

Filing # 257981304 E-Filed 09/28/2026 12:00:20 PM

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

GRACE GROVE HOMEOWNERS'
ASSOCIATION, INC.,
a Florida not-for-profit corporation,

312026CC000329AXXXVB
Case No.: 312026CC000329

Plaintiff,

vs.

VASHON FERGUSON, individually; UNKNOWN
SPOUSE OF VASHON FERGUSON; HOPE DISTRIBUTION
RESOURCE SERVICES INC., a Florida not for profit corporation;
INDIAN RIVER COUNTY, a political subdivision of the State
of Florida; UNKNOWN TENANT IN POSSESSION #1; UNKNOWN
TENANT IN POSSESSION #2; and any and all unknown parties
claiming by, through, under, and/or against the herein named
individual defendants who are not known to be dead or alive, whether
said unknown parties may claim an interest as spouses, heirs, devisees,
grantees or other claimants;

Defendants.

SUMMARY FINAL JUDGMENT

This action was tried before the court on September 28, 2026. On the evidence presented,

IT IS ADJUDGED that:

1. Amounts Due. Plaintiff, GRACE GROVE HOMEOWNERS' ASSOCIATION, INC., a Florida not
for profit corporation, 100 Vista Royale Boulevard, Vero Beach, Florida 32962, is due:

Principal	\$1,146.40
Interest to date of this judgment	\$144.24
Taxes	\$0.00
Attorneys' fees total	\$13,210.00
Court costs, now taxed	\$2,016.37
Other (Late Fee)	\$0.00
Subtotal:	\$16,517.01
Less Escrow balance	0.00
Less Other	0.00
TOTAL	\$16,517.01

That shall bear interest at a rate of 8.06% per year.

2. Lien on Property. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the
following described property in Indian River County, Florida:

Lot 40, GRACE GROVE, Phase II, according to the Plat thereof, recorded in Plat Book 19, Page 45, Public Records of Indian River County, Florida

3. Sale of Property. 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 on October 30, 2026, to the highest bidder for cash, except as prescribed in paragraph 4, at Indian River County, Florida at **10:00 a.m., www.indian-river.realforeclose.com**, in accordance with section 45.031, Florida Statutes. **The public sale must not be postponed or canceled without a court order. All orders postponing or canceling the sale must be filed with the Clerk of court no later than 5:00 p.m. five (5) business days before the sale date. Counsel for Plaintiff must be certain that all sale and Clerk fees are paid and that the original proof of publication is filed no less than five (5) business days before the sale date. Failure to timely file the original proof of publication of the notice of sale and pay the sale and Clerk fees will stop the sale. Additionally, the failure of Plaintiff's counsel to pay the sale fee and properly and timely publish the notice of sale may result in sanctions against the Plaintiff, Plaintiff's counsel individually, and the law firm representing the Plaintiff.** Any electronic sale by the Clerk must be in accordance with the written administrative policy for electronic sales published by the Clerk at the official website for the Clerk and posted in the public areas of the Clerk's offices.

4. Costs. 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 the 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.

5. Distribution of Proceeds. 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 1 from this date to the date of the sale; and by retaining any remaining amount pending further order of this court.

6. Right of Redemption/Right of Possession. On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes shall be terminated, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property, subject to the rights of a tenant occupying residential premises pursuant to section 83.561, Florida Statutes.

7. Attorneys' Fees. The court finds, based upon the affidavits/testimony presented and upon inquiry of counsel for the plaintiff that 26.80 hours were reasonably expended by plaintiff's counsel and that an hourly rate of \$325.00 - \$375.00 is appropriate. Plaintiff's counsel represents that the attorneys' fees awarded does not exceed its contract fee with the plaintiff. The court finds that there is/are no reduction or enhancement factors for consideration by the court pursuant to *Florida Patients Compensation Fund v. Rowe*, 472 So. 2d 1145 (Fla. 1985).

8. Jurisdiction Retained. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

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 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 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 CLERK OF COURT, 2000 16TH AVENUE, VERO BEACH, FLORIDA 32960, (772) 226-3100 WITHIN 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 FLORIDA RURAL LEGAL SERVICE – FORT PIERCE OFFICE, 510 SOUTH US HIGHWAY 1, SUITE 1, FORT PIERCE, FLORIDA 34948, (772) 466-4776, 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 FLORIDA RURAL LEGAL SERVICE – FORT PIERCE OFFICE, (772) 466-4776, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at Indian River County, Florida, on September 28, 2026.

09/28/2026 10:50:47

eSigned by NICOLE MENZ 09/28/2026 10:50:47 4HzodfZ+

NICOLE P. MENZ, COUNTY COURT JUDGE

Copy to:
C. Douglas Vitunac, Esq.
(Counsel for Plaintiff)
dvitunacpleadings@verolaw.com
aarnold@verolaw.com

Vashon Ferguson (Defendant)
faithbuilders@mail.com
1091 Dania Circle,
Palm Bay, Florida 32905

Christopher Hicks, Esq.
chicks@indianriver.gov
service@indianriver.gov

Unknowns Tenants in Possession #1 and #2
4097 42nd Square
Vero Beach, Florida 32967