

**WYNDHAM VACATION RESORTS, INC., F/K/A
FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD
COMMUNITIES, INC., A DELAWARE
CORPORATION,**

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

Plaintiff,

vs.

CASE NO. 15001399CA

**FRITZ HOLZGREFE, JR., DECEASED AND
THE UNKNOWN SPOUSES, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR OTHER
CLAIMANTS, BY, THROUGH, UNDER OR
AGAINST FRITZ HOLZGREFE, JR. AND
ELLEN HOLZGREFE, DECEASED AND THE
UNKNOWN SPOUSES, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR OTHER
CLAIMANTS, BY, THROUGH, UNDER OR
AGAINST ELLEN HOLZGREFE; EUGENE O.
BOWKER, JR., DECEASED AND THE
UNKNOWN SPOUSES, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR OTHER
CLAIMANTS, BY, THROUGH, UNDER OR
AGAINST EUGENE O. BOWKER, JR. AND
SARAH L. BOWKER, DECEASED AND THE
UNKNOWN SPOUSES, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR OTHER
CLAIMANTS, BY, THROUGH, UNDER OR
AGAINST SARAH L. BOWKER; LINDA F.
HOUGH; BONNIE L. UZIALKO; WTA
SERVICES, LLC; JIMMY R. CLARK AND
YONG C. CLARK; JESSIE BEAN AND STUART
K. BEAN; RICHARD MARK CZARNY,
DECEASED AND THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES OR
OTHER CLAIMANTS, BY, THROUGH, UNDER
OR AGAINST RICHARD MARK CZARNY;
JOHN C. SANSOUCY, DECEASED AND THE
UNKNOWN SPOUSES, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR OTHER**

FILED
2016 JUN 28 P 12:06
BILL KINSAUL
CLERK OF COURT
BAY COUNTY, FLORIDA

CLAIMANTS, BY, THROUGH, UNDER OR AGAINST JOHN C. SANSOUCY AND GERALDINE F. SANSOUCY, DECEASED AND THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST GERALDINE F. SANSOUCY; BERNARD PAQUETTE; MIECZYSLAW KONARSKI AND GENEVIEVE KONARSKI, DECEASED AND THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST GENEVIEVE KONARSKI; LARRY S. EZELL, DECEASED AND THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST LARRY S. EZELL, and WILLIAM BIGGS, DECEASED AND THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST WILLIAM BIGGS AND MARILYN BIGGS,

Defendants.

SUMMARY FINAL JUDGMENT OF FORECLOSURE (IN REM)

THIS CAUSE coming on this day upon the Complaint, Defaults, Affidavits, and Motion for Summary Final Judgment in Foreclosure, filed herein, and the Court having considered the affidavits and pleadings filed herein, and having found that the preponderance of the evidence favors the Plaintiff, WYNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION, and that the Plaintiff is entitled to such judgment in foreclosure, in rem only, as a matter of law, it is hereby

ORDERED AND ADJUDGED as follows:

1. Judgment in rem in favor of Plaintiff, WYNDHAM VACATION RESORTS, INC., F/K/A FAIRFIELD RESORTS, INC., F/K/A FAIRFIELD COMMUNITIES, INC., A DELAWARE CORPORATION, against Defendants, **FRITZ HOLZGREFE, JR., deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, FRITZ HOLZGREFE, JR., ELLEN HOLZGREFE, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, ELLEN HOLZGREFE, EUGENE O. BOWKER, JR., deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, EUGENE O. BOWKER, JR., SARAH L. BOWKER, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, SARAH L. BOWKER, LINDA F. HOUGH, BONNIE L. UZIALKO, WTA SERVICES, LLC, JIMMY R. CLARK, YONG C. CLARK, JESSIE BEAN, STUART K. BEAN, RICHARD MARK CZARNY, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, RICHARD MARK CZARNY, JOHN C. SANSOUCY, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JOHN C. SANSOUCY, GERALDINE F. SANSOUCY, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, GERALDINE F. SANSOUCY, BERNARD PAQUETTE, MIECZYSLAW KONARSKI, GENEVIEVE KONARSKI, deceased, and the unknown**

spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, GENEVIEVE KONARSKI, LARRY S. EZELL, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, LARRY S. EZELL, are hereby granted.

2. The Court has jurisdiction over the subject matter hereof and the parties hereto and the equities herein are with the Plaintiff.

