

[Signature]  
 Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

OWNER  
 Signatory's Title/Office

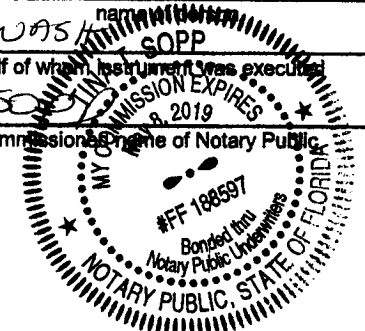
The foregoing instrument was acknowledged before me this 3/24 day of 2017 by HERBERT I STORMY WASHINGTON

as OWNER for HERBERT I STORMY WASHINGTON

Type of authority, e.g., officer, trustee, attorney in fact  
[Signature]  
 Signature of Notary Public - State of Florida

Name of party on behalf of whom instrument was executed  
TINA T SOPP  
 Print, type, or stamp commission name of Notary Public

Personally Known \_\_\_\_\_ OR Produced ID [Signature]  
 Type of ID Produced \_\_\_\_\_



Return To:  
FINAL DOCS N0012-01B

6200 PARK AVENUE  
DES MOINES, IA 50321

This document was prepared by:  
WELLS FARGO BANK, N.A.

800 WALNUT ST, 7TH FLOOR, DES  
MOINES, IA 503093605

[Space Above This Line For Recording Data]

# MORTGAGE

## DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **AUGUST 07, 2014** together with all Riders to this document.

(B) "Borrower" is **HERBERT L WASHINGTON, A MARRIED PERSON**

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is **WELLS FARGO BANK, N.A.**

Lender is a **NATIONAL ASSOCIATION** organized and existing under the laws of **THE UNITED STATES**

Initials: **HLW**  
**SCW**



Lender's address is 101 NORTH PHILLIPS AVENUE, SIOUX FALLS, SD 57104

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated AUGUST 07, 2014. The Note states that Borrower owes Lender THREE HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY FIVE AND 00/100 Dollars (U.S. \$ \*\*\*\*\*327,785.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 01, 2044.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider                         | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider         | <input checked="" type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider   |
| <input type="checkbox"/> VA Rider              | <input type="checkbox"/> Biweekly Payment Rider                    | <input type="checkbox"/> Other(s) [specify] |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-applicable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

Initials: HLIN  
BCW

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the COUNTY [Type of Recording Jurisdiction] of ORANGE [Name of Recording Jurisdiction]

SEE ATTACHED LEGAL

TAX STATEMENTS SHOULD BE SENT TO: WELLS FARGO HOME MORTGAGE, P.O. BOX 11758, NEWARK, NJ 071014758

Parcel ID Number:  
854 LOST GROVE CIRCLE  
WINTER GARDEN  
("Property Address"):

which currently has the address of  
[Street]  
[City], Florida 34787 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

Initials: HLW  
BCW

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.**

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

**2. Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment

can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

**3. Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest

shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

**5. Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

**6. Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

**7. Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

**9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**10. Mortgage Insurance.** If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

**11. Assignment of Miscellaneous Proceeds; Forfeiture.** All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of

any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

**12. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

**13. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

**14. Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan 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 exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

**15. Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers

unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

**16. Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

**17. Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

**18. Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**19. Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the

purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

**20. Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

**21. Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**22. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**23. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

**24. Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

**25. Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.  
Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
*Herbert L. Washington* (Seal)  
HERBERT L WASHINGTON -Borrower

854 LOST GROVE CIRCLE  
WINTER GARDEN FL 34787 (Address)

\_\_\_\_\_  
*Stormy C. Washington* (Seal)  
Stormy C. WASHINGTON -Borrower

854 LOST GROVE CIRCLE  
WINTER GARDEN FL 34787 (Address)

\_\_\_\_\_  
(Seal) -Borrower

854 LOST GROVE CIRCLE  
WINTER GARDEN FL 34787 (Address)

\_\_\_\_\_  
(Seal) -Borrower

854 LOST GROVE CIRCLE  
WINTER GARDEN FL 34787 (Address)

\_\_\_\_\_  
(Seal) -Borrower

(Address) (Address)

STATE OF FLORIDA,

The foregoing instrument was acknowledged before me this August 7, 2014 by HERBERT L WASHINGTON AND STORMY C. Washington County ss: ORANGE

who is personally known to me or who has produced Florida Dr. Lic. as identification.



Misti Morgan  
Notary Public

Loan origination organization **WELLS FARGO BANK, N.A.**  
NMLSR ID **399801**  
Loan originator **JENNIFER PIKE**  
NMLSR ID **437488**

Initials: HLW  
BCW

## PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 7<sup>TH</sup> day of AUGUST, 2014, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to WELLS FARGO BANK, N.A.

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 854 LOST GROVE CIRCLE, WINTER GARDEN, FL 34787

[Property Address]

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in COVENANTS, CONDITIONS AND RESTRICTIONS

(the "Declaration"). The Property is a part of a planned unit development known as GROVE PARK AT STONECREST HOA INC

[Name of Planned Unit Development]

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

**PUD COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. PUD Obligations.** Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.



**B. Property Insurance.** So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, for which Lender requires insurance, then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property; and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.


**C. Public Liability Insurance.** Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

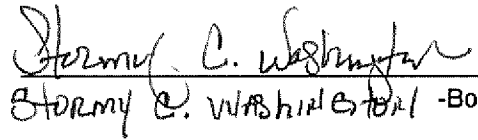
**D. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 11.

**E. Lender's Prior Consent.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

**F. Remedies.** If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.

 (Seal)  
HERBERT L WASHINGTON -Borrower

 (Seal)  
Stormy C. Washington -Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

**Exhibit "A"**

Lot 12, Grove Park at Stone Crest, according to the Plat thereof, as recorded in Plat Book 66, Pages 46 through 49, inclusive, of the Public Records of Orange County, Florida.

Being the same premises M/I Home of Orlando, LLC conveyed unto Herbert L. Washington and Stormy C. Washington, husband and wife, by Deed dated March 26, 2007 and recorded April 6, 2007 at Book 9200 Page 924, Orange County Records.

RECORDING REQUESTED BY:  
**WELLS FARGO BANK, N.A.**  
**1000 BLUE GENTIAN RD**  
**EAGAN MN 55121**

WHEN RECORDED MAIL TO:  
**WELLS FARGO BANK, N.A.**  
**1000 BLUE GENTIAN RD #200**  
**MAC: N9289-018**  
**EAGAN, MN 55121-4400**  
**ATTN: ASSIGNMENT TEAM**

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**ASSIGNMENT OF MORTGAGE**

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **WELLS FARGO BANK, N.A. , 1 HOME CAMPUS , DES MOINES, IA 50328** , by these presents does convey, assign, transfer and set over to: **SPECIALIZED LOAN SERVICING LLC , 8742 LUCENT BLVD SUITE 300, HIGHLANDS RANCH, CO 80129** , the described Mortgage, with all interest, all liens, and any rights due or to become due thereon. Said Mortgage for **\$327785.00** is recorded in the State of **FLORIDA** , County of **Orange** Official Records, dated **08/07/2014** and recorded on **08/14/2014** , as Instrument No. **20140411530** in Book No. **10790** , at Page No. **1734**  
Original Mortgagor: **HERBERT L WASHINGTON, A MARRIED PERSON AND STORMY C. WASHINGTON**  
Original Mortgagee: **WELLS FARGO BANK, N.A.**  
Property Address: **854 LOST GROVE CIRCLE WINTER GARDEN, FL 34787**

Date: **11/07/2019** .


**WELLS FARGO BANK, N.A.**



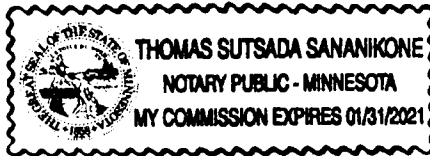
BRANDON DAPPER, Vice President Loan  
Documentation

STATE OF MN  
COUNTY OF Dakota } s.s.

On **11/07/2019** before me, **THOMAS SUTSADA SANANIKONE** , a Notary Public, personally appeared **BRANDON DAPPER , Vice President Loan Documentation** of **WELLS FARGO BANK, N.A.** 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.



