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

CASE NO. CA-13-2316

BRANCH BANKING AND TRUST, a North Carolina banking  
corporation,

Plaintiff,

vs.

ACCENT CUSTOM HOMES, INC., a Florida corporation;  
JOHN VASSILAGORIS, an individual; JOANNA  
PANOPOULOS, an individual; CACH, LLC, a Colorado limited  
liability company; CAPITAL CITY BANK, a Florida  
corporation; BEACON WOODS EAST MASTER  
ASSOCIATION, INC., a Florida corporation not-for-profit;  
BEACON WOODS EAST RECREATION ASSOCIATION,  
INC., a Florida corporation not-for-profit; FAIRWAY OAKS  
HOMEOWNERS' ASSOCIATION, INC., a Florida corporation  
not-for-profit; TAYLOR'S HEIGHTS HOMEOWNERS'  
ASSOCIATION, INC., an inactive Florida corporation; SPRING  
HILL COMMUNITY ASSOC. INC. f/k/a The Spring Hill Civic  
Association, Incorporated, a Florida corporation; UNKNOWN  
TENANT NO. 1; UNKNOWN TENANT NO. 2; UNKNOWN  
TENANT NO. 3; UNKNOWN TENANT NO. 4; UNKNOWN  
TENANT NO. 5; and ALL OTHER PARTIES CLAIMING BY,  
THROUGH, OR UNDER SAID DEFENDANTS,

Defendants.

FILED FOR RECORD  
DON BARBEE CLERK  
HERNANDO COUNTY, FL  
2014 JUN 16 PM 3:35

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of  
Sale in this action on June 3, 2014, for the property described as:

Parcel 2: Lot 237, FAIRWAY OAKS UNIT THREE-A, according to the plat thereof, as  
recorded in Plat Book 29, Pages 29 through 34, inclusive, of the public records of Pasco County,  
Florida. Parcel No. 25-24-16-0070-00000-2370.

Parcel 3: The South 1/2 of Tract 30, of the PORT RICHEY LAND COMPANY  
SUBDIVISION, Section 36, Township 24 South, Range 16 East, Pasco County, Florida,

according to the map or plat thereof as recorded in Plat Book 1, Pages 60 and 61, of the public records of Pasco County, Florida.

LESS AND EXCEPT that portion of Little Road Parcel 116.1 Right-of-Way, as recorded in Official Records Book 1731, Page 488, of the public records of Pasco County, Florida, lying in said South 1/2 of Tract 30. Parcel No. 36-24-16-0010-03000-0000.

Parcel 4: The Southwest 175.00 feet of Lot 41, OSCEOLA HEIGHTS UNIT ONE, as shown on the plat recorded in Plat Book 6, Page 121, of the public records of Pasco County, Florida, being further described as follows:

Commence at the most Northerly corner of said Lot 41, for a point of reference; thence along the Northwest line of said Lot 41. South 50 deg 44'12" West, 75.00 feet to the Point of Beginning; thence South 39 deg 15'48" East, 250.00 feet; thence South 50 deg 44'12" West, 175.00 feet; thence North 39 deg 15'48" West, 250.00 feet; thence North 50 deg 44'12" East, 175.00 feet to the Point of Beginning. Parcel No. 12-25-16-0020-00000-0411.

Parcel 5: Lots 57, 58 and 59, Block 124, MOON LAKE ESTATES UNIT EIGHT, according to the plat thereof, as recorded in Plat Book 4, Page(s) 98 and 99, of the public records of Pasco County, Florida. Parcel No. 16-25-17-0080-12400-0570

Parcel 6: Lots 1, 3 and 24, TAYLOR'S HEIGHTS, according to the plat thereof, as recorded in Plat Book 5, Page 164, of the public records of Pasco County, Florida. Parcel Nos. 04-26-16-0020-00000-0010, 04-26-16-0020-00000-0031, 04-26-16-0020-00000-0240.

Parcel 8: Lot 16, Block 172; Lot 25, Block 191; Lot 8, Block 188; and Lot 7, Block 186, SPRING HILL, UNIT 4, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 87 through 95, inclusive, of the public records of Hernando County, Florida. Parcel Nos. R32-323-17-5040-0172-0160, R32-323-17-5040-0191-0250, R32-323-17-5040-0188-0080, R32-323-17-5040-0186-0070.