3. The following sums are due the Plaintiff on the claims of lien foreclosed herein:

COUNT – I - FRITZ HOLZGREFE, JR., deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, FRITZ HOLZGREFE, JR. and ELLEN HOLZGREFE, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, ELLEN HOLZGREFE

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$7,875.00
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 8,575.00</u>

COUNT – II - EUGENE O. BOWKER, JR., deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, EUGENE O. BOWKER, JR. and SARAH L. BOWKER, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, SARAH L. BOWKER

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$2,181.62
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 2,881.62</u>

COUNT – III - LINDA F. HOUGH

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$ 764.44
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 1,464.44</u>

COUNT – IV - BONNIE L. UZIALKO

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$1,345.37
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 2,045.37</u>

COUNT – V - WTA SERVICES, LLC

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$5,924.30
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 6,624.30</u>

COUNT – VI - JIMMY R. CLARK and YONG C. CLARK

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$1,366.98
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 2,066.98</u>

COUNT – VII - JESSIE BEAN and STUART K. BEAN

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$6,482.01
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 7,182.01</u>

COUNT – VIII - RICHARD MARK CZARNY, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, RICHARD MARK CZARNY

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$1,571.62
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 2,271.62</u>

COUNT – IX - JOHN C. SANSOUCY, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JOHN C. SANSOUCY and GERALDINE F. SANSOUCY, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, GERALDINE F. SANSOUCY

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$1,088.34
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 1,788.34</u>

COUNT – X - BERNARD PAQUETTE

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$1,077.20
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 1,777.20</u>

COUNT – XI - MIECZYSLAW KONARSKI and GENEVIEVE KONARSKI, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, GENEVIEVE KONARSKI

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$ 689.46
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 1,389.46</u>

COUNT – XII - LARRY S. EZELL, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, LARRY S. EZELL

Unpaid principal balance on the claim of lien (int @ 18% per diem)	\$ 531.51
Fees and Costs	<u>\$ 700.00</u>
Grand Total	<u>\$ 1,231.51</u>

4. Plaintiff holds liens for the total sums specified in Paragraph 3 above, superior in dignity to any claim or estate of the Defendants herein, upon the property herein foreclosed, situated in Bay County, Florida, and described as follows:

COUNT I - FRITZ HOLZGREFE, JR., deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, FRITZ HOLZGREFE, JR. and ELLEN HOLZGREFE, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, ELLEN HOLZGREFE

A 1,500,000/529,497,500 undivided tenant-in-common fee simple interest in real property commonly known as Units 1147, 1247, 1347, 1447, 1547, 1647, 1747, 1847, 1947, 2047, 2147, 2247, 2347, 2437, 2440, 2442, 2444, 2445, 2447, 2537, 2540, 2542, 2544, 2545, 2547 of EMERALD BEACH RESORT CONDOMINIUM III, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a 1,500,000/529,497,500 Ownership Interest in the Units and Buildings described above and has been allocated 1,500,000 Points as defined in the Declaration for use in EACH year(s).

COUNT II - EUGENE O. BOWKER, JR., deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, EUGENE O. BOWKER, JR. and SARAH L. BOWKER, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, SARAH L. BOWKER

A 500,000/633,452,000 undivided tenant-in-common fee simple interest in real property commonly known as Units 137-147, 237-247, 337-347, 437-447, 537-547 of EMERALD BEACH RESORT CONDOMINIUM III, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a 500,000/633,452,000 Ownership Interest in the Units and Buildings described above and has been allocated 500,000 Points as defined in the Declaration for use in EACH year(s).

COUNT III - LINDA F. HOUGH

A 189,000/633,452,000 undivided tenant-in-common fee simple interest in real property commonly known as Units 137-147, 237-247, 337-347, 437-447, 537-547 of EMERALD BEACH RESORT CONDOMINIUM III, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a 189,000/633,452,000 Ownership Interest in the Units and Buildings described above and has been allocated 189,000 Points as defined in the Declaration for use in EACH year(s).

COUNT IV - BONNIE L. UZIALKO

A 308,000/2,182,407,500 undivided tenant-in-common fee simple interest in real property commonly known as Units 637, 640, 641, 645, 737-741, 744-747, 837-842, 844-847, 937-947, 1037-1047, 1137-1146, 1237-1246, 1337-1346, 1437-1446, 1537-1546, 1637-1646, 1737-1746, 1837-1846, 1937-1946, 2037-2046, 2137-2146, 2237-2246, 2337-2346, 2438, 2538 of EMERALD BEACH RESORT CONDOMINIUM III, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a 308,000/2,182,407,500 Ownership Interest in the Units and Buildings described above and has been allocated 308,000 Points as defined in the Declaration for use in EACH year(s).

