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

CASE NO.: 2013-CA-00213

312013CA000213

SERGIO CONCEPCION, an individual,

Plaintiff,

vs.

Civil
EAGLE TRACE ESTATE HOMES, LLC, a
Florida limited liability company; EAGLE
TRACE AT VERO BEACH
HOMEOWNER'S ASSOCIATION, INC., a
Florida non-profit corporation; JOHN
KOHLE, an individual; CARMELINA
KOHLE, an individual; ROBERT
RAYMOND HINKLE, JR., an individual;
SON O. HINKLE, an individual; A&W
ELECTRIC CO., INC., a Florida
corporation; A. BARON CONSTRUCTION
COMPANY, a Florida corporation;
BREVARD SHUTTERS &
ACCESSORIES INC., a Florida
corporation; CORAL CONSTRUCTION
OF FL, a/k/a CORAL CONSTRUCTION,
a/k/a CORAL CONSTRUCTION OF
SOUTH FLORIDA, INC., a Florida
corporation; INDIAN RIVER COUNTY, a
political subdivision of the State of Florida;
INTERCOASTAL POOL & SPA
BUILDERS, INC., a Florida corporation,
a/k/a INTERCOASTAL POOL AND SPA;
MEEK & SONS PLUMBING INC., a
Florida corporation; PEAY'S ELECTRIC II,
INC., a Florida corporation; JAY R.
DAWID, an individual; ACCENT
CUSTOM PAINTING, LLC, a Florida
dissolved limited liability company;

TRIPOD ALUMINUM, INC., a Florida corporation; PROFESSIONAL PRECAST & TILE INSTALLATION, INC., a Florida corporation, a/k/a PROFESSIONAL PRECAST STONE, INC., a/k/a PRO PRECAST STONE; DESIGNERS CHOICE CABINETS, INC., a Florida corporation; GENERAL STAIR CORPORATION, a Florida corporation; MANNING BUILDING SUPPLIES, INC., a Florida corporation; ELI BARON, an individual; JONES LUMBER & EXPORT COMPANY, INC., a Florida corporation, a/k/a JONES LUMBER AND EXPORT COMPANY, INC., GEORGE & ASSOCIATES CONTRACTORS, INC., a Florida corporation; PATRICIA DAVIES-FLACCO, an individual; ROBERTO F. FLACCO, an individual; GEORGE WILLIAM FOX a/k/a GEORGE WILLIAM FOX III, an individual; DEBRA ALINE ANNE FOX a/k/a DEBRA A. FOX, an individual; JAMES JOSEPH BUXTON, an individual; and MARGARET ELIZABETH BUXTON, an individual,

Defendants.

_____ /

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that said clerk executed and filed a Certificate of Sale in this action on July 17, 2014, 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 located in Indian River County, Florida:

SEE ATTACHED **EXHIBIT "A"**

was sold to Plaintiff, SERGIO CONCEPCION, whose address is 7140 SW 40th Street, Miami
FL 33155..

WITNESS my hand and seal of the Court this 29 day of July, 2014.

JEFFREY R. SMITH
Clerk of the Circuit Court

By: Cynthia May
As Deputy Clerk



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that copy of the foregoing has been furnished via U.S. Mail to all parties on the service list below, this ___ day of _____, 2014.

JEFFREY R. SMITH
Clerk of the Circuit Court

By: _____
As Deputy Clerk

SERVICE LIST

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Broad and Cassel
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Meek & Sons Plumbing, Inc., pro se
9615 Trade Center Dr.
Sebastian, FL 32958

**Eagle Trace Estate Homes, LLC
and Eli Baron**
c/o Eli Baron
P.O. Box 700865
Wabasso FL 32970

Peay's Electric II, Inc.
360 Stan Dr., Suite A
Melbourne, FL 32904

Son O. Hinkle and Robert R. Hinkle
1750 Montcliff Drive
Cumming, GA 30041

**Roberto P. Flacco and
Patricia Davies Flacco**
5719 Turnberry Lane
Vero Beach, FL 32967-7512

Defaulted Parties:

Eagle Trace at Vero Beach Homeowner's Association, Inc.
c/o David C. Rosenthal, Registered Agent
6159 Arlington Way
Fort Pierce, FL 34951

Brevard Shutters & Accessories
c/o Vincent Tripodi Registered Agent
417 Anchor Key
Melbourne, FL 32961

Coral Construction of FL a/k/a Coral Construction,
a/k/a Coral Construction of South Florida
c/o James Irby, Registered Agent
1165 Molaki Dr.
Merrit Island, FL 32953

