

FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT Flagler County, Florida	
MAR 18 2013	
By _____	Deputy Clerk
Paper No. _____	

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT  
OF THE STATE OF FLORIDA, IN AND FOR FLAGLER COUNTY  
CIVIL DIVISION

REGIONS BANK d/b/a Regions Mortgage, an Alabama banking corporation,

Plaintiff,

-vs-

Case No.: 2008-CA-000932  
Division: 49

JOHN IVANOV; LIDIYA Y. SITARUK; LILIYA WALSH; VICTOR MUZICHUK a/k/a Viktor Muzichuk; TENANT #1 and TENANT #2, representing tenants in possession; EUROPEAN VILLAGE GARAGE CONDOMINIUM ASSOCIATION, INC.; EUROPEAN VILLAGE COMMERCIAL CONDOMINIUM ASSOCIATION, INC.; EUROPEAN VILLAGE OFFICE CONDOMINIUM ASSOCIATION, INC.; and RESIDENCES AT EUROPEAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

Defendants. \_\_\_\_\_ /

**CERTIFICATE OF TITLE**

The undersigned clerk of the court certifies that he executed and filed a certificate of sale in this action on March 7, 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 Flagler County, Florida:

Unit 403, of Building A, RESIDENCES AT EUROPEAN VILLAGE, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium as recorded in Official Records Book 1239, Pages 1791 through 1945, and any subsequent amendments of record thereto, of the Public Records of Flagler County, Florida.

Units P24 and P25, Building A, EUROPEAN VILLAGE GARAGE CONDOMINIUM, a Condominium, together with an undivided interest in the common elements, according to the Declaration of

Condominium as recorded in Official Records Book 1239, Pages 1695 through 1790, and any subsequent amendments of record thereto, of the Public Records of Flagler County, Florida.

was sold to REGIONS BANK d/b/a REGIONS MORTGAGE, 215 Forrest Street, Hattiesburg, Mississippi 39401.

WITNESS my hand and the seal of the court on March 18, 2013.

Gail Wadsworth  
CLERK CIRCUIT COURT

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



**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and exact copy of the foregoing was sent by Electronic Mail or regular U.S. Mail to: Rod B. Neuman, Esquire, Gibbons, Neuman, Bello, Segall, Allen & Halloran, P.A., [rneuman@gibblaw.com](mailto:rneuman@gibblaw.com), [rneuman@gmail.com](mailto:rneuman@gmail.com), 3321 Henderson Boulevard, Tampa, Florida 33609; JOHN IVANOV, 7611 Heather Road, Fair Oaks, CA 95628; VICTOR MUZICHUK, a/k/a Viktor Muzichuk, 9881 HorseShoe Bar Road, Loomins, CA 95650; VICTOR MUZICHUK, A/K/A VIKTOR MUZICHUK, 5126 Westlake Parkway Sacramento, CA 95835-2036; Liliya Walsh, 3010 Hidden Grove Court, Meadow Vista, CA 95722 and P.O. Box 1202, Rocklin, CA 95677; Lidiya Sitaruk, 701 Gibson Drive #1017, Roseville, CA 95678 and 10001 Woodcreek Oakes Blvd, Unit 921, Roseville, CA 95747-5107; European Village Commercial Condominium Association, Inc., c/o Southern States Management Group, Inc., R.A., 7 Florida Park Drive North, Suite C, Palm Coast, Florida 32137; and RESIDENCES AT EUROPEAN VILLAGE CONDOMINIUM ASSOCIATION, INC., c/o Mark Annon, Southern States Management Group, Inc., 7 Florida Park Drive, Suite C, Palm Coast, FL 32137; on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Deputy Clerk

THIS INSTRUMENT PREPARED BY:  
ROD B. NEUMAN, Esquire  
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