COUNT V - WTA SERVICES, LLC

A 1,622,000/529,497,500 undivided tenant-in-common fee simple interest in real property commonly known as Units 1147, 1247, 1347, 1447, 1547, 1647, 1747, 1847, 1947, 2047, 2147, 2247, 2347, 2437, 2440, 2442, 2444, 2445, 2447, 2537, 2540, 2542, 2544, 2545, 2547 of EMERALD BEACH RESORT CONDOMINIUM III, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH

VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a **1,622,000/529,497,500** Ownership Interest in the Units and Buildings described above and has been allocated **1,622,000** Points as defined in the Declaration for use in **EACH** year(s).

COUNT VI - JIMMY R. CLARK and YONG C. CLARK

A **259,000/2,182,407,500** undivided tenant-in-common fee simple interest in real property commonly known as Units 637, 640, 641, 645, 737-741, 744-747, 837-842, 844-847, 937-947, 1037-1047, 1137-1146, 1237-1246, 1337-1346, 1437-1446, 1537-1546, 1637-1646, 1737-1746, 1837-1846, 1937-1946, 2037-2046, 2137-2146, 2237-2246, 2337-2346, 2438, 2538 of **EMERALD BEACH RESORT CONDOMINIUM III**, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a **259,000/2,182,407,500** Ownership Interest in the Units and Buildings described above and has been allocated **259,000** Points as defined in the Declaration for use in **EACH** year(s).

COUNT VII - JESSIE BEAN and STUART K. BEAN

A **1,282,000/529,497,500** undivided tenant-in-common fee simple interest in real property commonly known as Units 1147, 1247, 1347, 1447, 1547, 1647, 1747, 1847, 1947, 2047, 2147, 2247, 2347, 2437, 2440, 2442, 2444, 2445, 2447, 2537, 2540, 2542, 2544, 2545, 2547 of **EMERALD BEACH RESORT CONDOMINIUM III**, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a **1,282,000/529,497,500** Ownership Interest in the Units and Buildings described above and has been allocated **1,282,000** Points as defined in the Declaration for use in **EACH** year(s).

COUNT VIII - RICHARD MARK CZARNY, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, RICHARD MARK CZARNY

A **500,000/2,182,407,500** undivided tenant-in-common fee simple interest in real property commonly known as Units 637, 640, 641, 645, 737-741, 744-747, 837-842, 844-847, 937-947, 1037-1047, 1137-1146, 1237-1246, 1337-1346, 1437-1446, 1537-1546, 1637-1646, 1737-1746, 1837-1846, 1937-1946, 2037-2046, 2137-2146, 2237-2246, 2337-2346, 2438, 2538 of **EMERALD BEACH RESORT CONDOMINIUM III**, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a **500,000/2,182,407,500** Ownership Interest in the Units and Buildings described above and has been allocated **500,000** Points as defined in the Declaration for use in **EACH** year(s).

COUNT IX - JOHN C. SANSOUCY, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, JOHN C. SANSOUCY and GERALDINE F. SANSOUCY, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, GERALDINE F. SANSOUCY

A 287,000/633,452,000 undivided tenant-in-common fee simple interest in real property commonly known as Units 137-147, 237-247, 337-347, 437-447, 537-547 of EMERALD BEACH RESORT CONDOMINIUM III, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a 287,000/633,452,000 Ownership Interest in the Units and Buildings described above and has been allocated 287,000 Points as defined in the Declaration for use in Each year(s).

COUNT X - BERNARD PAQUETTE

A 423,000/633,452,000 undivided tenant-in-common fee simple interest in real property commonly known as Units 137-147, 237-247, 337-347, 437-447, 537-547 of EMERALD BEACH RESORT CONDOMINIUM III, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a 423,000/633,452,000 Ownership Interest in the Units and Buildings described above and has been allocated 423,000 Points as defined in the Declaration for use in Each year(s).

COUNT XI - MIECZYSLAW KONARSKI and GENEVIEVE KONARSKI, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, GENEVIEVE KONARSKI

A 361,000/2,182,407,500 undivided tenant-in-common fee simple interest in real property commonly known as Units 637, 640, 641, 645, 737-741, 744-747, 837-842, 844-847, 937-947, 1037-1047, 1137-1146, 1237-1246, 1337-1346, 1437-1446, 1537-1546, 1637-1646, 1737-1746, 1837-1846, 1937-1946, 2037-2046, 2137-2146, 2237-2246, 2337-2346, 2438, 2538 of EMERALD BEACH RESORT CONDOMINIUM III, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a 361,000/2,182,407,500 Ownership Interest in the Units and Buildings described above and has been allocated 361,000 Points as defined in the Declaration for use in Each year(s).

