

Filing # 110894637 E-Filed 07/28/2020 11:41:56 AM

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

SDRE INVESTORS, LLC,  
a Florida limited liability company,

Plaintiff,

Case No.: 2020-CA-000034

312020CA000034XXXXXX

v.

PORT RICHEY VILLAGE INVESTMENTS,  
LLC, a Florida limited liability company,  
SDRESP, LLC, a Florida limited liability  
company, SUNCOR FT. PIERCE, LLC, a  
Florida limited liability company, and  
PEPPERTREE OWNERS ASSOCIATION, INC.,  
a Florida not-for-profit corporation,

Defendants.

**AMENDED FINAL JUDGMENT OF FORECLOSURE**  
**AS TO COUNT I AGAINST DEFENDANTS**

This cause came before the Court on the Plaintiff's Motion to Amend Final Judgment of Foreclosure as to Count I Against Defendants and the Court, after having considered the pleadings, admissions, and affidavits on the file herein, and being otherwise fully advised in the premises,

IT IS ADJUDGED that:

**COUNT I**

1. Plaintiff's Motion to Amend Final Judgment of Foreclosure as to Count I Against Defendants is hereby GRANTED.

2. Plaintiff, SDRE INVESTORES, LLC ("SDRE"), whose address is 5860 NW Adger Court, Port St. Lucie, Florida 34986, is due from Defendants, PORT RICHEY VILLAGE INVESTMENTS, LLC ("Port Richey"), and SDRESP, LLC ("SDRESP") (collectively the

“Defendants”), the following sums under the Mortgage and Note, as described in the pleadings filed herein, being foreclosed in this action.

a. Principal amount due on the Note and Mortgage.....	\$256,600.00
b. Accrued interest at 18% from October 6, 2019 to April 29, 2020.....	\$25,814.66
c. HOA Fees.....	\$1,856.38
d. Insurance.....	\$191.13
e. Real Estate Taxes.....	\$4,749.87
f. Filing Fee/Lis Pendens.....	\$2,117.98
g. Summonses.....	\$40.00
h. Service of Process Fees.....	\$330.00
i. Expert Affidavit Fee.....	\$600.00
j. Attorneys’ Fees.....	\$5,581.00
k. Plaintiff’s Costs.....	\$2,787.98

3. Plaintiff holds a mortgage and note for the total sum superior to all claims or estates of Defendants, on the following described property in Indian River County, Florida (“Property”):

PEPPERTREE VILLAS OR 934/139 PLAT OF PEPPERTREE PBI 11-59 BEING MORE PART DESC AS PARCEL 41 COM AT NELY MOST COR OF PLAT OF PEPPERTREE 11-59, TH S 62 DEG 14 MIN 14 SEC W 367.99 FT ALONG NLY BDY OF SAID SUBDIVISION TO A PT ON A CURVE CONCAVE NELY HAVING A RADIUS OF 315.0 FT & THRU WHICH A RADIAL LINE BEARS N 80 DEG 17 MIN 49 SEC E, TH SWLY 173.31 FT ALONG THE ARC OF SAID CURVE THRU A CENT ANGLE OF 31 DEG 31 MIN 24 SEC, TH S 68 DEG 10 MIN 47 SEC E 25.0 FT TO POB; FROM POB RUN S 74 DEG 50 MIN 36 SEC E 85.38 FT, TH S 27 DEG 02 MIN 28 SEC W 9.54 FT, TH S 72 DEG 03 MIN 37 SEC W 58.60 FT, TH N 74 DEG 50 MIN 36 SEC W 41.76 FT TO A PT ON A CURVE CONCAVE NLY HAVING A RADIUS OF 340.0 FT & THRU WHICH A RADIAL LINE BEARS N 61 DEG 05 MIN 55 SEC W; TH NLY 42.03 FT ALONG ARC OF SAID CURVE THRU A CENT ANGLE OF 07 DEG 04 MIN 52 SEC TO POB" also known as 431 North Peppertree Drive, Vero Beach, Florida 32963

4. If the total sum with interest at the rate described in paragraph 2 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the property at a public sale on October 19, 2020 to the highest bidder for cash, except as described in accordance with Section 45.031, *Florida Statutes*, using the following method: by electronic sale beginning at 10:00 A.M. on the prescribed date at [www.indian-river.realforeclose.com](http://www.indian-river.realforeclose.com).

5. 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 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.

6. On filing 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 4 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

7. On filing the certificate of sale, Defendants and all persons claiming under or against Defendants 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 filing the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the Property. If any of the Defendants remains in possession of the Property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

8. Jurisdiction of this action is retained to enter further orders that are proper.
9. The execution of this Order is contingent upon any existing Administrative Order.

**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 SUBSEQUENT HOLDER 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 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, INDIAN RIVER COUNTY COURTHOUSE, 2000 16TH AVENUE #232, VERO BEACH, FL 32960, 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 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 THE INDIAN RIVER COUNTY LEGAL AID SOCIETY, 3211 OCEAN DRIVE, VERO BEACH, FL 32960 AT (772) 231-9111, 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 THE INDIAN RIVER COUNTY LEGAL AID SOCIETY FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

DONE AND ORDERED at Vero Beach, Indian River County, Florida on \_\_\_\_\_, 2020.

07/28/2020 11:41:26

— eSigned by JANET CARNEY CROOM 07/28/2020 11:41:26 BlzgoA1b —  
Circuit Judge

**Copies Furnished to:**

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