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IN THE COUNTY COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA

PACE MILL CREEK OWNERS ASSOCIATION,  
INC.,

Plaintiff,

v.

CASE NO.: 2016 CC 000566

BRENT L. LANGHAM; RENEE E. LANGHAM;  
UNKNOWN TENANT ONE, IF ANY; UNKNOWN  
TENANT TWO, IF ANY; ANY PERSONS KNOWN  
OR UNKNOWN CLAIMING AN INTEREST BY,  
THROUGH, UNDER, AND AGAINST THE ABOVE  
NAMED DEFENDANTS WHO ARE NOT KNOWN  
TO BE DEAD OR ALIVE, WHETHER SAID  
UNKNOWN PARTIES MAY CLAIM AN INTEREST  
AS SPOUSE, HEIRS, DEVISEES, GRANTEEES OR  
OTHER CLAIMANTS,

Defendants.

2016 SEP 1 PM 12 19  
SANTA ROSA COUNTY, FL  
CC FILED  
DONALD C. SPENCER  
CLERK OF COURT &  
RECEIVED

**FINAL JUDGMENT OF FORECLOSURE AND ASSESSMENT OF  
ATTORNEY'S FEES AND COSTS AFTER DEFAULT**

THIS CAUSE having come before the Court upon Plaintiff's Motion for Final Judgment of Foreclosure and Assessment of Attorney's Fees After Default filed herein, and this Court having taken note that Defendants, Brent L. Langham and Renee E. Langham, have been duly served, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED:

1. This Court has jurisdiction of the subject matter hereto and the parties hereto; that the equities of this cause are with the Plaintiff, PACE MILL CREEK OWNERS ASSOCIATION, INC., and against the Defendants, BRENT L. LANGHAM and RENEE E. LANGHAM.

2. That a Final Judgment of Foreclosure as to Count I is hereby entered in favor of Plaintiff, Pace Mill Creek Owners Association, Inc., and against Defendants named hereinabove; and the following amounts are found to be presently due and owing to the Plaintiff, to wit:

Principal Balance as of September 1, 2016	\$ 300.00
Interest @ 18% thru September 1, 2016	3.21
Costs	294.40
Attorney's Fees	<u>1,640.00</u>
<b>TOTAL</b>	<b><u>\$ 2,237.61</u></b>

Together with the future costs of this suit, including the cost of sale, and that such sums constitute a first lien on the real property hereinafter described. Interest will accrue on the grand total at 4.75% per annum. The Court finds pursuant to Florida Patient's Compensation Fund v. Rowe, 472 So.2d 1145 (Fla. 1985), that the number of hours expended by Plaintiff's counsel and the hourly rate charged are reasonable in light of the complexity of this cause, the result obtained, the degree of expertise necessary and the amount in controversy. The Court finds, therefore, that the attorney's fees awarded to Coastal Association Law Group, P.L. are reasonable under Florida law.

3. That a lien is held by the Plaintiff, Pace Mill Creek Owners Association, Inc., for the grand total sum specified in the preceding paragraph superior in dignity to any right, title, interest or claim of the Defendants, upon the property herein foreclosed, situate in Santa Rosa County, Florida, and described as follows:

Lot 7, Block G, Pace Mill Creek, a subdivision of a portion of Section 5, Township 1 North, Range 29 West, and Sections 32 and 33, Township 2 North, Range 29 West, Santa Rosa County, Florida, according to plat thereof recorded in Plat Book 11, Pages 31 and 32 of the public records of said County.

4. If the total sum with interest at the rate described in paragraph 2 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property described in paragraph 3 at public sale on the 17 day of October, 2016 at 11:00 AM, or as soon thereafter as same can be done, to the highest bidder for cash, except as prescribed in paragraph 5, in accordance with §45.031, Florida Statutes, using the following method: By ELECTRONIC SALE beginning at 11:00 a.m. on the prescribed date at www.santarosa.realforeclose.com.

5. That the 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.

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; third, plaintiff's attorney's fees; fourth, the total sum due to 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 the further order of this Court.

7. That upon issuance of the Certificate of Sale, the Defendants, and any and all persons claiming by, through or under said Defendants, or any or some of them, since the filing of the Lis Pendens herein, shall be forever barred and foreclosed of and from any and all right, title, interest, claim or demand of any kind or nature whatsoever, in and to the property hereinabove described, except as to claims or rights under chapter 718 or 720, Florida Statutes, if any. Upon issuance of the Certificate of Title, the purchaser at the sale, his representatives or assigns, shall be entitled to immediate possession of said property. If any Defendant remains in possession of the property, the clerk shall without further order of the Court issue forthwith a writ of possession upon request of the person named on the certificate of title.

8. That anything hereinabove to the contrary notwithstanding, this Order shall be without prejudice to the Defendant or any of them, to subsequently petition for and establish their respective rights to any surplus which may arise as a result of the foreclosure sale.

9. 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.**

DONE AND ORDERED in chambers at Milton, Santa Rosa County, Florida, on this the 01 day of September, 2016.



eSigned by JOSE GIRAUD 09/01/2016 09:46:14 MrCWA016  
CIRCUIT JUDGE

Conformed Copies:

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Renee E. Langham  
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Pace, FL 32571

Judgment Creditor:

Pace Mill Creek Owners Association, Inc.  
908 Gardengate Circle  
Pensacola, FL 32504

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