

IN THE CIRCUIT COURT OF THE
14TH JUDICIAL CIRCUIT, IN AND FOR BAY
COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 03-2010-CA-001664

SUNTRUST MORTGAGE, INC.,
Plaintiff,

vs.

KEVIN J. SHEAHAN; BOARDWALK BEACH
RESORT COMMUNITY ASSOCIATION, INC.;
BOARDWALK REALTY NEWNAN, LLC;
NEIGHBORHOOD COMMUNITY BANK; NEXITY
BANK; DAVID LAGUARDIA, AS MANAGING
MEMBER OF BOARDWALK REALTY NEWNAN,
LLC; KEVIN J. SHEAHAN, ON BEHALF OF
SHEAHAN FAMILY PARTNERSHIP, LLC;
UNKNOWN TENANT (S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendants.

FINAL JUDGMENT OF FORECLOSURE

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

IT IS ADJUDGED that:

1. Plaintiff, NATIONSTAR MORTGAGE LLC, is due:

FILED
2011 OCT 11 A 11:51
BILL KINSAUL
CLERK OF COURT
BAY COUNTY FLORIDA

Principal	\$	349,600.00
Interest from 12/1/2009 to 10/11/2011 (date of judgment)	\$	42,330.22
Escrow:		
Taxes	\$	2,396.14
Flood Insurance	\$	4,510.66
Property Inspections	\$	36.45
Subtotal:	\$	\$398,873.47
Costs, now taxed:		
Title Search & Review	\$	200.00
Clerk Filing Fee	\$	1,997.50
Service of Process	\$	965.00
Subtotal:	\$	\$3,162.50
Total:	\$	\$402,035.97

that shall bear interest at the rate of 6%. a year

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

CONDOMINIUM UNIT C-1405, BOARDWALK CENTRAL, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 2599, PAGE 84, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Property Address: **9450 S THOMAS DRIVE UNIT PANAMA CITY BEACH, FL 32408**

- 3. If the total sum with interest at the rate described in Paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this Court shall sell the subject property at public sale on *November 16, 2011* to the highest bidder for cash, except as prescribed in Paragraph 4, at the courthouse located 300 EAST FOURTH STREET in BAY County in Panama City, Florida, in accordance with section 45.031, Florida Statutes, using the following method(s).

[Signature] At www.bay.realforeclose.com beginning at 11:00 AM on the prescribed date.

By electronic sale beginning at 11:00 AM on the prescribed date at _____.

- 4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it as is necessary to pay the bid in full.
- 5. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the plaintiff's costs; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the plaintiff, less the items paid, plus interest at the rate prescribed in Paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.
- 6. On filing of the Certificate of Sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of tile shall be let into possession of the property.
- 7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.
- 8. If Plaintiff is the Purchaser at the sale, Plaintiff's bid is hereby assigned FEDERAL NATIONAL MORTGAGE ASSOCIATION, and the Clerk of Court is hereby directed to issue a Certificate of Title to assignee named therein.
- 9. Upon issuance of the Certificate of Title, Plaintiff or the purchaser at the Foreclosure Sale shall be liable for condominium association dues pursuant to Florida Statutes 718.116.

NOTICE PURSUANT TO SECTION 45.031, FLORIDA STATUTES.

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

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

ORDERED at BAY County, Florida on October 11, 2011.



Circuit Judge

Copies sent to:
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NEWNAN, GA 30263

NEXITY BANK
300 PARKBROOKE PLACE, STE 350
WOODSTOCK, GA 30189

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