

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT OF THE STATE OF  
FLORIDA, IN AND FOR CITRUS COUNTY  
CIVIL DIVISION

14 MAY 30 8:41 AM

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

Plaintiff,

vs.

MICHAEL R. ROSSELET; UNKNOWN  
SPOUSE OF MICHAEL R. ROSSELET;  
MYLENE L. ROSSELET; ROBERT R.  
ROSSELET; IF LIVING, INCLUDING  
ANY UNKNOWN SPOUSE OF SAID  
DEFENDANT(S), IF REMARRIED, AND  
IF DECEASED, THE RESPECTIVE  
UNKNOWN HEIRS, DEVISEES,  
GRANTEES, ASSIGNEES, CREDITORS,  
LIENORS, AND TRUSTEES, AND ALL  
OTHER PERSONS CLAIMING BY,  
THROUGH, UNDER OR AGAINST THE  
NAMED DEFENDANT(S); SUNTRUST  
BANK; DIXIE SHORES PROPERTY  
OWNERS ASSOCIATION, INC.;  
WHETHER DISSOLVED OR PRESENTLY  
EXISTING, TOGETHER WITH ANY  
GRANTEES, ASSIGNEES, CREDITORS,  
LIENORS, OR TRUSTEES OF SAID  
DEFENDANT(S) AND ALL OTHER  
PERSONS CLAIMING BY, THROUGH,  
UNDER, OR AGAINST DEFENDANT(S);  
UNKNOWN TENANT #1; UNKNOWN  
TENANT #2;

Defendant(s),

Case No:09-2013-CA-000861-XXXX-AX

Division: **Civil Division**

**FINAL JUDGMENT**

This action was heard on Plaintiff's Motion for Summary Judgment before the court on  
May 29, 2014. On the evidence presented

IT IS ADJUDGED that:

FNMA vs. Rosselet, Michael R.

Case No. 09-2013-CA-000861-XXXX-AX

124086/llh

#2014024645 06/03/2014 02:41:38 PM PGS 5 Receipt #22014 BK 2625 PG 1775

Recording fee \$0.00 Deed Documentary Tax \$0.00

Mortgage Tax \$0.00 Intangible Tax \$0.00

Electronically Recorded, Citrus County FL

Angela Vick, Clerk of the Circuit Court

1. Plaintiff FEDERAL NATIONAL MORTGAGE ASSOCIATION, 1270 NORTHLAND DRIVE, SUITE 200, MENDOTA HEIGHTS, MN 55120, is due:

Principal Balance	\$	349,436.70
Prejudgment Interest	\$	85,445.30
Per diem interest at 7.00000% from 12/01/2010 to 05/29/2014	\$	
Pre-Acceleration Late Charges	\$	1,095.75
Property Inspection	\$	420.00
Hazard Insurance premiums	\$	9,476.94
Property Taxes	\$	4,146.36
Title Search expenses	\$	200.00

Court Costs, Now Taxed:

Filing Fee	\$	1,917.50
Service of Process	\$	390.00
Clerk's Summons Fee	\$	90.00
<b>SUBTOTAL</b>	\$	<b>452,618.55</b>

Additional costs:

Less: Undisbursed escrow funds	\$	_____
Less: Unearned insurance premiums	\$	_____
<b>GRAND TOTAL</b>	\$	<b>452,618.55</b>

that shall bear interest at the prevailing legal rate of interest.

2. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estate of the defendant(s), MICHAEL R. ROSSELET; MYLENE L. ROSSELET; ROBERT R. ROSSELET; SUNTRUST BANK; DIXIE SHORES PROPERTY OWNERS ASSOCIATION, INC.; on the following described property in Citrus County, Florida:

LOT 87, REPLAT OF DIXIE SHORES, UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Property address:

11898 W Sunnybrook Ct  
Crystal River, FL 34429

3. If the total 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 on July 17th, 2014, at WWW.CITRUS.REALFORECLOSE.COM to the highest bidder for cash, except as prescribed in Paragraph 4, at 10:00AM, in accordance with section 45.031, Florida Statutes, using the following method:

At WWW.CITRUS.REALFORECLOSE.COM beginning at 10:00AM on the prescribed date.

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 documentary stamps affixed to 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 of all the plaintiff's costs; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the 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 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 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, Fla. Stat, if any. Upon filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property subject at 11898 W Sunnybrook Ct Crystal River, FL 34429.

7. Jurisdiction of this action is retained to enter further orders that are proper, including, ~~without limitation, a deficiency judgment.~~ *Judgment will be in rem against*

8. The Plaintiff may assign the judgment and credit bid by the filing of an assignment without further order of the court. *Michael R. Rosselet Mylene L. Rosselet and Robert R. Rosselet. cost*

**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.**

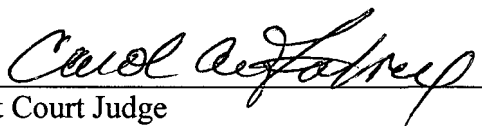
**IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAT SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.**

**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, CITRUS COUNTY CLERK OF COURT ATTN: CIRCUIT CIVIL 110 N. APOPKA AVENUE , INVERNESS, FL 34450, 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: COMMUNITY LEGAL SERVICES OF MID-FLORIDA, INC., 106 N. OSCEOLA AVE. INVERNESS, FL 34450; Phone # 352-726-8512, Fax # , 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 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.**

**DONE AND ORDERED** in Chambers this 29<sup>th</sup> day of May, 2014,  
at Citrus County, Florida.

  
Circuit Court Judge

**Mailed to all parties listed on the attached service list.**

Furnished by U.S. or

Electronic Mail

Pursuant to SC10-2101 this

3 day of June 2014

By  D.C.

**MASTER CIVIL SERVICE LIST**

LAW OFFICES OF DANIEL C. CONSUEGRA, P.L.  
9204 KING PALM DRIVE  
TAMPA, FL 33619  
attorneynotice@consuegralaw.com

MICHAEL R. ROSSELET; MYLENE L. ROSSELET; ROBERT R. ROSSELET  
MAXWELL G. BATTLE, JR. ESQ.,  
BATTLE & EDENFIELD, P.A.  
206 MASON STREET,  
BRANDON, FL 33511  
battleedenfield@hotmail.com;

SUNTRUST BANK  
LAURIE A. PENNINGTON  
200 SOUTH ORANGE AVE  
ORLANDO, FL 32801

DIXIE SHORES PROPERTY OWNERS ASSOCIATION, INC.  
TOM COONEY  
11954 W. BAYSHORE DR.  
CRYSTAL RIVER, FL 34429