**THOMAS SUTSADA SANANIKONE**, Notary Public  
Commission #: **31046516**  
My Commission Expires: **01/31/2021**



41021263

Form 668 (Y)(c)  
(Rev. February 2004)

5629

Department of the Treasury - Internal Revenue Service

### Notice of Federal Tax Lien

Area:  
SMALL BUSINESS/SELF EMPLOYED AREA #5  
Lien Unit Phone: (800) 913-6050

Serial Number  
520832025

For Optional Use by Recording Office

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer STORMY WASHINGTON

Residence 854 LOST GROVE CIRCLE  
WINTER GARDEN, FL 34787

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015	██████████	11/28/2016	12/28/2026	114234.14
1040	12/31/2016	██████████	12/04/2017	01/03/2028	113897.14
1040	12/31/2017	██████████	11/19/2018	12/19/2028	77862.04
1040	12/31/2018	██████████	11/18/2019	12/18/2029	55075.18
1040	12/31/2020	██████████	11/22/2021	12/22/2031	10720.27
1040	12/31/2021	██████████	11/21/2022	12/21/2032	5202.08
1040	12/31/2022	██████████	10/30/2023	11/29/2033	4426.87

DOC# 20250440310  
07/29/2025 02:36:54 PM Page 1 of 1  
Rec Fee: \$10.00  
Phil Diamond, Comptroller  
Orange County, FL  
SA - Ret To: INTERNAL REVENUE SERVICE



Place of Filing  
ORANGE COUNTY COMPTROLLER  
ORANGE COUNTY  
ORLANDO, FL 32801

Total \$ 381417.72

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 22nd day of July, 2025.

Signature *Elvin Dean Curry*  
for MARY FREELAND

Title  
INSOLVENCY SPEC 25-95-6807  
(615) 250-6041

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR ORANGE  
COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO. 2023-CA-011849-0

SPECIALIZED LOAN SERVICING LLC,

Plaintiff,

vs.

HERBERT L. WASHINGTON; STORMY  
C. WASHINGTON; GROVE PARK AT  
STONECREST HOMEOWNERS'  
ASSOCIATION, INC.; UNKNOWN  
TENANT IN POSSESSION 1; UNKNOWN  
TENANT IN POSSESSION 2,

Defendant.

DOC# 20230268256  
05/11/2023 08:28:34 AM Page 1 of 1  
Rec Fee: \$5.00  
Phil Diamond, Comptroller  
Orange County, FL  
SA - Ret To: PROVEST LLC

**NOTICE OF LIS PENDENS**



YOU ARE HEREBY NOTIFIED OF THE FOLLOWING:

Plaintiff has instituted this action against you seeking to foreclose a mortgage with respect to the property described below.

Lot 12, Grove Park at Stone Crest, according to the Plat thereof, as recorded in Plat Book 66, Pages 46 through 49, inclusive, of the Public Records of Orange County, Florida. Being the same premises M/I Home of Orlando, LLC conveyed unto Herbert L. Washington and Stormy C. Washington, husband and wife, by Deed dated March 26, 2007 and recorded April 6, 2007 at Book 9200 Page 924, Orange County Records.

DATED this 2nd day of May, 2023.

Morgan B. Lea, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 96405

23-05601FL

IN THE CIRCUIT COURT OF THE NINTH  
JUDICIAL CIRCUIT OF FLORIDA IN AND  
FOR ORANGE COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO. 2023-CA-011849-O

SPECIALIZED LOAN SERVICING LLC,

Plaintiff,

vs.

HERBERT L. WASHINGTON, et al.,

Defendant.

---

**NOTICE OF DROPPING PARTY DEFENDANT**

COMES NOW, the Plaintiff, by and through its undersigned counsel and gives notice that Unknown Tenant In Possession 1 and Unknown Tenant In Possession 2 are voluntarily dropped as defendants to this action, pursuant to the Fla.R.Civ.P. 1.250(b) and 1.420 (a)(1), without prejudice.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing was: [check all used]  
( x ) E-mailed ( x ) Mailed this 10th day of July, 2023, to all parties on the attached service list.

/s/ Nicholas J. Vanhook  
Nicholas J Vanhook, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 37881

**CASE NO. 2023-CA-011849-O**

**SERVICE LIST**

Attorney Joshua J Tejes, Esq.  
Counsel for Herbert L. Washington  
7212 Curry Ford Road, Bldg 3  
Orlando, FL 32822  
[josh@tejeslaw.com](mailto:josh@tejeslaw.com)  
Attorney for Herbert L. Washington

Stormy C. Washington  
854 Lost Grove Circle  
Winter Garden, FL 34787

Grove Park at Stonecrest Homeowners' Association, Inc.  
2813 S. Hiawassee Road, Suite 307  
Orlando, FL 32835

IN THE CIRCUIT COURT OF THE NINTH  
JUDICIAL CIRCUIT OF FLORIDA IN AND  
FOR ORANGE COUNTY  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2023-CA-011849-O**

NEWREZ LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING,

Plaintiff,

vs.

HERBERT L. WASHINGTON, et al.,

Defendant.

---

**ORDER TO RESET SALE**

THIS CAUSE having come before the Court on Plaintiff's Motion to Reset Sale and the Court being fully advised in the premises, it is hereby ORDERED and ADJUDGED that:

1. Plaintiff's Motion to Reset Sale is hereby GRANTED.
2. The Foreclosure Sale is reset for **November 18, 2025 at 11:00 AM** at

www.myorangeclerk.realforeclose.com, in accordance with section 45.031, Florida Statutes.

DONE AND ORDERED at Orange County, Florida, this 9th day of October 2025.

  
\_\_\_\_\_  
A. JAMES CRANER,  
CIRCUIT JUDGE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing was filed with the Clerk of the Court this 9th day of October , 2025 by using the Florida Courts E-Filing Portal System. Accordingly, a copy of the foregoing is being served on this day to all attorney(s)/interested parties identified on the ePortal Electronic Service List, via transmission of Notices of Electronic Filing generated by the ePortal System.

The movant shall serve a copy of this Order on all parties not receiving notice through the ePortal within 5 days and shall file a certificate of service of same with the Clerk.

Jeri Casteel, Judicial Assistant to Judge A. James Craner

**MOVANT'S SERVICE LIST**

Robyn Katz, Esq. (Attorney for Plaintiff)  
McCalla Raymer Leibert Pierce, LLP  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
MRService@mccalla.com

JOSHUA J TEJES, ESQ. (COUNSEL FOR HERBERT L. WASHINGTON)  
7212 CURRY FORD ROAD, BLDG 3  
ORLANDO, FL 32822  
JOSH@TEJESLAW.COM

STORMY C. WASHINGTON  
854 LOST GROVE CIRCLE  
WINTER GARDEN, FL 34787

GROVE PARK AT STONECREST HOMEOWNERS' ASSOCIATION, INC.  
2813 S. HIAWASSEE ROAD, SUITE 307  
ORLANDO, FL 32835

CURRENT RESIDENT(S)  
854 LOST GROVE CIRCLE  
WINTER GARDEN, FL 34787

IN THE CIRCUIT COURT OF THE NINTH  
JUDICIAL CIRCUIT OF FLORIDA IN AND  
FOR ORANGE COUNTY  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2023-CA-011849-O**

SPECIALIZED LOAN SERVICING LLC,

Plaintiff,

vs.

HERBERT L. WASHINGTON; STORMY  
C. WASHINGTON; GROVE PARK AT  
STONECREST HOMEOWNERS'  
ASSOCIATION, INC.; UNKNOWN  
TENANT IN POSSESSION 1;  
UNKNOWN TENANT IN POSSESSION  
2,

Defendants.

**DOC # 20240188061**

04/02/2024 07:41 AM Page 1 of 6

Rec Fee: \$0.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: ORANGE COUNTY CLERK OF COURT

ERECORD

**SUMMARY FINAL JUDGMENT OF FORECLOSURE**

THIS ACTION came before this Honorable Court on Plaintiff's Motion for Summary Final Judgment of Foreclosure and Taxation of Attorneys Fees and Costs on March 26, 2024. This Honorable Court, based on the state of the record at the time of the hearing, finds that there is no genuine dispute of fact or law and grants Plaintiff's Motion. It is therefore ORDERED AND ADJUDGED that:

1. The Court finds that Plaintiff met its prima facie case for foreclosure and found that the Defendants filed no affidavits or other evidence in opposition to the Plaintiff's Motion for Summary Final Judgment of Foreclosure. The Court further finds that Plaintiff's motion for summary judgment was procedurally sufficient under Fla.R.Civ.P. 1.510(c)(1).

