

12/14/2017 1:19 PM Tara S. Green

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR,
CLAY COUNTY, FLORIDA

CASE NO.: 2017-CA-000643

**THE HABITAT HOMEOWNERS
ASSOCIATION, INC.,** a Florida non-profit
corporation,

Plaintiff,

vs.

**SHANNON-BLUE NELSON, UNKNOWN
SPOUSE OF SHANNON-BLUE NELSON,
JESSICA L. NELSON, UNKNOWN
SPOUSE OF JESSICA L. NELSON,
UNKNOWN TENANT NO. 1, UNKNOWN
TENANT NO. 2, ANY UNKNOWN HEIRS,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES OR
OTHER CLAIMANTS CLAIMING BY,
THROUGH, UNDER OR AGAINST
SHANNON-BLUE NELSON AND/OR
JESSICA L. NELSON, WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,**

Defendants.

DEFAULT FINAL JUDGMENT OF FORECLOSURE

This cause came to be heard upon motion by the Plaintiff, THE HABITAT HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, and based upon the pleadings and the proofs filed herein, and the Court finding that it has jurisdiction of the subject matter and of the parties; that there is no issue as to any material fact and that judgment should be entered for Plaintiff as a matter of law; that the equities are with the Plaintiff and against the Defendants, SHANNON-BLUE NELSON and JESSICA L. NELSON:

IT IS ADJUDGED THAT:

1. Plaintiff is due the following sums:

a. Unpaid Annual Assessments (2016)	\$ 188.00
b. Unpaid Annual Assessments (2017)	\$ 188.00
c. Interest from 01/01/2016 – 07/26/2017	\$ 72.14
d. Interest from 07/27/2017 – 12/13/2017	\$ 25.02
e. Costs	\$ 1,202.80
a. Pre-Foreclosure Fees-Statutory Notices	\$ 375.00
b. Attorney Fees	\$ 1,657.54

TOTAL: **\$ 3,708.50**

which shall bear interest at the prescribed rate by Florida Statutes 55.03, from the date of this Judgment until paid, and any further sums in connection therewith.

2. Plaintiff holds a lien for the total sum superior to any claim or estate of Defendants, SHANNON-BLUE NELSON and JESSICAL L. NELSON, on the following described property in Clay County, Florida:

Lot 182, Habitat, a subdivision according to the plat thereof recorded at Plat Book 20, Pages 1, 2, 3, 4 and 5, in the Public Records of Clay County, Florida.

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 to the highest and best bidder for cash on January 29, 2018 at 10:00 a.m. by electronic sale at www.clay.realforeclosure.com in accordance with Chapter 45, Florida Statutes.

4. 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 THIS 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 the property being foreclosed has qualified for the homestead tax exemption in the most recent approved tax roll, the following provision applies:

5. 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, CLAY COUNTY COURTHOUSE, 825 NORTH ORANGE AVE., GREEN COVE SPRINGS, FLORIDA 33043, (904) 269-6302, 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.

6. 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 CLAY COUNTY LEGAL AID, 3540 HIGHWAY 17, SUITE 101, GREEN COVE SPRINGS, FLORIDA 32043 (904) 284-8410 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 CLAY COUNTY LEGAL AID, 3540 HIGHWAY 17, SUITE 101, GREEN COVE SPRINGS, FLORIDA 32043 (904) 284-8410 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

7. 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. 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.

8. On the 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 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.

9. On the filing of the Certificate of Title, 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, and the purchaser at the sale shall be let into possession of the property.

10. This judgment and all of the rights and entitlements of Plaintiff hereunder may be assigned by the Plaintiff without further order of this Court.

11. The Plaintiff, or its assigns, may bid for and be the purchaser of the property at the sale. Should the Plaintiff, or its assigns, be the successful bidder, it shall pay all costs and expenses of the sale and be credited on its bid for so much of the amounts due Plaintiff as may be necessary to satisfy its bid, and if Plaintiff, or its assigns, is the purchaser, it may file a Plaintiff's Certificate in lieu of cash to evidence the disbursements from the sale of the mortgaged property. Further, if Plaintiff be the successful bidder, it may assign all of its right, title and interest in and to its bid without further order of this Court and without further payment by such officer. Any purchaser at the sale, other than Plaintiff or its assigns, shall also be required to pay any and all fees charged by the Clerk of the Court, such as court registry fees, in connection with the Clerk's holding of and delivering of any monies in connection with such sale, and any documentary stamp taxes due.

12. The Clerk of the Court is hereby specifically authorized to issue a writ of possession for the property, and the Sheriff is hereby authorized to serve the writ of possession forthwith after issuance of the Certificate of Title.

13. Jurisdiction is retained for the purpose of entering such further and other orders and judgments as may be necessary or proper, including, but not limited to, deficiency judgment(s), together with any costs and attorneys' fees in connection with any such action.

DONE AND ORDERED in Chambers at Green Cove Springs, Clay County, Florida this
Dec 13, 2017.



CIRCUIT COURT JUDGE

Copies furnished to:

SHANNON-BLUE NELSON
3700 SUTTON PARK APT. 1436
JACKSONVILLE, FLORIDA 32224

JESSICA L. NELSON
1873 ONTARIO COURT
MIDDLEBURG, FLORIDA 32068

CRABTREE LAW GROUP, P.A.
8777 SAN JOSE BOULEVARD
BUILDING A, SUITE 200
JACKSONVILLE, FLORIDA 32217

Name and Address of Creditor

THE HABITAT HOMEOWNERS ASSOCIATION, INC.
c/o INNOVATIVE MANAGEMENT SOLUTIONS
9838 OLD BAYMEADOWS ROAD, PMB-289
JACKSONVILLE, FL 32256