

**IN THE CIRCUIT COURT OF THE FOURTEENTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND FOR BAY COUNTY
CIVIL DIVISION**

SPRINGLEAF HOME EQUITY INC. F/K/A
AMERICAN GENERAL HOME EQUITY,
INC.

Plaintiff,

vs.

DAVID SULLIVAN A/K/A DAVID L.
SULLIVAN; UNKNOWN SPOUSE OF
DAVID SULLIVAN A/K/A DAVID L.
SULLIVAN; IF LIVING, INCLUDING
ANY UNKNOWN SPOUSE OF SAID
DEFENDANT(S), IF REMARRIED, AND
IF DECEASED, THE RESPECTIVE
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, CREDITORS,
LIENORS, AND TRUSTEES, AND ALL
OTHER PERSONS CLAIMING BY,
THROUGH, UNDER OR AGAINST THE
NAMED DEFENDANT(S); UNITED
STATES OF AMERICA; WHETHER
DISSOLVED OR PRESENTLY EXISTING,
TOGETHER WITH ANY GRANTEES,
ASSIGNEES, CREDITORS, LIENORS, OR
TRUSTEES OF SAID DEFENDANT(S)
AND ALL OTHER PERSONS CLAIMING
BY, THROUGH, UNDER, OR AGAINST
DEFENDANT(S); UNKNOWN TENANT
#1; UNKNOWN TENANT #2;

Defendant(s),

FILED
2013 DEC - 5 P 12: 28
BILL KINSAUL
CLERK OF COURT
BAY COUNTY FLORIDA

Case No:03-2011-CA-000168-CAXX-XX

Division: **Civil Division**

FINAL JUDGMENT

This action was heard before the court. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff SPRINGLEAF HOME EQUITY INC. F/K/A AMERICAN GENERAL HOME EQUITY, INC., 3050 SCHERER DR. NORTH SUITE A ST. PETERSBURG, FL 33716, is due:

Principal Balance	\$	69,502.95
Prejudgment Interest	\$	21,862.31
Per diem interest at 9.0% from 08/07/2010 to 12/05/2013		
Pre-Acceleration Late Charges	\$	30.00
Property Taxes	\$	1,591.64
Title Search expenses	\$	395.00
Finding as to reasonable number of hours 10.75		
Attorney's Fees Total	\$	1,300.00
<u>Court Costs, Now Taxed:</u>		
Filing Fee	\$	905.00
Service of Process at \$165.00 per defendant	\$	330.00
Clerk's Summons Fee	\$	50.00
Recording Fee	\$	19.00
SUBTOTAL	\$	95,985.90
<u>Additional costs:</u>		
Mediation Fee	\$	400.00
Less: Undisbursed escrow funds		\$0.00
Less: Unearned insurance premiums		\$0.00
GRAND TOTAL	\$	96,385.90

that shall bear interest at the prevailing legal rate of interest.

2. Lien on Property. Plaintiff holds a lien for the total sum superior to all claims or estate of the defendant(s), **DAVID SULLIVAN A/K/A DAVID L. SULLIVAN; UNITED STATES OF AMERICA;**

On the following described property in Bay County, Florida:

All that certain property situated in the County of Bay and State of Florida, being described as follows:

Start at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 4 South, Range 14 West, Bay County, Florida; thence North for 115 feet to the POINT OF BEGINNING; thence continue North for 83 feet; thence East 125 feet; thence South 83 feet; thence West for 125 feet to the POINT OF BEGINNING, LESS the West 25 feet for road right of way.

Property address:

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 Our File#78138

1006 Church Avenue
Panama City, FL 32401

3. If the total with interest at the rate described in Paragraph 1 and all costs accrued subsequent to this judgment are not paid, the Clerk of the Court shall sell the property at public sale on February 6th, 2015, at WWW.BAY.REALFORECLOSE.COM to the highest bidder for cash, except as prescribed in Paragraph 4, at 11:00 AM, in accordance with section 45.031, Florida Statutes, using the following method:

At WWW.BAY.REALFORECLOSE.COM beginning at 11:00 AM on the prescribed date.

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 documentary stamps affixed to 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 of all 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 2 from this date to the date of the sale; and by retaining any remaining amount pending 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 filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under Chapter 718 or Chapter 720, Fla. Stat, if any. Upon filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property subject at 1006 Church Avenue Panama City, FL 32401.

7. Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, a deficiency judgment.

8. The Plaintiff may assign the judgment and credit bid by the filing of an assignment without further order of the court.

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, YOU MUST

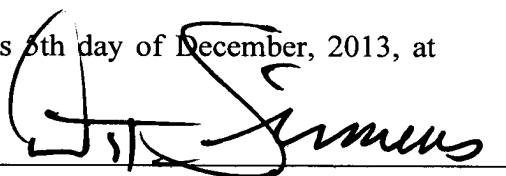
FILE A CLAIM WITH THE CLERK NO LATER THAT SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER, OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, BAY COUNTY COURTHOUSE

300 EAST 4TH STREET, 3RD FLOOR, PANAMA CITY, FL 32401, 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: LEGAL SERVICES OF NORTH FLORIDA, INC., 221 EAST 23RD STREET, SUITE B PANAMA CITY, FL 32405; Phone # (850)769-3581, Fax # , 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 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.

9. That the United States of America as a lienholder, shall have the right to exercise its right of redemption pursuant to Title 28, U.S.C., Section 2410(c), within 365 days from the date of sale.

DONE AND ORDERED in Chambers this 5th day of December, 2013, at Bay County, Florida.



Circuit Court Judge

cc:

Law Offices of Daniel C. Consuegra
9204 King Palm Drive
Tampa, FL 33619-1328
Attorneys for Plaintiff

Mailed to all parties listed on the attached service list.

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MASTER CIVIL SERVICE LIST

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