2. The Court also finds that Plaintiff met its burden of proof to establish standing, amounts due, and compliance with conditions precedent, where no affidavit or other evidence to the contrary was presented by Defendant to contradict the evidence submitted by Plaintiff.

3. This Court has jurisdiction of foreclosure cases under Florida Statutes. Service of process has been secured upon all parties.

4. Plaintiff holds a lien for the total sum in this Final Judgment, which is superior and prior

to the right, title interest, claims of lien, encumbrances and equities of the following Defendants: HERBERT L. WASHINGTON; STORMY C. WASHINGTON; GROVE PARK AT STONECREST HOMEOWNERS' ASSOCIATION, INC.; and all others claiming through or on behalf of said defendants, on the following real property:

Lot 12, Grove Park at Stone Crest, according to the Plat thereof, as recorded in Plat Book 66, Pages 46 through 49, inclusive, of the Public Records of Orange County, Florida.

Being the same premises M/I Home of Orlando, LLC conveyed unto Herbert L. Washington and Stormy C. Washington, husband and wife, by Deed dated March 26, 2007 and recorded April 6, 2007 at Book 9200 Page 924, Orange County Records.

a/k/a 854 LOST GROVE CIRC, WINTER GARDEN, FL 34787

5. Plaintiff, SPECIALIZED LOAN SERVICING LLC, C/O 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, is due the following:

Principal	\$331,828.09
Interest from 06/01/2022 to 12/20/2023 at 3.12500%	\$16,094.31
Interest from 12/21/2023 to 03/26/2024 at a per diem rate of \$ 28.4099	\$2,755.76
Escrow Advanced	\$14,204.04
Deferred Balance	\$25,700.00
Pre-Acceleration Late Charges	\$60.72
NSF Fee	\$50.00
Property Inspection	\$292.00
Less Suspense(unapplied) Credit	(\$728.61)
<b>SUBTOTAL</b>	<b>\$390,256.31</b>
Court costs:	
Filing Fee	\$1,960.00
Service of Process	\$621.15
Mediation Costs	\$150.00
Skip Trace	\$25.00
<b>Court Costs Total:</b>	<b>\$2,756.15</b>
<b>Attorneys' Fees Total:</b>	<b>\$8,390.00</b>
<b><u>GRAND TOTAL</u></b>	<b><u>\$401,402.46</u></b>

The total sum will bear interest at the prevailing statutory interest rate per year from this date through December 31 of this current year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust annually in accordance with section 55.03(3), Florida Statutes.

6. This is an IN REM judgment against Herbert L. Washington and Stormy C. Washington as record title owners of the real property herein described. All other Defendants' interests are in the form of inferior liens to Plaintiff's note and mortgage. As such, said liens are extinguished subject to any statutory right of redemption as outlined further in this final judgment.

7. If the total sum with interest at the rate described in paragraph 5 and all costs accrued subsequent to this judgment are not paid, the clerk of this court must sell the property at public sale on June 24, 2024, at 11:00 AM to the highest bidder for cash, except as prescribed in paragraph 8, online via <https://flagler.realforeclose.com/index.cfm> accordance with section 45.031, Florida Statutes.

8. Plaintiff must advance all subsequent costs of this action and must 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 must be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the clerk must 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.

9. On filing the Certificate of Title, the clerk must 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 attorneys' fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 5 from the date of this judgment to the date of the sale; and by retaining any remaining amount pending the further Order of this court.

10. 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 must be foreclosed of all estate or claim in the property, and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes, must be terminated, except as to the rights of a bona fide tenant occupying residential premises under the Federal Protecting Tenant at Foreclosure Act, 12 U.S.C. § 5220, note, or section 83.5615, Florida Statutes, and claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. On the filing of the certificate of title, the person named on the certificate of title must be let into possession of the property, subject to the rights of a bona fide tenant occupying residential premises under the federal Protecting Tenants at Foreclosure Act 12 U.S.C. § 5220, note, or section 83.5615, Florida Statutes. If any Defendant remains in possession of the property, the clerk must not, without further Order of the court, issue forthwith a writ of possession upon request of the person named on the Certificate of Title.

11. The right of redemption of any Defendant is terminated upon the issuance of the

Certificate of Sale by the clerk of court under the provisions of Florida Statutes 45.0315.

12. The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that 18.8 hours were reasonably expended by Plaintiff's counsel and that an hourly rate of \$275.00 is appropriate. PLAINTIFF'S COUNSEL CERTIFIES THAT THE ATTORNEY AWARDED DOES NOT EXCEED ITS CONTRACTED FEE WITH THE PLAINTIFF. The Court finds that there are no reduction or enhancement factors by the Court pursuant to Florida Patient's Compensation Fund v. Rowe, 472 So. 2d 1145 (Fla. 1985). The requested attorneys' fee consists of a flat rate and hourly fees that the firm's client has agreed to pay in this manner. Given the amount of the fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the fee is reasonable. Additionally, The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff, that the flat fee of \$3,220.00 is reasonable and appropriate for the Plaintiff's counsel's attorney's fees. The Court finds that there are no reasons for either reduction or enhancement pursuant to Florida Patient's Compensation Funds v. Rowe, 472 So. 2d 1145 (Fla. 1985), and the Court therefore has awarded reasonable attorney's fees in the amount indicated in paragraph 5 of this Judgment.

13. The Court retains jurisdiction of this action to enter further Orders that are proper including, without limitation, writs of possession, deficiency judgments and re-foreclosure of omitted parties and to determine the amount of assessments due under Florida Statutes 718.116 or 720.3085, if applicable.

14. In the event the instant case is dismissed by the Plaintiff, the Clerk of Court is hereby directed to release any original loan documents filed with the Court to counsel of record for Plaintiff.

**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.**

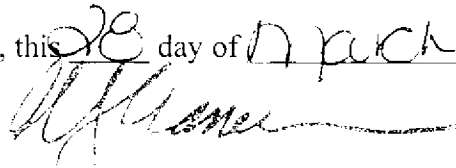
**IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.**

**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 FOR ORANGE COUNTY, TELEPHONE NUMBER 407-836-2000, 425 NORTH ORANGE AVENUE, ORLANDO, FL 32801, 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 COMMUNITY LEGAL SERVICES OF MID-FLORIDA, INC., 122 E. COLONIAL DRIVE ORLANDO, FL 22801, (407) 841-7777 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 FLORIDA RURAL LEGAL SERVICE FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

DONE AND ORDERED at Orange County, Florida, this 28 day of March-2024



\_\_\_\_\_  
CIRCUIT JUDGE

**SERVICE LIST**

Nicholas J. Vanhook, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 E. Robinson St. Suite 155  
Orlando, FL 32801  
MRService@mccalla.com

Joshua J Tejes, Esq.  
Counsel for Herbert L. Washington  
7212 Curry Ford Road, Bldg 3  
Orlando, FL 32822  
josh@tejeslaw.com  
Attorney for Herbert L. Washington

Stormy C. Washington  
854 Lost Grove Circle  
Winter Garden, FL 34787

Grove Park at Stonecrest Homeowners' Association, Inc.  
2813 S. Hiawassee Road, Suite 307  
Orlando, FL 32835

## Search Results

Showing selected 32 of 32 Total Results

Printed 11-Nov-2025 11:31:02

Basic Official Records Search where Recording Date is between Jan 1, 2007 and Nov 11, 2025 and Either Party Name contains WASHINGTON STORMY

20250440310 • Lien • 07/29/2025 02:36 PM

Grantor	Grantee	Legal	BookPage
<b>USA INTERNAL REVENUE</b>	<b>WASHINGTON STORMY</b>		

No Related Documents

20240188061 • Judgment • 04/02/2024 07:41 AM

Grantor	Grantee (3)	Legal	BookPage
<b>SPECIALIZED LOAN SERVICING LLC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>Lot: 12 Case: 2023 CA 011849 O GROVE PARK AT STONE CREST</b>	

No Related Documents

20230268256 • Lis Pendens • 05/11/2023 08:28 AM

Grantor	Grantee (3)	Legal	BookPage
<b>SPECIALIZED LOAN SERVICING LLC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>Lot: 12 GROVE PARK AT STONE CREST</b>	

