

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

**HANCOCK BANK, successor in interest to  
PEOPLES FIRST COMMUNITY BANK,**

**Plaintiff,**

**vs.**

**CASE NO. 2008CA001975**

**HAMMOCK COVE DEVELOPMENT, LLC,  
a Florida Limited Liability Company,  
JOHN E. BOBACK,  
DUDLEY SHAW,  
MARIANNE PULASKI,  
HAMMOCK MEDICAL AND PROFESSIONAL  
CENTER CONDOMINIUM ASSOCIATION, INC.,  
PATRICK LYONS,**

**Defendants.**

---

**NOTICE OF SALE**

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure dated February 26, 2010, entered in Case Number 2008 CA 001975 of the Circuit Court of the Seventh Judicial Circuit in and for Flagler County, Florida, wherein HANCOCK BANK, successor in interest to PEOPLES FIRST COMMUNITY BANK is the Plaintiff and HAMMOCK COVE DEVELOPMENT, LLC, a Florida Limited Liability Company, JOHN E. BOBACK, DUDLEY SHAW, MARIANNE PULASKI, HAMMOCK MEDICAL AND PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC., and PATRICK LYONS, are the Defendants, I will sell to the highest bidder for cash at the 2<sup>nd</sup> Floor Civil/Criminal Department of the Kim C. Hammond Justice Center, 1769 East Moody Boulevard, Building #1, Bunnell, Florida, Flagler County, at 11:00 a.m. Eastern Time, on the 6<sup>th</sup> day of April, 2010, the following described property situated in Flagler

County, Florida, and set forth in the Order or Final Judgment, to-wit:

A parcel of land lying in Section 38, Township 11 South, Range 31, East, being more particularly described as follows:

Commence at a Standard U. S. Engineer Department Monument marking the intersection of the Easterly right-of-way line of the Intracoastal Waterway and the South line of Section 38, according to Plat Book 4, Page 10, of the Public Records of Flagler County, Florida, Thence run North 66 degrees, 55 minutes, 12 seconds West along said right-of-way line a distance of 628.18 feet to a right-of-way monument; Thence run North 47 degrees, 17 minutes, 55 seconds West along said right-of-way line a distance of 287.12 feet; Thence run North 49 degrees, 30 minutes, 05 seconds East a distance of 374.26 feet; Thence run North 40 degrees, 29 minutes, 55 seconds West a distance of 15.00 feet to the Point of Beginning.

From the Point of Beginning run North 49 degrees, 30 minutes, 05 seconds East a distance of 406.23 feet to the centerline of Ocean Shore Blvd.; Thence run North 20 degrees, 41 minutes, 55 seconds West along said centerline a distance of 87.83 feet, Thence run South 49 degrees, 30 minutes, 05 seconds West a distance of 26.57 feet to the Westerly right-of-way line of State Road A1A; Thence run North 20 degrees, 45 minutes, 57 seconds West along said right-of-way line a distance of 92.17 feet; Thence run South 50 degrees, 52 minutes, 50 seconds West a distance of 440.66 feet; Thence run South 40 degrees, 29 minutes, 55 seconds East a distance of 180.00 feet to the Point of Beginning.


If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact Court Administration at 125 E. Orange Avenue, St. 300, Daytona Beach, FL 32114, Telephone (386) 257-6097 within two (2) working days of your receipt of this document. If you are hearing or voice impaired, call 1-800-955-8771.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

WITNESS my hand and the official seal of this Honorable Court, on this 1<sup>st</sup> day of March, 2010.

GAIL WADSWORTH  
Clerk of the Circuit Court of Flagler County.

By: Christine J. [Signature]  
Deputy Clerk



Publication of this notice to run in The Flagler Palm Coast News Tribune.

Conformed copies to:

Sherrí Denton Mallory, Esq.

MALLORY & MALLORY

Post Office Box 2178

Panama City, Florida 32402

*Please  
Bill  
850-747-8131*

Robert Bowling, Esq.

150 Magnolia Avenue

P.O. Box 2491

Daytona Beach, FL 32115-2491

Attorney for Dudley Shaw

*Publish 2X  
3/6/10 \* 3/13/10*

Timothy J. Conner, Esq.

P.O. Box 600

Flagler Beach, FL 32136-0600

Attorney for Hammock Cove Development, LLC,

John E. Boback and Hammock Medical and Professional

Center Condominium Association, Inc.

Stephen Sapienza, Esq.

P.O. Box 635

Bunnell, FL 32110

Attorney Ad Litem for Patrick Lyons