

Filing # 83853432 E-Filed 01/24/2019 02:43:07 PM

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

BRANCH BANKING AND TRUST COMPANY,

Plaintiff,

CASE NO. 18-CA-000146

v.

WILLIAM ROLIN A/K/A WILLIAM E. ROLIN A/K/A
WILLIAM EDWARD ROLIN; UNKNOWN SPOUSE OF
WILLIAM ROLIN A/K/A WILLIAM E. ROLIN A/K/A
WILLIAM EDWARD ROLIN; JENNIFER ROLIN A/K/A
JENNIFER M. ROLIN; FLORIDA HOUSING FINANCE
CORPORATION, A PUBLIC CORPORATION; ANY AND
ALL UNKNOWN PARTIES CLAIMING BY, THROUGH,
UNDER, AND AGAINST THE (HEREIN) NAMED
INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN
TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN INTEREST AS SPOUSES,
HEIRS, DEVISEES, GRANTEEES, OR OTHER
CLAIMANTS; TENANT #1; TENANT #2,

Defendants.

FINAL SUMMARY JUDGMENT OF FORECLOSURE

THIS ACTION was tried before the Court on plaintiff's Motion for Summary Final Judgment on **JANUARY 24, 2019**. On the evidence presented;

IT IS ADJUDGED that:

1. There is no dispute of material facts and plaintiff's motion for summary judgment is granted and Plaintiff, BRANCH BANKING AND TRUST COMPANY, 7701 Airport Ctr Drive, Floor 4B, Greensboro, NC 27409, is due:

Principal	\$71,155.98
Interest to date of this judgment (01/24/19)	\$ 5,736.96
Title search expense	\$ 195.00
Inspection Fee	\$ 60.00
Taxes	\$ 163.20
Attorney's fees	
Finding as to reasonable number of hours: 1.5	
Finding as to reasonable hourly rate: \$215.00	

Finding as to reasonable number of hours: 3.1
 Finding as to reasonable hourly rate: \$275.00
 PLUS Other*: \$2,925.00

(*The requested attorney's fee is a flat rate fee that the firm's client has agreed to pay in this matter. Given the amount of the fee requested the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.)

Attorney's fees total	\$ 4,100.00
Court Costs now taxed:	
Filing fee	\$ 1,001.36
Service of Process (7 Summons, Multiple Addresses)	\$ 520.00
Recording Fees (Assignment of Mortgage, Lis Pendens, Summons Issuance Fees, Notice of Dropping)	\$ 101.35
Lexus Nexus Person Search	\$ 6.54
Subtotal	\$83,040.39
LESS: Other: Unapplied Credit	\$ (11.72)
TOTAL	\$83,028.67

that shall bear interest at the rate of 6.33% per year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in SANTA ROSA County, Florida:

LOT 23, BLOCK U, ROUNDUP VALLEY SUBDIVISION AND 1/382 INTEREST IN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 160, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

and commonly described as: 6813 Old West Lane, Milton, Florida 32570

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 the court shall sell the property at public sale to the highest bidder for cash, except as prescribed in paragraph 4, in accordance with section 45.031, Florida Statutes; bidding begins at 11:00 a.m. Central Time at www.santarosa.realforeclose.com, on FEBRUARY 28, 2019

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 of 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 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 of the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) 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 proper including, without limitation, a deficiency judgment.

8. The Court reserves jurisdiction of the parties and of this cause for the purpose of allowing: (a) deficiency judgments against those parties who may be personally liable; (b) re-foreclosures; (c) amended final judgments (d) the issuance of writs of possession; (e) determining the claims in and to any cash surplus that may be produced at the foreclosure sale; (f) awarding supplementary attorneys' fees; and (g) granting such other relief as may be appropriate.

9. The Court has jurisdiction over the subject matter hereof and the parties hereto, WILLIAM ROLIN A/K/A WILLIAME. ROLIN A/K/A WILLIAM EDWARD ROLIN; FLORIDA HOUSING FINANCE CORPORATION, A PUBLIC CORPORATION and the equities herein are with the Plaintiff. All necessary parties have been served, and proof of such service is in the court file.

10. The Plaintiff may assign the judgment and/or credit bid by the filing of an assignment prior to the issuance of the certificate of title without further order of the court.

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 SIXTY (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, SANTA ROSA COUNTY CLERK OF COURT, 6865 CAROLINE STREET, MILTON, FL 32570, (850) 981-5676, 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)-432-8222 OR NORTHWEST FLORIDA LEGAL SERVICES, INC. (850)-432-2336, 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)-432-8222 OR NORTHWEST FLORIDA LEGAL SERVICES, INC. (850)-432-2336, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Chambers at **MILTON**, SANTA ROSA COUNTY, Florida on

____ JANUARY 24, 2019.



eSigned by CIRCUIT COURT JUDGE J. SCOTT DUNCAN 01/24/2019 09:18:46 xMLpeKC

Copies Furnished to:

Robert M. Coplen, Esquire, 10225 Ulmerton Road, Suite 5A, Largo, FL 33771, foreclosure@coplenlaw.net;
Robert J Pierce, Esq., Assistant General Counsel, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301, efiling@floridahousing.org, Robert.pierce@floridahousing.org

Plaintiff's counsel shall serve copies by U.S. Mail on all remaining Defendants not otherwise served as follows: William Rolin A/K/A William E. Rolin A/K/A William Edward Rolin, 6813 Old West Lane, Milton, FL 32570

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