No Related Documents

20220766711 • Court Paper • 12/21/2022 01:26 PM

Grantor	Grantee (2)	Legal (2)	BookPage
<b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	<b>Case: 2020 CA 004865 O Case: 2020 CA 4865</b>	

No Related Documents

20220764068 • Satisfaction • 12/20/2022 02:37 PM

Grantor	Grantee (2)	Legal	BookPage
<b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>		

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20200082091</b>	<b>Lien</b>	<b>02/11/2020</b>	

20200297999 • Court Paper • 05/27/2020 10:47 AM

Grantor	Grantee (2)	Legal (2)	BookPage
<b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	<b>Case: 2020 CA 004865 O Case: 2020 CA 4865</b>	

No Related Documents

20200082091 • Lien • 02/11/2020 08:20 AM

Grantor	Grantee (2)	Legal	BookPage
<b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	<b>Lot: 12 GROVE PARK AT STONECREST</b>	

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20220764068</b>	<b>Satisfaction</b>	<b>12/20/2022</b>	

20190703619 • Assignment • 11/08/2019 08:52 AM

Grantor (3)	Grantee	Legal	BookPage
<b>WASHINGTON STORMY C WELLS FARGO BANK N A WASHINGTON HERBERT L</b>	<b>SPECIALIZED LOAN SERVICING LLC</b>		

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20140411530</b>	<b>Mortgage</b>	<b>08/14/2014</b>	<b>B: 10790 P: 1734</b>

20170178484 • Notice of Commencement • 04/03/2017 01:14 PM

Grantor (2)	Grantee	Legal	BookPage
<b>WASHINGTON STORMY WASHINGTON HERBERT</b>	<b>A CONSTRUCTION INC</b>	<b>Lot: 12 Parcel: 35 22 27 3231 00 120 GROVE PARK C STONECREST ETC</b>	

No Related Documents

20160564953 • Satisfaction • 10/28/2016 09:07 AM

Grantor	Grantee	Legal	BookPage
<b>PORTFOLIO RECOVERY ASSOCIATES LLC</b>	<b>WASHINGTON STORMY C</b>		

Related Documents (2)

Document Number	Document Type	Recording Date	Book/Page
<b>20120549236</b>	<b>Certified Copy of Judgment</b>	<b>10/12/2012</b>	<b>B: 10457 P: 2900</b>
<b>20120432482</b>	<b>Judgment</b>	<b>08/14/2012</b>	<b>B: 10425 P: 2128</b>

20160022921 • Satisfaction • 01/14/2016 08:44 AM

Grantor (2)	Grantee (2)	Legal	BookPage
<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC NEW DAY FINANCIAL LLC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT LEE</b>		

Related Documents (2)

Document Number	Document Type	Recording Date	Book/Page
<b>20050649274</b>	<b>Mortgage</b>	<b>09/23/2005</b>	<b>B: 8210 P: 222</b> <b>B: 08210 P: 0222</b>

20160010595 • Deed • 01/07/2016 11:27 AM

Grantor (2)	Grantee (2)	Legal	BookPage
<b>WASHINGTON STORMY C WASHINGTON HERBERT LEE</b>	<b>JONES FONTELLA D JONES SAMUEL</b>	<b>Lot: 77 Parcel: 16 22 28 5440 00770 MAGNOLIA SPRINGS</b>	

No Related Documents

20150646386 • Satisfaction • 12/15/2015 08:47 AM

Grantor	Grantee (2)	Legal	BookPage
<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT LEE</b>		<b>B: 11027 P: 5855</b>

Related Documents (2)

Document Number	Document Type	Recording Date	Book/Page
<b>20050649275</b>	<b>Mortgage</b>	<b>09/23/2005</b>	<b>B: 8210 P: 238</b> <b>B: 8210 P: 0238</b>

20140587906 • Court Paper • 11/18/2014 10:35 AM

Grantor <b>CACH LLC</b>	Grantee <b>WASHINGTON STORMY</b>	Legal <b>Case: 2014 SC 8824 O</b>	BookPage <b>B: 10836 P: 5996</b>
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No Related Documents

20140444597 • Satisfaction • 09/02/2014 12:13 PM

Grantor (2) <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC M I FINANCIAL CORP</b>	Grantee (2) <b>WASHINGTON STORMY WASHINGTON HERBERT L</b>	Legal <b>Parcel: 35 22 27 3231 00120</b>	BookPage <b>B: 10798 P: 6253</b>
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Related Documents (3)

Document Number <b>20070500949</b> <b>20070226143</b>	Document Type <b>Mortgage</b> <b>Mortgage</b>	Recording Date <b>08/01/2007</b> <b>04/06/2007</b>	Book/Page <b>B: 9373 P: 1165</b> <b>B: 9200 P: 925</b> <b>B: 09200 P: 0925</b>
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20140411530 • Mortgage • 08/14/2014 07:14 AM

Grantor (2) <b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	Grantee <b>WELLS FARGO BANK N A</b>	Legal <b>Lot: 12 GROVE PARK AT STONE CREST</b>	BookPage (20) <b>B: 10790 P: 1734</b> <b>B: 10790 P: 1735</b> <b>B: 10790 P: 1736</b> <b>B: 10790 P: 1737</b> <b>B: 10790 P: 1738</b>
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Related Documents (1)

Document Number <b>20190703619</b>	Document Type <b>Assignment</b>	Recording Date <b>11/08/2019</b>	Book/Page
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20120549236 • Certified Copy of Judgment • 10/12/2012 12:28 PM

Grantor <b>PORTFOLIO RECOVERY ASSOCIATES LLC</b>	Grantee <b>WASHINGTON STORMY C</b>	Legal <b>Case: 12SC4842 O</b>	BookPage <b>B: 10457 P: 2900</b>
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Related Documents (1)

Document Number <b>20160564953</b>	Document Type <b>Satisfaction</b>	Recording Date <b>10/28/2016</b>	Book/Page
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20120432482 • Judgment • 08/14/2012 09:04 AM

Grantor <b>PORTFOLIO RECOVERY ASSOCIATES LLC</b>	Grantee <b>WASHINGTON STORMY C</b>	Legal <b>Case: 12SC4842 O</b>	BookPage <b>B: 10425 P: 2128</b>
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Related Documents (1)

Document Number <b>20160564953</b>	Document Type <b>Satisfaction</b>	Recording Date <b>10/28/2016</b>	Book/Page
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20120237304 • Satisfaction • 05/07/2012 09:46 AM

Grantor <b>ORANGE COUNTY UTILITIES</b>	Grantee (2) <b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	Legal <b>Lot: 77 Parcel: 16 22 28 5440 00 770 MAGNOLIA SPRINGS</b>	BookPage <b>B: 10372 P: 2810</b>
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Related Documents (1)

Document Number <b>20070651351</b>	Document Type <b>Lien</b>	Recording Date <b>10/01/2007</b>	Book/Page <b>B: 9453 P: 3091</b>
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20100411424 • Satisfaction • 07/15/2010 11:07 AM

Grantor <b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	Grantee (2) <b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	Legal <b>Lot: 12 GROVE PARK AT STONE CREST</b>	BookPage <b>B: 10075 P: 8907</b>
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Related Documents (1)

Document Number <b>20100333087</b>	Document Type <b>Lien</b>	Recording Date <b>06/09/2010</b>	Book/Page <b>B: 10057 P: 4540</b>
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20100333087 • Lien • 06/09/2010 11:46 AM

Grantor	Grantee (2)	Legal	BookPage
<b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	<b>Lot: 12 GROVE PARK AT STONE CREST</b>	<b>B: 10057 P: 4540</b>

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20100411424</b>	<b>Satisfaction</b>	<b>07/15/2010</b>	<b>B: 10075 P: 8907</b>

20090224856 • Satisfaction • 04/21/2009 08:05 AM

Grantor	Grantee (2)	Legal	BookPage
<b>USA INTERNAL REVENUE</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>		<b>B: 9860 P: 3648</b>

Related Documents (2)

Document Number	Document Type	Recording Date	Book/Page
<b>20080531785</b>	<b>Lien</b>	<b>09/08/2008</b>	<b>B: 9755 P: 0305</b> <b>B: 9755 P: 305</b>

20090158350 • Satisfaction • 03/18/2009 12:25 PM

Grantor	Grantee (2)	Legal	BookPage
<b>GROVE PARK AT STONE CREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	<b>Lot: 12 GROVE PARK AT STONE CREST</b>	<b>B: 9844 P: 8614</b>

