

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

PELICAN BAY ASSOCIATION, INC.

Plaintiff,

vs.

CASE NO.: 19000963CA

SHAWN SIMMONS, IF MARRIED, HIS UNKNOWN SPOUSE AND
IF DECEASED, HIS UNKNOWN HEIRS, DEVISEES, CREDITORS,
GRANTEES, AND ALL PERSONS CLAIMING BY, THROUGH,
UNDER OR AGAINST HIM, UNKNOWN TENANT ONE AND
UNKNOWN TENANT TWO,

Defendants.

SUMMARY FINAL JUDGMENT IN FORECLOSURE

THIS CAUSE having coming to be heard upon the Plaintiff's Motion for Summary Final Judgment, the affidavits in support of Final Judgment and the Court having heard argument of counsel for Plaintiff, it is ADJUDGED that:

IT IS ADJUDGED that:

1. Plaintiff, Pelican Bay Association, Inc., 2300 Pelican Bay Court, Panama City Beach, Florida 32408, is due:

Assessments, Special Assessment, Interest and Late Fees through entry of Final Judgment	\$ 4,504.11
Attorneys' fees:	
Finding as to reasonable number of hours: 9.00	
Finding as to reasonable hourly rate: \$250.00	
Attorneys' fees total	\$ 2,250.00
Court costs, now taxed:	
Filing fee	\$ 450.00
Other:	
Service fees	\$ 180.00
TOTAL	\$ 7,384.11

2. Plaintiff holds a lien for the total sum superior to all claims or estates of Defendants on the following described property located in Bay County, Florida, to-wit:

Lot 24, Pelican Bay, according to the plat on file in Plat Book 17, Pages 18 and 19, of the Public Records of Bay County, Florida.

3. If the total sum with interest at the rate prescribed by law and all costs of this action accruing, including subsequent assessments, from the date of this Judgment are not paid, the Clerk of this Court shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on the 26 day of August, 2019, at 11:00 a.m. (CT) in accordance with Chapter 45, Florida Statutes, using the following method:

- ☐ at the North door of the Courthouse in Bay County, Florida
- ☒ By electronic sale on the prescribed date at www.bay.realforeclose.com.

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if the 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 attorney's fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest as 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 the Certificate of Sale, Defendants and all persons claiming under or against Defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property. Upon the filing of the Certificate of Title, the person named on the Certificate of Title 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.

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.

[if homestead] 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, PANAMA CITY, 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., 850-875-9881, 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 LEGAL SERVICES OF NORTH FLORIDA, INC., 850-875-9881,

**FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER
RECEIPT OF THIS NOTICE.**

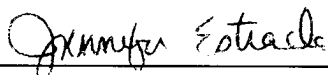

DONE AND ORDERED in Chambers at Panama City, Bay County, Florida this
11 day of July, 2019.


HONORABLE JOHN L. FISHEL, II
Circuit Court Judge

CLERK'S CERTIFICATE OF MAILING

I HEREBY CERTIFY that a true and correct copy of the foregoing Summary
Final Judgment in Foreclosure was furnished by regular U.S. Mail this 11 day of
July, 2019 to the following:

Clerk of the Circuit Court

By:  
Deputy Clerk

Jack G. Williams, Esq.
williamspclaw@gmail.com ✓
williamspclawservice@gmail.com

✓ Shawn Simmons
2416 Pelican Bay Ct.
Panama City Beach, FL 32408

Unknown Spouse n/k/a Brandi Simmons
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Panama City Beach, FL 32408