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

SUN HARBOR CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit
corporation,

Plaintiff,

vs.

CASE NO.: 20-537-CA

JADA D. SUMMEROW; UNKNOWN SPOUSE OF
JADA D. SUMMEROW; UNKNOWN TENANT #1;
and UNKNOWN TENANT #2;

Defendants.

SUMMARY FINAL JUDGMENT

THIS MATTER came before the Court on the Plaintiff's Motion for Summary Final Judgment, and the Court having reviewed the pleadings and other matters of record, hearing argument of counsel and the Defendants having failed to submit any affidavits, and the Court being otherwise fully advised in the premises, it is

ADJUDGED that:

1. Plaintiff, SUN HARBOR CONDOMINIUM ASSOCIATION, INC.,
is due from Defendant, JADA D. SUMMEROW, the following:

Principal	\$5,118.68
Interest to date of this judgment	\$ 441.26
Attorneys' Fees	
Finding as to reasonable number of hours-8	
Finding as to reasonable hourly rate for attorney-\$300.00	
Attorney's Fees Total	\$2,400.00
Court costs, now taxed	\$ 460.58
Other:	

Service Fees	\$ 180.00
Non-Military Affidavit Fees	<u>\$ 90.00</u>
Total	\$8,690.52

that shall bear interest at the rate of 5.37% a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of Defendant, JADA D. SUMMEROW, on the following described property in Bay County, Florida ("Property"):

Unit 269 of Sun Harbor, a Condominium, according to easements and reservations contained in the Declaration of Condominium as Amended and Restated, and all Exhibits thereto, recorded in the Official Records of Bay County, Florida, at Book 1380 and Page 9, together with an undivided share in the common elements appurtenant thereto but subject to the amended and restated Declaration of Condominium.

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 property at public sale on Dec. 28, 2020, to the highest bidder for cash, except as prescribed in Paragraph 4, at the courthouse located at 300 East 4th Street in Bay County in Panama City, Florida, in accordance with section 45.031, Florida Statutes, using the following method:

_____ At 300 East 4th Street in Bay County in Panama City, Florida, beginning at 11:00 a.m. on the prescribed date.

 X By electronic sale beginning at 11:00 a.m. 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 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 cost accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.

5. If Plaintiff incurs additional expenses subsequent to the entry of this Final Judgment but prior to the sale date specified in Paragraph 3 herein, Plaintiff may, by written motion served on all parties, seek to amend or supplement this Final Judgment to include said additional expenses.

6. 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 of Title, unless the Property is purchased by a third party bidder; third, Plaintiff's attorneys' fees; fourth, the total sum due to 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.

7. 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. If any Defendants remain in possession of the property, the clerk shall upon further order of the court issue forthwith a Writ of Possession upon request of the person named on the Certificate of Title.

8. The Plaintiff may assign this judgment and credit bid by the filing of an assignment prior to the issuance of the Certificate of Title without further order of the Court.

9. Jurisdiction of this action is retained to enter further orders that are proper.

10. 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.

11. IF THE PROPERTY BEING FORECLOSED ON HAS QUALIFIED FOR THE HOMESTEAD TAX EXEMPTION IN THE MOST RECENT APPROVED TAX ROLL, THE FOLLOWING APPLIES:

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, 300 EAST 4TH STREET, PANAMA CITY, FLORIDA 32401, PHONE: (850) 747-5100, 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.-PANAMA CITY OFFICE (850) 769-3581, 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. - PANAMA CITY OFFICE (850) 769-3581, 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 9 day of November, 2020.



Honorable John L. Fisher, II
Circuit Court Judge

Copies furnished to:

Sun Harbor Condominium Association, Inc.
5505 Sun Harbor Road #125
Panama City, FL 32401
PLAINTIFF
c/o Timothy J. Sloan, Esq.
427 McKenzie Avenue
Panama City, FL 32401
ATTORNEY FOR PLAINTIFF

Jada D. Summerow
5505 Sun Harbor Road, Unit 269
Panama City, FL 32401
DEFENDANT

Unknown Spouse of Jada D. Summerow n/k/a
Timothy Summerow
5505 Sun Harbor Road, Unit 269
Panama City, FL 32401
DEFENDANT