Tripod Aluminum, Inc.
c/o Vincent Tripodi, Registered Agent
417 Anchor Key
Melbourne, FL 32961

Designers Choice Cabinetry, Inc.
c/o James T. Murfin, Registered Agent
100 TGK Circle

Rockledge, FL 32955

General Stair Corporation
c/o Saby Behar, Registered Agent
690 W. 83rd Street
Hialeah, FL 33014

Professional Precast & Tile Installation, Inc.
a/k/a Professional Precast Stone, Inc.
c/o Mark Bretton, Registered Agent
7876 105 Court
Vero Beach, FL 32967

Accent Custom Painting, LLC
c/o Robert W. Finethy, Jr.
1918 9th Ave., Suite 2
Vero Beach, FL 32960

EXHIBIT "A"

LOT 28, BLOCK A

LOT 28, BLOCK A OF EAGLE TRACE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 8-9, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

TOGETHER WITH:

ALL TANGIBLE PERSONAL PROPERTY, INTANGIBLE PERSONAL PROPERTY AND FIXTURES DESCRIBED IN THE SUBJECT LOAN DOCUMENTS INCLUDING, BUT NOT LIMITED TO THAT CERTAIN MORTGAGE DEED AND SECURITY AGREEMENT DATED MAY 20, 2011, RECORDED AT OFFICIAL RECORDS BOOK 2500, PAGE 1171, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THAT CERTAIN RECEIPT OF FUTURE ADVANCE AND NOTE AND MORTGAGE MODIFICATION ("SPREADER") AGREEMENT DATED SEPTEMBER 29, 2011, RECORDED AT OFFICIAL RECORDS BOOK 2528, PAGE 927, IN THE PUBLIC RECORDS OF INDIAN COUNTY, FLORIDA; THAT MORTGAGE DEED AND SECURITY AGREEMENT DATED OCTOBER 25, 2011, RECORDED AT OFFICIAL RECORDS BOOK 2533, PAGE 2061, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THAT CERTAIN RECEIPT OF ADDITIONAL FUTURE ADVANCE AND NOTE AND MORTGAGE MODIFICATION AGREEMENT DATED MARCH 8, 2012, RECORDED AT OFFICIAL RECORDS BOOK 2591, PAGE 1862, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAGLE TRACE RECORDED AT OFFICIAL RECORDS BOOK 1765, PAGE 1544, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAGLE TRACE DATED NOVEMBER 2, 2004, RECORDED AT OFFICIAL RECORDS BOOK 1798, PAGE 215, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THAT CERTAIN AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EAGLE TRACE DATED MAY 23, 2010, RECORDED AT OFFICIAL RECORDS BOOK 2424, PAGE 2442, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT RECORDED JULY 5, 2013 AS INSTRUMENT NO. 3120130043648, IN OFFICIAL RECORDS BOOK 2684, PAGE 1047, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT RECORDED AS INSTRUMENT NO. 2013084813545 ON FEBRUARY 21, 2013, IN THE FLORIDA SECURED TRANSACTION REGISTRY.

LESS AND EXCEPT ANY AND ALL DEVELOPER, DECLARANT, SUCCESSOR-IN-INTEREST OR SIMILAR OBLIGATIONS AND LIABILITIES BY ANY PARTY, INCLUDING WITHOUT LIMITATION, ANY PRIOR DEVELOPER OR DECLARANT (I) WHICH ARISE OR ACCRUE PRIOR TO THE RECORDING OF ANY CERTIFICATE OF TITLE ISSUED PURSUANT TO THAT CERTAIN COMMERCIAL FORECLOSURE LAWSUIT STYLED SERGIO CONCEPCION, AN INDIVIDUAL, VS. EAGLE TRACE ESTATE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ET AL., INDIAN RIVER COUNTY, FLORIDA CIRCUIT COURT (THE "CERTIFICATE OF TITLE"), OR (II) WHICH ARISE OUT OF OR IN ANY WAY RELATE TO ANY ACTS OR OMISSIONS BY ANY OTHER PERSON OR PARTY, INCLUDING WITHOUT LIMITATION, ANY PRIOR DEVELOPER OR DECLARANT, OR (III) WHICH HAVE NOT BEEN SPECIFICALLY ASSUMED BY A SEPARATE INSTRUMENT IN WRITING EXECUTED AND DATED FOLLOWING THE RECORDING OF THE CERTIFICATE OF TITLE BY THE PARTY ASSUMING ANY SUCH OBLIGATIONS OR LIABILITIES.