

Filing # 53983724 E-Filed 03/21/2017 10:26:25 AM

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR SANTA ROSA COUNTY, FLORIDA

CitiFinancial Servicing LLC,

GENERAL JURISDICTION DIVISION

Plaintiff,

Case No. 14000689CAMXAX

vs.

Amy Diane Helton; Unknown Spouse of Amy Diane Helton; Janice Marilyn Hudson a/k/a Jan Hudson; Unknown Spouse of Janice Marilyn Hudson a/k/a Jan Hudson; The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Henry Clay Hudson, Deceased; Scott Hudson a/k/a Henry Scott Hudson a/k/a Daniel Scott Hudson; Theresa Hudson a/k/a Marion Theresa Hudson a/k/a Theresa Lisle Hudson; Rocky Hudson, II; April T. Thomas; Rosemary Frizzell; Anthony Lee Baggett; Andrea Dianne Jones,

Defendants.

FINAL JUDGMENT

THIS ACTION was heard before the Court on Plaintiff's Final Judgment on March 17, 2017. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, CitiFinancial Servicing LLC, 1111 Northpoint Drive, Building 4, Suite 100, Coppell, Texas 75019, is due:

Principal	\$62,997.44
Interest to date of this judgment	\$21,663.05
Deferred Interest	\$41.55
Taxes 2014	\$1,317.96
Taxes 2015	\$991.13
Taxes 2016	\$983.75
TOTAL	\$87,994.88

that shall bear interest at the rate of 4.97% a year.
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2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendants, on the following described property in Santa Rosa County, Florida:

THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATE, LYING AND BEING IN THE COUNTY OF SANTA ROSA STATE OF FLORIDA TO WIT: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4 FOR A DISTANCE OF 693.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE EAST FOR A DISTANCE OF 297.00 FEET, THENCE S 0°54'30" E FOR A DISTANCE OF 330.00 FEET, THENCE WEST FOR A DISTANCE OF 297.00 FEET, THENCE N 0°54'30" W FOR A DISTANCE OF 330.00 FEET TO THE POINT-OF-BEGINNING.

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 April 21, 2017, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 6865 Caroline Street in Santa Rosa County in Milton, Florida, in accordance with section 45.031, Florida Statutes, using the following method (CHECK ONE):

- At _____, beginning at _____ on the prescribed date.
- By electronic sale beginning at 11:00-AM CST on the prescribed date at www.santarosa.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 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 plaintiff's costs; second, documentary stamps affixed to the certificate; 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.

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, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. 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 necessary or are proper including, but not limited to re-foreclosure against any subordinate interest omitted from these proceedings, determining the amounts owed to any condominium or homeowners association, issuance of a writ of possession and the entry of a deficiency judgment, when and

if such deficiency is sought if the parties liable under the note have not been discharged in bankruptcy. (however no deficiency may be sought if the parties liable under the note were subject to an order allowing Plaintiff or its predecessors-in-interest only in rem relief from the bankruptcy automatic stay).

8. The court finds that the legal description contained in the subject Mortgage recorded in Official Records Book 2827, at Page 519, of the Public Records of Santa Rosa County, Florida, is incorrect. Said Mortgage is hereby reformed to reflect the correct legal description as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY, SITUATE, LYING AND BEING IN THE COUNTY OF SANTA ROSA STATE OF FLORIDA TO WIT: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4 FOR A DISTANCE OF 693.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE EAST FOR A DISTANCE OF 297.00 FEET, THENCE S 0°54'30" E FOR A DISTANCE OF 330.00 FEET, THENCE WEST FOR A DISTANCE OF 297.00 FEET, THENCE N 0°54'30" W FOR A DISTANCE OF 330.00 FEET TO THE POINT-OF-BEGINNING.

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 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, 6865 CAROLINE STREET, MILTON, FLORIDA 32572 WITHIN 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., 118 SOUTH BAYLEN STREET, PENSACOLA, FL 32501 AT

(850) 432-8222 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. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at _____, Florida, on _____.



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eSigned by JOHN SIMON JR 03/17/2017 14:08:29 5AcorXQK

Copies furnished:

Amanda Griffin, Esq.
Brock & Scott, PLLC
Attorney for Plaintiff
1501 Northwest 49th Street, Ste 200
Fort Lauderdale, FL 33309

Janice Marilyn Hudson a/k/a Jan Hudson
c/o C. Anthony Rumore, P.A.
515 Southwest 1st Avenue
Fort Lauderdale, FL 33301
pleadings@rumorelaw.com

Unknown Spouse of Amy Diane Helton
5992 Berryhill Road
Milton, FL 32571

Unknown Spouse of Janice Marilyn Hudson a/k/a Jan Hudson
6080 Chumuckla Hwy
Milton, FL 32571

The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Henry Clay Hudson, Deceased
6080 Chumuckla Hwy
Milton, FL 32571

Amy Diane Helton
2925 N. 14th Avenue
Milton, FL 32583

Rosemary Frizzell
6760 Beaudry Lane
Milton, FL 32570

Andrea Dianne Jones
13390 Trumpet Drive
Madison, AL 35756

April T. Thomas
4140 Roosevelt Way
Milton, FL 32583

Rocky Hudson, II
7100 Ed Wilson Lane
Tallahassee, FL 32312

Scott Hudson a/k/a Henry Scott Hudson a/k/a Daniel Scott Hudson
4024 Kentwood Street
Pace, FL 32571

Anthony Lee Baggett
215 Sparrow circle
Huntsville, AL 35811

Theresa Hudson a/k/a Marion Theresa Hudson a/k/a Theresa Lisle Hudson
2925 North 14th Ave
Milton, FL 32583