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20080131913</b>	<b>Lien</b>	<b>03/04/2008</b>	<b>B: 9616 P: 2762</b>

20090112125 • Court Paper • 02/24/2009 12:44 PM

Grantor	Grantee (2)	Legal	BookPage
<b>GROVE PARK AT STONE CREST HOMEOWNER S ASSOCIATION INC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	<b>Case: 08CC16032</b>	<b>B: 9833 P: 7927</b>

No Related Documents

20090038489 • Satisfaction • 01/16/2009 01:03 PM

Grantor	Grantee (2)	Legal	BookPage
<b>ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT LEE</b>	<b>Parcel: 16 22 28 5440 00 770</b>	<b>B: 9817 P: 3766</b>

Related Documents (1)

Document Number	Document Type	Book/Page
		<b>B: 7293 P: 3285</b>

20080577919 • Lis Pendens • 09/23/2008 10:51 AM

Grantor	Grantee (2)	Legal	BookPage
<b>GROVE PARK AT STONE CREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	<b>Lot: 12 Case: 08 CC 16032</b>	<b>B: 9765 P: 4551</b>

No Related Documents

20080531785 • Lien • 09/08/2008 10:38 AM

Grantor	Grantee (2)	Legal	BookPage
<b>USA INTERNAL REVENUE</b>	<b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>		<b>B: 9755 P: 0305</b>

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20090224856</b>	<b>Satisfaction</b>	<b>04/21/2009</b>	<b>B: 9860 P: 3648</b>

20080131913 • Lien • 03/04/2008 02:58 PM

Grantor <b>GROVE PARK AT STONE CREST HOMEOWNERS ASSOCIATION INC</b>	Grantee (2) <b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	Legal <b>12 GROVE PARK AT STONE CREST</b>	BookPage <b>B: 9616 P: 2762</b>
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Related Documents (1)

Document Number <b>20090158350</b>	Document Type <b>Satisfaction</b>	Recording Date <b>03/18/2009</b>	Book/Page <b>B: 9844 P: 8614</b>
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20070651351 • Lien • 10/01/2007 08:24 AM

Grantor <b>ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	Grantee (2) <b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	Legal <b>Lot: 77 Parcel: 16 22 28 5440 00 770 MAGNOLIA SPRINGS</b>	BookPage <b>B: 9453 P: 3091</b>
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Related Documents (1)

Document Number <b>20120237304</b>	Document Type <b>Satisfaction</b>	Recording Date <b>05/07/2012</b>	Book/Page <b>B: 10372 P: 2810</b>
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20070500949 • Mortgage • 08/01/2007 12:11 PM

Grantor (2) <b>WASHINGTON STORMY WASHINGTON HERBERT L</b>	Grantee (2) <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC M I FINANCIAL CORP</b>	Legal <b>12 GROVE PARK AT STONE CREST</b>	BookPage <b>B: 9373 P: 1165</b>
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Related Documents (1)

Document Number <b>20140444597</b>	Document Type <b>Satisfaction</b>	Recording Date <b>09/02/2014</b>	Book/Page <b>B: 10798 P: 6253</b>
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20070226143 • Mortgage • 04/06/2007 02:18 PM

Grantor (2) <b>WASHINGTON STORMY WASHINGTON HERBERT L</b>	Grantee (2) <b>M I FINANCIAL CORP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC</b>	Legal <b>12 GROVE PARK AT STONE CREST</b>	BookPage <b>B: 9200 P: 925</b>
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Related Documents (1)

Document Number <b>20140444597</b>	Document Type <b>Satisfaction</b>	Recording Date <b>09/02/2014</b>	Book/Page <b>B: 10798 P: 6253</b>
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20070226142 • Deed • 04/06/2007 02:18 PM

Grantor <b>M I HOMES OF ORLANDO LLC</b>	Grantee (2) <b>WASHINGTON STORMY C WASHINGTON HERBERT L</b>	Legal <b>12 GROVE PARK AT STONE CREST</b>	BookPage <b>B: 9200 P: 924</b>
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No Related Documents

## Search Results

Showing selected 28 of 28 Total Results

Printed 11-Nov-2025 11:32:28

Basic Official Records Search where Recording Date is between Jan 1, 2007 and Nov 11, 2025 and Either Party  
Name contains WASHINGTON HERBERT L

20240188061 • Judgment • 04/02/2024 07:41 AM

Grantor	Grantee (3)	Legal	BookPage
<b>SPECIALIZED LOAN SERVICING LLC</b>	<b>WASHINGTON HERBERT L WASHINGTON STORMY C GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>Lot: 12 Case: 2023 CA 011849 O GROVE PARK AT STONE CREST</b>	

No Related Documents

20230413572 • Court Paper • 07/24/2023 03:21 PM

Grantor	Grantee	Legal	BookPage
<b>SPECIALIZED LOAN SERVICING LLC</b>	<b>WASHINGTON HERBERT L</b>	<b>Case: 2023 CA 011849 O</b>	

No Related Documents

20230268256 • Lis Pendens • 05/11/2023 08:28 AM

Grantor	Grantee (3)	Legal	BookPage
<b>SPECIALIZED LOAN SERVICING LLC</b>	<b>WASHINGTON HERBERT L WASHINGTON STORMY C GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>Lot: 12 GROVE PARK AT STONE CREST</b>	

No Related Documents

20220766711 • Court Paper • 12/21/2022 01:26 PM

Grantor	Grantee (2)	Legal (2)	BookPage
<b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>	<b>Case: 2020 CA 004865 O Case: 2020 CA 4865</b>	

No Related Documents

20220764068 • Satisfaction • 12/20/2022 02:37 PM

Grantor	Grantee (2)	Legal	BookPage
<b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>		

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20200082091</b>	<b>Lien</b>	<b>02/11/2020</b>	

20210498694 • Order • 08/16/2021 02:09 PM

Grantor (2)	Grantee	Legal	BookPage
<b>AMERICAN EXPRESS NATIONAL BANK AMERICAN EXPRESS BANK FSB</b>	<b>WASHINGTON HERBERT L</b>	<b>Case: 2020 CC 008996 O</b>	

No Related Documents

20200297999 • Court Paper • 05/27/2020 10:47 AM

Grantor	Grantee (2)	Legal (2)	BookPage
<b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>	<b>Case: 2020 CA 004865 O Case: 2020 CA 4865</b>	

No Related Documents

20200082091 • Lien • 02/11/2020 08:20 AM

Grantor	Grantee (2)	Legal	BookPage
<b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	<b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>	<b>Lot: 12 GROVE PARK AT STONECREST</b>	

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20220764068</b>	<b>Satisfaction</b>	<b>12/20/2022</b>	

20190703619 • Assignment • 11/08/2019 08:52 AM

Grantor (3)	Grantee	Legal	BookPage
<b>WASHINGTON HERBERT L WELLS FARGO BANK N A WASHINGTON STORMY C</b>	<b>SPECIALIZED LOAN SERVICING LLC</b>		

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20140411530</b>	<b>Mortgage</b>	<b>08/14/2014</b>	<b>B: 10790 P: 1734</b>

20160022921 • Satisfaction • 01/14/2016 08:44 AM

Grantor (2)	Grantee (2)	Legal	BookPage
<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC NEW DAY FINANCIAL LLC</b>	<b>WASHINGTON HERBERT LEE WASHINGTON STORMY C</b>		

Related Documents (2)

Document Number	Document Type	Recording Date	Book/Page
<b>20050649274</b>	<b>Mortgage</b>	<b>09/23/2005</b>	<b>B: 8210 P: 222 B: 08210 P: 0222</b>

20160010595 • Deed • 01/07/2016 11:27 AM

Grantor (2)	Grantee (2)	Legal	BookPage
<b>WASHINGTON HERBERT LEE WASHINGTON STORMY C</b>	<b>JONES FONTELLA D JONES SAMUEL</b>	<b>Lot: 77 Parcel: 16 22 28 5440 00770 MAGNOLIA SPRINGS</b>	

No Related Documents

20150646386 • Satisfaction • 12/15/2015 08:47 AM

Grantor	Grantee (2)	Legal	BookPage
<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC</b>	<b>WASHINGTON HERBERT LEE WASHINGTON STORMY C</b>		<b>B: 11027 P: 5855</b>

Related Documents (2)

