

IN THE CIRCUIT COURT, SEVENTH  
JUDICIAL CIRCUIT, IN AND FOR  
FLAGLER COUNTY, FLORIDA

CASE NO.: 2011-CA-162  
DIVISION:

TD BANK, N.A.,

Plaintiff,

v.

SYNDICATED CAPITAL GROUP,  
INCORPORATED; LAWRENCE P.  
O'REILLY, SR.; LPO 2, LLC, formerly  
known as LPO, LLC; and BUNNELL  
COMMONS PROPERTY MANAGEMENT  
ASSOCIATION, INC.,

Defendants.

---

**NOTICE OF SALE**

Notice is hereby given that pursuant to the final judgment of foreclosure entered on December 8, 2011, the undersigned Clerk will sell at public sale to the highest and best bidder for cash in the Civil/Criminal Department, 2<sup>nd</sup> Floor of the Kim C. Hammond Justice Center 1789 E. Moody Blvd., Building 1, Bunnell, Florida at 11:00 o'clock a.m. on February 8, 2012, the real property described on Exhibit A. Any person claiming an interest in the surplus of the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

Dated: 12/8, 2011.

GAIL WADSWORTH  
Clerk of the Court

(Official Seal)

By: /s/ DIANE SLESSER  
Deputy Clerk

Publish two (2) times: 1/14, 2012 and 1/21, 2012



BILL: Katherine G. Jones, Esquire, Upchurch, Bailey and Upchurch, P.A., Post Office Drawer 3007, St. Augustine, Florida 32085-3007. Telephone No. (904) 829-9066.

Copies furnished to:

The Daytona News Journal  
Attention: Legal Advertising  
901 6<sup>th</sup> Street  
Daytona Beach, Florida 32117

Lawrence P. O'Reilly  
146 Island Estates Parkway  
Palm Coast, Florida 32137

Katherine G. Jones, Esquire  
Upchurch, Bailey & Upchurch, P.A.  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007

TD Bank, N. A.  
Attn: Carl Dennard  
511 St. Johns Avenue  
Palatka, Florida 32177

Michael J. Cooper, Esquire  
321 NW Third Avenue  
Ocala, Florida 34475

Lawrence P. O'Reilly, Sr., President  
Syndicated Capital Group, Incorporated  
138 Palm Coast Parkway Northeast,  
Suite 310  
Palm Coast, Florida 32137

**EXHIBIT A**

**THE PROPERTY**

ALL OF BLOCKS 142, 143, 147 AND LOTS 1 THROUGH 12, BLOCK 148, TOGETHER WITH ALL VACATED ALLEYS AND STREETS IN ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 296, PAGE 442, TOWN OF BUNNELL, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. LESS THAT PORTION DEEDED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORDS BOOK 673, PAGE 802, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF LOTS 8, 9 AND 10, BLOCK 148 AND A PORTION OF VACATED CHURCH STREET (FORMERLY HAVING A 50 FOOT RIGHT-OF-WAY) OF THE TOWN OF BUNNELL ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 AT PAGE 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY AS NOW EXISTS) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WOODLAND STREET (HAVING A 50 FOOT RIGHT-OF-WAY AS NOW EXISTS); THENCE NORTH 39°20'14" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF WOODLAND STREET, A DISTANCE OF 143.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34°48'45" WEST, 20.54 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°07'09", AN ARC LENGTH OF 20.84 FEET TO THE POINT ON TANGENCY; THENCE NORTH 51°52'19" WEST, A DISTANCE OF 118.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°07'41" WEST, A DISTANCE OF 97.82 FEET; THENCE NORTH 51°52'19" WEST, A DISTANCE OF 103.33 FEET; THENCE NORTH 38°07'41" EAST, A DISTANCE OF 97.82 FEET; THENCE SOUTH 51°52'19" EAST, A DISTANCE OF 103.33 FEET TO THE POINT OF BEGINNING.