Parcel 9: Lot 8, Block 213; Lot 18, Block 222; Lot 28, Block 229; Lot 2, Block 235; Lot 12, Block 236; Lot 3, Block 240; and Lot 8, Block 249, SPRING HILL, UNIT 5, according to the plat thereof, as recorded in Plat Book 7, Page(s) 96 through 107, inclusive, of the public records of Hernando County, Florida. Parcel Nos. R32-323-17-5050-0213-0080, R32-323-17-5050-0222-0180, R32-323-17-5050-0229-0280, R32-323-17-5050-0235-0020, R32-323-17-5050-0236-0120, R32-323-17-5050-0240-0030, R32-323-17-5050-0249-0080.

Parcel 10: Lot 20, Block 256 and Lot 14, Block 254, SPRING HILL, UNIT 6, according to the plat thereof, as recorded in Plat Book 8, Page(s) 1 through 10, inclusive, of the public records of Hernando County, Florida. Parcel Nos. R32-323-17-5060-0256-0200, R32-323-17-5060-0254-0140.

Parcel 11: Lot 19, Block 1457; Lot 11, Block 1467; and Lot 18, Block 1459, SPRING HILL, UNIT 21, according to the plat thereof, as recorded in Plat Book 9, Page(s) 81 through 96, inclusive, of the public records of Hernando County, Florida. Parcel Nos. R32-323-17-5210-1457-0190, R32-323-17-5210-1467-0110, R32-323-17-5210-1459-0180

Parcel 12: Lot 2, Block 1757 and Lot 6, Block 1759, SPRING HILL, UNIT 26, according to the plat thereof, as recorded in Plat Book 10, Page(s) 77 through 85, inclusive, of the public records of Hernando County, Florida. Parcel Nos. R32-323-17-5260-1757-0020, R32-323-17-5260-1759-0060

AND

All tenements, hereditaments, easements, appurtenances, improvements, emblements, buildings, riparian rights, contract rights, other rights, construction materials, rents, issues and profits arising from the property, chattel papers, all intangibles and tangibles, all accounts, inventory, equipment, instruments, and all other collateral as more fully described in the Mortgage of Real Estate and Security Agreement, recorded on March 10, 2002, Official Records Book 5097, Page 2456 of the Public Records of Pasco County, Florida, and on March 5, 2003, in Official Records Book 1634, Page 1559 of the Public Records of Hernando.

(the "Property")

and that no objections to the sale have been filed within the time allowed for filing objections, which Property was sold to Plaintiff, BRANCH BANKING AND TRUST, a North Carolina banking corporation, whose address is c/o Kenny Wendel, Special Assets Officer, 434 Fayetteville Street Mall, 4<sup>th</sup> Floor, Raleigh, North Carolina 27601

WITNESS my hand and the seal of this Court on this 16 day of June, 2014.

DON BARBEE JR. CLERK OF CIRCUIT COURT & COMPTROLLER HERNANDO COUNTY, FLORIDA

*Elizabeth Markidis*

By: \_\_\_\_\_  
DEPUTY CLERK



Copy to:

John Vassilagoris, President of  
Accent Custom Homes, Inc.  
10837 Skyhawk Drive  
New Port Richey, FL 34654

Quinn A. Henderson, Esquire  
Adams and Reese LLP  
101 E. Kennedy Blvd., Suite 4000  
Tampa, FL 33602  
Attorneys for Plaintiff

CACH, LLC  
c/o CT Corporation, Registered Agent  
1200 South Pine Island Road  
Plantation, FL 33324

Capital City Bank  
c/o J. Kimbrough Davis, Registered Agent  
1860 Capital Circle NE  
Tallahassee, FL 32301

Beacon Woods East Master Association, Inc.  
c/o Jay Shapiro, Registered Agent  
1950 N. Commerce Parkway, Suite 5  
Weston, FL 33326

Spring Hill Community Assoc., Inc.  
c/o Mary E. Adamczewski, Registered Agent  
1202 Kenlake Avenue  
Spring Hill, FL 34606

David Befeler, Esquire  
Mankin Law Group  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
Attorneys for Fairway Oaks  
Homeowners Association, Inc.

Beacon Woods East Recreation Assn., Inc.  
c/o Jay Shapiro, Registered Agent  
1950 N. Commerce Parkway, Suite 5  
Weston, FL 33326

Taylor's Heights Homeowners' Assn., Inc.  
c/o John Vassilagoris, Registered Agent  
6327 Rowan Road  
New Port Richey, Florida 34653