Document Number	Document Type	Recording Date	Book/Page
<b>20050649275</b>	<b>Mortgage</b>	<b>09/23/2005</b>	<b>B: 8210 P: 238 B: 8210 P: 0238</b>

20140444597 • Satisfaction • 09/02/2014 12:13 PM

Grantor (2) <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC M I FINANCIAL CORP</b>	Grantee (2) <b>WASHINGTON HERBERT L WASHINGTON STORMY</b>	Legal <b>Parcel: 35 22 27 3231 00120</b>	Book/Page <b>B: 10798 P: 6253</b>
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Related Documents (3)

Document Number <b>20070500949 20070226143</b>	Document Type <b>Mortgage Mortgage</b>	Recording Date <b>08/01/2007 04/06/2007</b>	Book/Page <b>B: 9373 P: 1165 B: 9200 P: 925 B: 09200 P: 0925</b>
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20140411530 • Mortgage • 08/14/2014 07:14 AM

Grantor (2) <b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>	Grantee <b>WELLS FARGO BANK N A</b>	Legal <b>Lot: 12 GROVE PARK AT STONE CREST</b>	Book/Page (20) <b>B: 10790 P: 1734 B: 10790 P: 1735 B: 10790 P: 1736 B: 10790 P: 1737 B: 10790 P: 1738</b>
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Related Documents (1)

Document Number <b>20190703619</b>	Document Type <b>Assignment</b>	Recording Date <b>11/08/2019</b>	Book/Page
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20120237304 • Satisfaction • 05/07/2012 09:46 AM

Grantor <b>ORANGE COUNTY UTILITIES</b>	Grantee (2) <b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>	Legal <b>Lot: 77 Parcel: 16 22 28 5440 00 770 MAGNOLIA SPRINGS</b>	Book/Page <b>B: 10372 P: 2810</b>
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Related Documents (1)

Document Number <b>20070651351</b>	Document Type <b>Lien</b>	Recording Date <b>10/01/2007</b>	Book/Page <b>B: 9453 P: 3091</b>
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20100411424 • Satisfaction • 07/15/2010 11:07 AM

Grantor <b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	Grantee (2) <b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>	Legal <b>Lot: 12 GROVE PARK AT STONE CREST</b>	Book/Page <b>B: 10075 P: 8907</b>
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Related Documents (1)

Document Number <b>20100333087</b>	Document Type <b>Lien</b>	Recording Date <b>06/09/2010</b>	Book/Page <b>B: 10057 P: 4540</b>
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20100333087 • Lien • 06/09/2010 11:46 AM

Grantor <b>GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INC</b>	Grantee (2) <b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>	Legal <b>Lot: 12 GROVE PARK AT STONE CREST</b>	Book/Page <b>B: 10057 P: 4540</b>
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Related Documents (1)

Document Number <b>20100411424</b>	Document Type <b>Satisfaction</b>	Recording Date <b>07/15/2010</b>	Book/Page <b>B: 10075 P: 8907</b>
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20090224856 • Satisfaction • 04/21/2009 08:05 AM

Grantor <b>USA INTERNAL REVENUE</b>	Grantee (2) <b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>	Legal	Book/Page <b>B: 9860 P: 3648</b>
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Related Documents (2)

Document Number <b>20080531785</b>	Document Type <b>Lien</b>	Recording Date <b>09/08/2008</b>	Book/Page <b>B: 9755 P: 0305 B: 9755 P: 305</b>
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20090158350 • Satisfaction • 03/18/2009 12:25 PM

Grantor  
**GROVE PARK AT STONE CREST HOMEOWNERS ASSOCIATION INC**

Grantee (2)  
**WASHINGTON HERBERT L WASHINGTON STORMY C**

Legal  
**Lot: 12 GROVE PARK AT STONE CREST**

BookPage  
**B: 9844 P: 8614**

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20080131913</b>	<b>Lien</b>	<b>03/04/2008</b>	<b>B: 9616 P: 2762</b>

20090112125 • Court Paper • 02/24/2009 12:44 PM

Grantor  
**GROVE PARK AT STONE CREST HOMEOWNER S ASSOCIATION INC**

Grantee (2)  
**WASHINGTON HERBERT L WASHINGTON STORMY C**

Legal  
**Case: 08CC16032**

BookPage  
**B: 9833 P: 7927**

No Related Documents

20090038489 • Satisfaction • 01/16/2009 01:03 PM

Grantor  
**ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS**

Grantee (2)  
**WASHINGTON HERBERT LEE WASHINGTON STORMY C**

Legal  
**Parcel: 16 22 28 5440 00 770**

BookPage  
**B: 9817 P: 3766**

Related Documents (1)

Document Number	Document Type	Book/Page
		<b>B: 7293 P: 3285</b>

20080577919 • Lis Pendens • 09/23/2008 10:51 AM

Grantor  
**GROVE PARK AT STONE CREST HOMEOWNERS ASSOCIATION INC**

Grantee (2)  
**WASHINGTON HERBERT L WASHINGTON STORMY C**

Legal  
**Lot: 12 Case: 08 CC 16032**

BookPage  
**B: 9765 P: 4551**

No Related Documents

20080531785 • Lien • 09/08/2008 10:38 AM

Grantor  
**USA INTERNAL REVENUE**

Grantee (2)  
**WASHINGTON HERBERT L WASHINGTON STORMY C**

Legal

BookPage  
**B: 9755 P: 0305**

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20090224856</b>	<b>Satisfaction</b>	<b>04/21/2009</b>	<b>B: 9860 P: 3648</b>

20080131913 • Lien • 03/04/2008 02:58 PM

Grantor  
**GROVE PARK AT STONE CREST HOMEOWNERS ASSOCIATION INC**

Grantee (2)  
**WASHINGTON HERBERT L WASHINGTON STORMY C**

Legal  
**12 GROVE PARK AT STONE CREST**

BookPage  
**B: 9616 P: 2762**

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20090158350</b>	<b>Satisfaction</b>	<b>03/18/2009</b>	<b>B: 9844 P: 8614</b>

20070651351 • Lien • 10/01/2007 08:24 AM

Grantor  
**ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS**

Grantee (2)  
**WASHINGTON HERBERT L WASHINGTON STORMY C**

Legal  
**Lot: 77 Parcel: 16 22 28 5440 00 770 MAGNOLIA SPRINGS**

BookPage  
**B: 9453 P: 3091**

Related Documents (1)

Document Number	Document Type	Recording Date	Book/Page
<b>20120237304</b>	<b>Satisfaction</b>	<b>05/07/2012</b>	<b>B: 10372 P: 2810</b>

20070500949 • Mortgage • 08/01/2007 12:11 PM

Grantor (2) <b>WASHINGTON HERBERT L WASHINGTON STORMY</b>	Grantee (2) <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC M I FINANCIAL CORP</b>	Legal <b>12 GROVE PARK AT STONE CREST</b>	BookPage <b>B: 9373 P: 1165</b>
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Related Documents (1)

Document Number <b>20140444597</b>	Document Type <b>Satisfaction</b>	Recording Date <b>09/02/2014</b>	Book/Page <b>B: 10798 P: 6253</b>
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20070226143 • Mortgage • 04/06/2007 02:18 PM

Grantor (2) <b>WASHINGTON HERBERT L WASHINGTON STORMY</b>	Grantee (2) <b>M I FINANCIAL CORP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC</b>	Legal <b>12 GROVE PARK AT STONE CREST</b>	BookPage <b>B: 9200 P: 925</b>
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Related Documents (1)

Document Number <b>20140444597</b>	Document Type <b>Satisfaction</b>	Recording Date <b>09/02/2014</b>	Book/Page <b>B: 10798 P: 6253</b>
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20070226142 • Deed • 04/06/2007 02:18 PM

Grantor <b>M I HOMES OF ORLANDO LLC</b>	Grantee (2) <b>WASHINGTON HERBERT L WASHINGTON STORMY C</b>	Legal <b>12 GROVE PARK AT STONE CREST</b>	BookPage <b>B: 9200 P: 924</b>
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No Related Documents

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Orange County Clerk - Court Records Search

2023-CA-011849-O : SPECIALIZED LOAN SERVICING LLC vs. WASHINGTON, HERBERT L.et al.