**THE PROPERTY IS ALSO DESCRIBED AS:**

PROPOSED TRACT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF BLOCKS 142, 143 AND 148 OF THE TOWN OF BUNNELL ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 AT PAGE 2 AND A PORTION OF BLOCK 147 OF THE TOWN OF BUNNELL ACCORDING TO PLAT RECORDED IN PLAT BOOK 3 AT PAGE 5 TOGETHER WITH ALL VACATED ALLEYS AND STREETS IN ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK, 296, PAGE 442 AND ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 1609, PAGE 1780 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY AS NOW EXISTS) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WOODLAND STREET (HAVING A 50 FOOT RIGHT-OF-WAY AS NOW EXISTS); THENCE NORTH  $39^{\circ}20'14''$  EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF WOODLAND STREET, A DISTANCE OF 310.01 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE STATE ROAD 100 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY AS NOW EXISTS), SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 584.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH  $60^{\circ}42'36''$  WEST, 333.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $33^{\circ}10'09''$ , AN ARC LENGTH OF 338.37 FEET; THENCE NORTH  $12^{\circ}42'19''$  EAST, A DISTANCE OF 47.54 FEET TO THE INTERSECTION WITH THE FORMER NORTHWESTERLY RIGHT-OF-WAY LINE OF RICHWOOD STREET (FORMERLY HAVING A 50 FOOT RIGHT-OF-WAY); THENCE SOUTH  $39^{\circ}19'46''$  WEST, ALONG SAID FORMER NORTHWESTERLY RIGHT-OF-WAY LINE OF RICHWOOD STREET, A DISTANCE OF 6.66 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 143 OF THE TOWN OF BUNNELL ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 AT PAGE 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE NORTH  $51^{\circ}52'24''$  WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 17.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED STATE ROAD 100, SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 633.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH  $86^{\circ}52'11''$  WEST, 174.32 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100, THROUGH A CENTRAL ANGLE OF  $15^{\circ}48'40''$ , AN ARC LENGTH OF 174.88 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHURCH STREET (HAVING A 50 FOOT RIGHT-OF-WAY LINE AS NOW EXISTS); THENCE SOUTH  $51^{\circ}53'24''$  EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF CHURCH STREET, A DISTANCE OF 6.80 FEET; THENCE SOUTH  $38^{\circ}07'36''$  WEST, A DISTANCE OF 50.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 10, BLOCK 147 OF THE TOWN OF BUNNELL ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 AT PAGE 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE NORTH  $51^{\circ}52'24''$  WEST, ALONG THE SOUTHWESTERLY LINE OF AFOREMENTIONED CHURCH STREET, A DISTANCE OF 57.87 FEET TO THE SOUTHERLY RIGHT-OF-

WAY LINE OF AFOREMENTIONED STATE ROAD 100; THENCE SOUTH 83°30'23' WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 100, A DISTANCE OF 111.60 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED U.S. HIGHWAY NO. 1, SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1247.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 42°28'15" EAST, 407.57 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THROUGH A CENTRAL ANGLE OF 18°48'08", AN ARC LENGTH OF 409.41 FEET TO THE PONT OF TANGENCY; THENCE SOUTH 51°52'19" EAST, STILL ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1, A DISTANCE OF 232.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF LOTS 8, 9 AND 10, BLOCK 148 AND A PORTION OF VACATED CHURCH STREET (FORMERLY HAVING A 50 FOOT RIGHT-OF-WAY) OF THE TOWN OF BUNNELL ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 AT PAGE 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY AS NOW EXISTS) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WOODLAND STREET (HAVING A 50 FOOT RIGHT-OF-WAY AS NOW EXISTS); THENCE NORTH 39°20'14" EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF WOODLAND STREET, A DISTANCE OF 143.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34°48'45" WEST, 20.54 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°07'09", AN ARC LENGTH OF 20.84 FEET TO THE POINT ON TANGENCY; THENCE NORTH 51°52'19" WEST, A DISTANCE OF 118.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°07'41" WEST, A DISTANCE OF 97.82 FEET; THENCE NORTH 51°52'19" WEST, A DISTANCE OF 103.33 FEET; THENCE NORTH 38°07'41" EAST, A DISTANCE OF 97.82 FEET; THENCE SOUTH 51°52'19" EAST, A DISTANCE OF 103.33 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT:

PROPOSED TRACT 2:

TRACT 2 OF BUNNELL COMMONS DEVELOPMENT AS FOLLOWS:

A PORTION OF LOTS 8, 9 AND 10, BLOCK 148 AND A PORTION OF VACATED CHURCH STREET (FORMERLY HAVING A 50 FOOT RIGHT-OF-WAY) OF THE

TOWN OF BUNNELL ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 AT PAGE 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY AS NOW EXISTS) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WOODLAND STREET (HAVING A 50 FOOT RIGHT-OF-WAY AS NOW EXISTS); THENCE NORTH  $39^{\circ}20'14''$  EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF WOODLAND STREET, A DISTANCE OF 143.33 FEET TO THE BEGINNING OF A NON TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH  $34^{\circ}48'45''$  WEST, 20.54 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $34^{\circ}07'09''$ , AN ARC LENGTH OF 20.84 FEET TO THE POINT ON TANGENCY; THENCE NORTH  $51^{\circ}52'19''$  WEST, A DISTANCE OF 118.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $38^{\circ}07'41''$  WEST, A DISTANCE OF 97.82 FEET; THENCE NORTH  $51^{\circ}52'19''$  WEST, A DISTANCE OF 103.33 FEET; THENCE NORTH  $38^{\circ}07'41''$  EAST, A DISTANCE OF 97.82 FEET; THENCE SOUTH  $51^{\circ}52'19''$  EAST, A DISTANCE OF 103.33 FEET TO THE POINT OF BEGINNING.