

Exempt

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT  
IN AND FOR INDIAN RIVER COUNTY, FLORIDA  
CIVIL DIVISION

Bank of America, National Association, as  
successor by merger to BAC Home Loans  
Servicing, L.P. f/k/a Countrywide Home Loans  
Servicing, L.P.

Plaintiff,

-vs.-

Carolina Trace Townhomes Homeowners  
Association, Inc.; Maria L. Langlois; Mortgage  
Electronic Registration Systems, Inc., as  
Nominee for First Magnus Financial  
Corporation; Carolina Trace, LLC; Unknown  
Parties in Possession #1; Unknown Parties in  
Possession #2; If living, and all Unknown  
Parties claiming by, through, under and against  
the above named Defendant(s) who are not  
known to be dead or alive, whether said  
Unknown Parties may claim an interest as  
Spouse, Heirs, Devisees, Grantees, or Other  
Claimants

Defendant(s).

312010CA073805  
Case #: 2010 CA 073805

Civil

**CERTIFICATE OF TITLE**

**J.R. Smith**  
THE UNDERSIGNED, ~~JEFFREY K. BARTON~~, INDIAN RIVER COUNTY

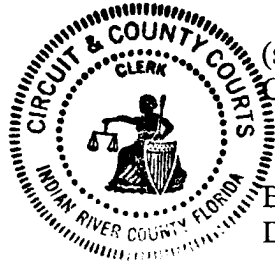
COURTHOUSE, Clerk of the Court certifies that he executed and filed a Certificate of Sale in  
this action on January 16, 2013 for the property described herein and that no objections  
to the sale have been filed within the time allowed for filing objections. The following property  
in Indian River County, Florida:

CAROLINA TRACE TOWNHOMES LOT 6C OF BUILDING 6:  
FROM THE POINT OF COMMENCEMENT, THE SOUTHEAST CORNER OF THE SOUTH  
10 ACRES OF THE WEST 20 ACRES OF TRACT 13, SECTION 3, TOWNSHIP 33 SOUTH,  
RANGE 39 EAST ALSO BEING THE SOUTHWEST CORNER OF BLOCK C WABURNA  
VILLAGE SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 44, INDIAN RIVER  
COUNTY PUBLIC RECORDS; RUN NORTH 02 DEGREES 09 MINUTES 32 SECONDS  
WEST ALONG A SURVEY REFERENCE LINE, A DISTANCE OF 477.27 FEET TO THE

POINT OF BEGINNING BEING A POINT ON THE NORTHEASTERLY EXTENSION OF A PARTITION WALL; FROM SAID POINT OF BEGINNING RUN SOUTH 64 DEGREES 45 MINUTES 10 SECONDS WEST ALONG THE CENTERLINE OF THE PARTITION WALL, A DISTANCE OF 74.06 FEET; THENCE RUN SOUTH 40 DEGREES 38 MINUTES 36 SECONDS WEST, A DISTANCE OF 5.04 FEET TO A POINT ON A 25 FEET WIDE EASEMENT FOR INGRESS/EGRESS, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 124.50 FEET AND A CENTRAL ANGLE OF 8 DEGREES 19 MINUTES 43 SECONDS, SUBTENDED BY A CHORD BEARING NORTH 16 DEGREES 47 MINUTES 36 SECONDS WEST AND A CHORD DISTANCE OF 18.08 FEET, RUN ALONG THE SAID 25 FEET WIDE INGRESS/EGRESS EASEMENT, AN ARC DISTANCE OF 18.10 FEET; THENCE, DEPARTING SAID 25 FEET WIDE INGRESS/EGRESS EASEMENT, RUN NORTH 35 DEGREES 43 MINUTES 35 SECONDS EAST, A DISTANCE OF 7.15 FEET TO A SOUTHWESTERLY EXTENSION OF A PARTITION WALL; THENCE RUN NORTH 64 DEGREES 46 MINUTES 10 SECONDS EAST ALONG THE CENTERLINE OF THE PARTITION WALL, A DISTANCE OF 69.76 FEET; THENCE RUN SOUTH 25 DEGREES 13 MINUTES 50 SECONDS EAST, A DISTANCE OF 19.29 FEET TO THE POINT OF BEGINNING.

Property Address: 1640 42nd Square, Apartment #103 a/k/a Unit #6C, Vero Beach, FL 32960 was sold to Federal National Mortgage Association, c/o 400 Countrywide Way, Simi Valley, California 93065-6298.

WITNESS my hand and seal of this Court on January 29, 2013



(seal) **J.R. Smith**  
Clerk of the Circuit Court

By: Cynthia [Signature]  
Deputy Clerk

FOLIO/PARCEL NO.: 33-39-03-00046-0000-00006/3  
THIS DOCUMENT WAS PREPARED BY:  
SHAPIRO, FISHMAN & GACHÉ - FILE NO.: 10-169823

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the foregoing has been furnished by U.S. Mail and email service if an email address is so listed below on this \_\_\_ day of \_\_\_\_\_, 2012 to the following:

Shapiro, Fishman & Gaché, LLP, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431

Maria L. Langlois, LAST KNOWN ADDRESS, 1640 42nd Square Apartment #103 a/k/a Unit #6C, Vero Beach, FL 32960

Mortgage Electronic Registration Systems, Inc., as Nominee for First Magnus Financial Corporation, c/o CT Corporation System, R.A., 1200 S Pine Island Rd, Plantation, FL 33324

Carolina Trace Townhomes Homeowners Association, Inc., c/o Gregg M. Casalino, Esquire, 3111 Cardinal Drive, Vero Beach, FL 32963

Carolina Trace, LLC, c/o Larry E. Wright, 1513 Northeast Outrigger Landings Drive, Jensen Beach, FL 34957

Unknown Parties in Possession #1 n/k/a Geeta Galaway, 1640 42nd Square, Apartment #103 a/k/a Unit #6C, Vero Beach, FL 32960

Unknown Parties in Possession #2 n/k/a Sean Mann, 1640 42nd Square, Apartment #103 a/k/a Unit #6C, Vero Beach, FL 32960

Shapiro, Fishman & Gaché, LLP, SFGBOCAService@logs.com

Carolina Trace Townhomes Homeowners Association, Inc., c/o Gregg M. Casalino, Esquire, gcasalino@oqc-law.com & rem@oqc-law.com

JEFFREY K. BARTON, INDIAN RIVER  
COUNTY COURTHOUSE,  
Clerk of the Circuit Court

By: \_\_\_\_\_  
Deputy Clerk

10-169823 FC01 CWF