Case Type:	CA - Homestead Residential Foreclosure above \$250,000	Date Filed:	5/2/2023
Location:	Div 36	UCN:	482023CA011849A0010
Judge:	A James Craner	Status:	Reclosed
Citation Number:	CA - Homestead Residential Foreclosure above \$250,000	Appear By Date:	

Parties			
Name	Type	Attorney	Atty Phone
SPECIALIZED LOAN SERVICING LLC	Plaintiff	NICHOLAS VANHOOK	407-674-1661
HERBERT L. WASHINGTON	Defendant	JOSHUA TEJES	407-734-5166
STORMY C. WASHINGTON	Defendant		
GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION, INC.	Defendant		

Charge Details					
Offense Date	Charge	Plea	Arrest	Disposition	Sentence

Docket Events		
Date	Description	Pages
11/18/2025	HEARING - Sale Date - Foreclosure, Sales	
10/30/2025	Proof of Publication	1
10/10/2025	Certificate of Service	4
10/9/2025	Order Rescheduling Sale	2
	Comments: 11/18/2025	
8/19/2025	Notice of Filing	4
	Comments: ORDER DISMISSING BANKRUPTCY CASE	
8/19/2025	Motion to Reschedule Sale	5
8/19/2025	Civil Cover Sheet	1
6/5/2025	Suggestion - Notice of Bankruptcy and Auto Stay	3
	Comments: CASE 6:25-bk-03428-LVV (SALE NOT CANCELLED PER ORDER FILED ON 4/29/2025)	
6/5/2025	HEARING - CANCELED-Cancelled Sale Date - Foreclosure, Sales	
6/4/2025	Notice of Designation of Email Address	9
6/4/2025	Suggestion - Notice of Bankruptcy and Auto Stay	1
	Comments: 6:25-bk-3428 (SALE NOT CANCELLED PER ORDER FILED ON 4/29/2025)	
5/15/2025	Proof of Publication	1
5/6/2025	Notice of Sale	3
	Comments: on June 5, 2025-Paid \$70.00 Post Sale Fee	
4/30/2025	Certificate of Service	4
4/29/2025	Order Rescheduling Sale	2
	Comments: 6/5/2025	
4/24/2025	Letter	1
	Comments: FROM ATTY	

Date	Description	Pages
4/17/2025	Pay Balance Due Comments: EM ATTY	1
4/17/2025	Correspondence	1
4/17/2025	Motion to Reschedule Sale	5
4/16/2025	Notice of Filing Comments: ORDER DISMISSING BANKRUPTCY CASE	4
2/18/2025	HEARING - CANCELED-Cancel Sale - Bankruptcy Sale Date - Foreclosure, Sales	
2/11/2025	Suggestion - Notice of Bankruptcy and Auto Stay Comments: 6:25-BK-00772	1
2/6/2025	Proof of Publication Comments: NOTICE OF SALE	1
1/21/2025	Notice of Sale Comments: on February 18, 2025-Paid \$70.00 Post Sale Fee	3
12/20/2024	Certificate of Service	4
12/18/2024	Order Rescheduling Sale Comments: 2/18/2025	2
12/6/2024	Civil Cover Sheet	1
12/6/2024	Motion to Reschedule Sale	4
12/6/2024	Notice of Filing Comments: w/ attachment	4
10/17/2024	HEARING - CANCELED-Cancel Sale - Bankruptcy Sale Date - Foreclosure, Sales	
10/15/2024	Suggestion - Notice of Bankruptcy and Auto Stay Comments: CASE NUMBER 6:24-bk-05544	3
10/4/2024	Proof of Publication Comments: issues of 9/26/2024, 10/3/2024	1
9/17/2024	Notice of Sale Comments: 10/17/2024 (\$70.00 post-sale fee paid)	3
9/9/2024	Certificate of Service	4
9/6/2024	Order Rescheduling Sale Comments: to 10/17/2024 at 11am	2
9/4/2024	Letter Comments: Letter from Plaintiff's Counsel (MRLP)	1
8/26/2024	Civil Cover Sheet	1
8/26/2024	Motion to Reschedule Sale	5
8/26/2024	Notice of Filing Comments: ORDER DISMISSING BANKRUPTCY CASE	4
6/24/2024	HEARING - CANCELED-Cancel Sale - Bankruptcy Sale Date - Foreclosure, Sales	
6/20/2024	Suggestion - Notice of Bankruptcy and Auto Stay Comments: #6:24-bk-03099-LVV	1
5/10/2024	Proof of Publication	1
4/30/2024	Notice of Sale Comments: on the 24th day of June, 2024 at 11:00 AM (\$70.00 post-sale fee paid)	3
4/8/2024	Note and Mortgage	11
3/28/2024	Final Judgment	6
3/28/2024	Final Judgment	6
3/26/2024	Court Minutes	1
3/26/2024	HEARING - Ex Parte - Craner, A James (Actual: Craner, A James)	
3/26/2024	Correspondence	1
3/21/2024	Exhibits in Support of	2

<b>Date</b>	<b>Description</b>	<b>Pages</b>
3/21/2024	Notice of Filing Comments: JOINT STIPULATION OF CONSENT TO FINAL JUDGMENT OF FORECLOSURE	2
2/1/2024	Notice of Hearing	2
1/29/2024	Notice of Filing Note and Mortgage Comments: MODIFICATION AGREEMENT	13
1/25/2024	Notice of Filing Note and Mortgage	28
1/25/2024	Notice of Intent Comments: TO REPLY UPON SUMMARY OF EVIDENCE	2
1/25/2024	Affidavit Comments: OF PLAINTIFF	51
1/25/2024	Notice of Filing Comments: AFFIDAVIT (NO ATTACHMENT)	2
1/25/2024	Affidavit of Indebtedness	9
1/25/2024	Notice of Filing Comments: AFFIDAVIT (NO ATTACHMENT)	2
1/25/2024	Affidavit of Attorney's Fees	9
1/25/2024	Notice of Filing Comments: AFFIDAVIT (NO ATTACHMENT)	2
1/25/2024	Motion for Final Judgment	5
9/8/2023	Notice Comments: OF DEFENDANT NONPARTICIPATION WITH RFMP PROGRAM	2
8/2/2023	Response to Request to Produce	4
8/2/2023	Notice of Service of Answers to Interrogatories	2
7/17/2023	Entry of Default as to 20 Day Comments: Emailed Issued Summon to the Attorney	2
7/11/2023	Affidavit of Military Service	13
7/11/2023	Motion for Default	2
7/10/2023	Notice of Dropping Party	2
7/10/2023	Notice of Dropping Parties	2
7/10/2023	Notice of Change Comments: of Attorney and Designation of Email Address	2
7/5/2023	Request to Produce	6
7/5/2023	Notice of Service of Interrogatories	1
7/5/2023	Answer	2
6/5/2023	Affidavit of Non-Service Comments: Unk Ten #2	16
6/5/2023	Affidavit of Non-Service Comments: Unk Ten #1	16
6/5/2023	Affidavit of Service Comments: served-Stormy C Washington	16
6/5/2023	Affidavit of Service Comments: Grove Park	18
6/5/2023	Affidavit of Service Comments: HERBERT L WASHINGTON	16
6/1/2023	Motion for Enlargement/Extension of Time Comments: FILE RESPONSIVE PLEADING	2
6/1/2023	Notice of Designation of Email Address	1

Date	Description	Pages
6/1/2023	Notice Appearance of Counsel Comments: AND CLAIM FOR ATTORNEY FEES	1
5/4/2023	Summons Issued Electronically as to Comments: EMAILED ATTY	2
5/4/2023	Summons Issued Electronically as to Comments: EMAILED ATTY	2
5/4/2023	Summons Issued Electronically as to Comments: EMAILED ATTY	2
5/4/2023	Summons Issued Electronically as to Comments: EMAILED ATTY	2
5/4/2023	Summons Issued Electronically as to Comments: EMAILED ATTY	2
5/2/2023	General Standing Case Management Plan/Order	3
5/2/2023	Notice Comments: FROM THE COURT REGARDING LAWSUITS TO FORECLOSE MORTGAGES ON HOMES	2
5/2/2023	Notice Comments: PLAINTIFF/LENDER'S CONTACT INFORMATION	1
5/2/2023	Form "A"	2
5/2/2023	Certificate Comments: OF NOTE POSSESSION	5
5/2/2023	Notice of Filing Comments: CERTIFICATION OF NOTE POSSESSION	1
5/2/2023	Notice of Compliance Comments: AND DESIGNATION OF E-MAIL ADDRESS	1
5/2/2023	Notice of Confidential Information within Court Filing	1
5/2/2023	Value of Real Property/Mortgage Foreclosure Claim Form	1
5/2/2023	Lis Pendens	1
5/2/2023	Complaint	46
5/2/2023	Civil Cover Sheet	3
5/2/2023	Case Initiated	