COUNT XII - LARRY S. EZELL, deceased, and the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, by, through, under or against, LARRY S. EZELL

A 49,000/2,182,407,500 undivided tenant-in-common fee simple interest in real property commonly known as Units

637, 640, 641, 645, 737-741, 744-747, 837-842, 844-847, 937-947, 1037-1047, 1137-1146, 1237-1246, 1337-1346, 1437-1446, 1537-1546, 1637-1646, 1737-1746, 1837-1846, 1937-1946, 2037-2046, 2137-2146, 2237-2246, 2337-2346, 2438, 2538 of EMERALD BEACH RESORT CONDOMINIUM III, according and subject to the Declaration of Condominium for Emerald Beach Resort Condominium III, as recorded in Official Records Book 2944, Page 2252, public records of Bay County, Florida, together with any amendments and supplements thereto and the DECLARATION OF VACATION PLAN FOR PANAMA CITY BEACH VACATION OWNERSHIP PLAN ("Timeshare Declaration"), as recorded in Official Records Book 3056, Page 1438 et. seq., public records of Bay County, Florida, together with any and all amendments and supplements thereto hereinafter the "VOI", the said Condominium Declaration and Timeshare Declaration being hereinafter collectively referred to as the "Declaration".

The Standard VOI described above has a **49,000/2,182,407,500** Ownership Interest in the Units and Buildings described above and has been allocated **49,000** Points as defined in the Declaration for use in **Each** year(s).

5. If the total sums with interest and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the property at public sale at 11:00 a.m. on August 29, 2016 to the highest bidder for cash, except as prescribed in Paragraph 6. These foreclosure sales will be held online at the following website: www.bay.realforeclose.com. Please refer to this website for complete details. This sale will be held in accordance with Section 45.031, Florida Statutes.

6. 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. 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. If the Plaintiff is the successful bidder at the sale, Plaintiff's rights as such may be assigned to a third party and, in that event, the Clerk of the Court is hereby ordered and directed to issue the Certificate of Title to Plaintiff assignee upon application of Plaintiff and without further order of this Court.

7. **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 THIS 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 THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

8. The total amount of the claims subject to this Judgment is **\$ 39,297.85**

9. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, the total sum due Plaintiff, less the items paid, plus interest from this date 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, Defendants' Right of Redemption as prescribed by Florida Statutes Section 45.0315 shall be terminated. On filing the Certificate of Title, Defendants' and all persons claiming under or against them since the filing of this action shall be foreclosed of all estate or claim in the property and the purchaser at the sale shall be let into possession of the property.

11. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, Writs of Possession.

ORDERED in chambers in Bay County, Florida, this 28 day of June, 2016.



CIRCUIT JUDGE

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that a true and correct copy of the foregoing has been delivered by U. S. Mail or electronic delivery this 28 day of June, 2016, to:

TARA C. EARLY, Esq., 1601 W. Colonial Drive, Orlando, Florida 32804, tsf@gse-law.com;

FRITZ HOLZGREFE, JR., deceased, and **ELLEN HOLZGREFE**, deceased, 14743 TAYLOR VALLEY WAY, MILTON, GA 30004

FRITZ HOLZGREFE, JR., deceased, and **ELLEN HOLZGREFE**, deceased, with courtesy copy to James W. Greives, Esquire, 410 Main Street, Lafayette, IN 47902

EUGENE O. BOWKER, JR., deceased, and **SARAH L. BOWKER**, deceased, 1020 MANYPENNY AVE, BAYFIELD, WI 54814

LINDA F. HOUGH, 606 JOLSON ST, GREENSBORO, NC 27405

BONNIE L. UZIALKO, 14 BIRCHSHIRE LN, PALM COAST, FL 32137

WTA SERVICES, LLC, 7580 LAS VEGAS BLVD S STE 115, LAS VEGAS, NV 89123-1062

JIMMY R. CLARK, 420 E TRIPPE ST, HARLEM, GA 30814 **YONG C. CLARK**, 420 E TRIPPE ST, HARLEM, GA 30814

JESSIE BEAN, 3517 LORNA RD, APT 222, BIRMINGHAM, AL 35216 **STUART K. BEAN**, 3517 LORNA RD, APT 222, BIRMINGHAM, AL 35216


RICHARD MARK CZARNY, deceased, 6017 CARMEL BLUFF ST, NORTH LAS VEGAS, NV 89031

JOHN C. SANSOUCY, deceased, and **GERALDINE F. SANSOUCY**, deceased, 714 PICKERING ST, OGDENSBURG, NY 13669

BERNARD PAQUETTE, 5154 MIDDLEBORO RD, GRAND BLANC, MI 48439

MIECZYSLAW KONARSKI and **GENEVIEVE KONARSKI**, deceased, 115 WHISPERING KNOLLS CT, LOVELAND, OH 45140

LARRY S. EZELL, deceased, 605 S RIVERBEND CT, NASHVILLE, TN 37221


Judicial Assistant/Attorney for Plaintiff