Hearings				
Date	Hearing	Time	Location	Pages
11/18/2025	Sale Date - Foreclosure, Sales	11:00 AM		
6/5/2025	CANCELED-Cancelled Sale Date - Foreclosure, Sales	11:00 AM		
2/18/2025	CANCELED-Cancel Sale - Bankruptcy Sale Date - Foreclosure, Sales	11:00 AM		
10/17/2024	CANCELED-Cancel Sale - Bankruptcy Sale Date - Foreclosure, Sales	11:00 AM		
6/24/2024	CANCELED-Cancel Sale - Bankruptcy Sale Date - Foreclosure, Sales	11:00 AM		
3/26/2024	Ex Parte - Craner, A James (Actual: Craner, A James)	8:30 AM	Room 14-B on the 14th Floor	

Financial			
Date	Description	Payer	Amount
5/2/2023	Transaction Assessment		1955.00
5/2/2023	Payment	MCCALLA RAYMER LEIBERT PIERCE LLC	-1955.00
4/30/2024	Transaction Assessment		70.00
4/30/2024	Payment	Robyn R. Katz	-70.00
6/20/2024	Transaction Assessment		1.00
6/20/2024	Payment	WASHINGTON, HERBERT L.	-1.00
9/4/2024	Transaction Assessment		50.00

Date	Description	Payer	Amount
9/4/2024	Payment	VANHOOK, NICHOLAS JON, Esquire	-50.00
9/17/2024	Transaction Assessment		70.00
9/17/2024	Payment	Robyn R. Katz	-70.00
10/10/2024	Transaction Assessment		70.00
10/10/2024	Payment	Robyn Katz	-70.00
10/16/2024	Transaction Assessment	Robyn Katz	70.00
10/16/2024	Transaction Assessment		-70.00
12/17/2024	Transaction Assessment		50.00
12/17/2024	Payment	VANHOOK, NICHOLAS JON, Esquire	-50.00
1/21/2025	Transaction Assessment		70.00
1/21/2025	Payment	McCalla Raymer Leibert Pierce, LLC	-70.00
4/17/2025	Transaction Assessment		50.00
4/24/2025	Payment	VANHOOK, NICHOLAS JON, Esquire	-50.00
5/6/2025	Transaction Assessment		70.00
5/6/2025	Payment	McCalla Raymer Leibert Pierce, LLC	-70.00
6/4/2025	Transaction Assessment		70.00
6/4/2025	Payment	Robyn Katz	-70.00
6/5/2025	Transaction Assessment	Robyn Katz	70.00
6/5/2025	Transaction Assessment		-70.00
8/19/2025	Transaction Assessment		70.00
8/19/2025	Payment	McCalla Raymer Leibert Pierce, LLC	-70.00
8/28/2025	Transaction Assessment		50.00
8/28/2025	Payment	MCCALLA RAYMER	-50.00
		<b>Balance Due:</b>	<b>0.00</b>

Bonds			
Description	Status Date	Bond Status	Amount

Warrants						
Number	Status Description	Issue Date	Service Date	Recall Date	Expiration Date	Warrant Type



Orange County Clerk - Court Records Search

2020-CA-004865-O : GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION INvs.WASHINGTON, HERBERT L et al.

Case Type:	CA - Other Real Property Actions (up to \$50,000)	Date Filed:	5/6/2020
Location:	Div 36	UCN:	482020CA004865A001O>
Judge:	A James Craner	Status:	Closed
Citation Number:	CA - Other Real Property Actions (up to \$50,000)	Appear By Date:	

Parties			
Name	Type	Attorney	Atty Phone
GROVE PARK AT STONECREST HOMEOWNERS ASSOCIATION IN	Plaintiff	SARAH WEBNER	407-770-0846
HERBERT L WASHINGTON	Defendant		
STORMY C WASHINGTON	Defendant		

Charge Details					
Offense Date	Charge	Plea	Arrest	Disposition	Sentence

Docket Events		
Date	Description	Pages
12/20/2022	Voluntary Dismissal	1
12/20/2022	Voluntary Dismissal	1
11/9/2022	Notice Lack of Prosecution/Motion to Dism/Notice Hearing	2
	Comments: 2/22/2023 1:30	
7/20/2021	Notice of Requirement for Case Management Plan and Order	3
7/4/2021	Notice to Parties	2
	Comments: (Notice of Transfer of Case to Circuit Civil Div 36)	
6/10/2020	Notice of Settlement	4
5/22/2020	Notice of Dropping Party	1
5/22/2020	Affidavit of Service	7
	Comments: STORMY C. WASHINGTON	
5/22/2020	Affidavit of Service	7
	Comments: HERBERT L. WASHINGTON	
5/22/2020	Notice of Dropping Parties	1
5/22/2020	Notice of Designation of Email Address	1
5/11/2020	Summons Issued	6
	Comments: emailed to attorney	
5/11/2020	Summons Issued	6
	Comments: emailed to attorney	
5/11/2020	Summons Issued	6
	Comments: emailed to attorney	
5/11/2020	Complaint	28
5/6/2020	Lis Pendens	1
5/6/2020	Civil Cover Sheet	2
5/6/2020	Case Initiated	

Hearings				
Date	Hearing	Time	Location	Pages

Financial			
Date	Description	Payer	Amount
5/6/2020	Transaction Assessment		430.00
5/6/2020	Payment	Ray Lam	-430.00
Balance Due:			0.00

Bonds			
Description	Status Date	Bond Status	Amount

Warrants						
Number	Status Description	Issue Date	Service Date	Recall Date	Expiration Date	Warrant Type



Orange County Clerk - Court Records Search

2021-SC-058328-O : LVNV FUNDING LLC vs. HERBERT WASHINGTON

Case Type:	SC - Small Claims \$2,501 - \$5,000	Date Filed:	10/20/2021
Location:	Div 74	UCN:	482021SC058328A001OX
Judge:	Carly S Wish	Status:	Closed
Citation Number:	SC - Small Claims \$2,501 - \$5,000	Appear By Date:	

Parties			
Name	Type	Attorney	Atty Phone
HERBERT WASHINGTON	Defendant		
LVNV FUNDING LLC	Plaintiff	JOSHUA KAPLAN	954-630-0053

Charge Details					
Offense Date	Charge	Plea	Arrest	Disposition	Sentence

Docket Events		
Date	Description	Pages
6/13/2022	Voluntary Dismissal	
6/13/2022	Final Disposition Form	1
6/13/2022	Voluntary Dismissal	1
6/7/2022	Order Approving Settlement and/or Stipulation	2
6/7/2022	Order Approving Settlement	2
	Comments: & Dismissal of Lawsuit	
12/16/2021	Stipulation	2
	Comments: FOR SETTLEMENT AND ORDER OT' DISMISSAL	
11/23/2021	Order Following Pre-Trial Conference	2
11/22/2021	Court Minutes	2
11/22/2021	HEARING - Pre-Trial Civil - Caraballo, Tina L (Actual: Caraballo, Tina L)	
11/19/2021	Letter	1
11/17/2021	Affidavit of Service	6
	Comments: Herbert	
11/15/2021	Affidavit of Service	6
	Comments: HERBERT WASHINGTON	
10/20/2021	Notice to Appear Scheduled	4
	Comments: Emailed Atty	
10/20/2021	Statement of Claim	17
10/20/2021	General Standing Case Management Plan/Order	3
10/20/2021	Notice of Designation of Email Address	1
10/20/2021	Civil Cover Sheet	3
10/20/2021	Case Initiated	

Hearings				
Date	Hearing	Time	Location	Pages
11/22/2021	Pre-Trial Civil - Caraballo, Tina L (Actual: Caraballo, Tina L)	2:00 PM	Video/Audio/Tele Conference	

Financial			
Date	Description	Payer	Amount
10/20/2021	Transaction Assessment		310.00
10/20/2021	Payment	Joshua Matthew Kaplan	-310.00
		<u>Balance Due:</u>	<u>0.00</u>

Bonds			
Description	Status Date	Bond Status	Amount

Warrants						
Number	Status Description	Issue Date	Service Date	Recall Date	Expiration Date	Warrant Type