

UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF FLORIDA  
JACKSONVILLE DIVISION

In re: ) Case No. 3:09-bk-01871-PMG  
OCEAN GRANDE SERENATA, LLC, ) Chapter 7  
Debtor. )  
\_\_\_\_\_  
GORDON P. JONES, )  
as Chapter 7 Trustee, )  
Plaintiff, )  
v. ) Adv. No. 3:10-ap-00320-PMG  
PV 7106, LLC, DAYCO PROPERTIES, )  
LTD., and THE DEVLIN GROUP, INC., )  
Defendants. )  
\_\_\_\_\_

**JUDGMENT**

This proceeding is before the Court upon the Entry of Default against Defendants PV 7106, LLC and The Devlin Group, Inc. on March 2, 2011 and it is

**ORDERED:**

1. Judgment is entered in favor of Plaintiff, Gordon P. Jones, as Chapter 7 Trustee for the Bankruptcy Estate of Ocean Grande Serenata, LLC (the "Chapter 7 Trustee"), and against Defendants PV 7106, LLC and The Devlin Group, Inc.

2. The transfer of the real property located in St. Johns County, Florida, which may be commonly known as 310 South Ocean Grande Drive, Unit No. 106, Building 7, Ponte Vedra Beach, and is more particularly described by the legal description below (the "Real Property"), from Debtor to Defendant PV 7106, LLC is avoided.

RECORDED IN THE US BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF FLORIDA,  
JACKSONVILLE DIVISION

FILED: 2011.03.04, NO. 7381

The Real Property

Building 7, Unit 106 and Garage G-18, OCEAN GRANDE SERENATA BEACH, a Condominium, according to the Declaration of Condominium recorded April 2, 2002 in Official Records Book 1739, page 1776; First Amendment recorded in Official Records Book 1762, page 1880; Second Amendment recorded in Official Records Book 2063, page 851; Third Amendment recorded in Official Records Book 2063, page 854; Fourth Amendment recorded in Official Records Book 2427, page 1090; and Fifth Amendment recorded in Official Records Book 2679, page 1448, as modified in Official Records Book 2835, page 1885; Sixth Amendment recorded in Official Records Book 2782, page 1871; Seventh Amendment recorded in Official Records Book 2813, page 952, in the public records of St. Johns County, Florida, together with an undivided share in the common elements appurtenant thereto.

3. Defendant PV 7106, LLC is directed to pay to Plaintiff the amount of \$400,000, which is the value of the Real Property based upon Defendant PV 7106, LLC's subsequent sale of the Real Property on or about May 14, 2008, plus interest at the legal rate of .27 % per annum from the date of this Judgment and Court costs in the amount of \$250.00 for all of which let execution issue.

4. The transfer of \$25,700 from Debtor to Defendant The Devlin Group, Inc. is avoided.

5. Defendant The Devlin Group, LLC is directed to pay to Plaintiff the amount of \$25,700 plus interest at the legal rate of .27 % per annum from the date of this Judgment and Court costs in the amount of \$250.00 for all of which let execution issue.

DATED March 4, 2011 at Jacksonville, Florida.



\_\_\_\_\_  
Paul M. Glenn  
Chief United States Bankruptcy Judge

Copies furnished to:

PV 7106, LLC  
1548 The Greens Way  
Suite 6  
Jacksonville Beach, FL 32250  
Defendant

PV 7106, LLC  
c/o Edward R. Mccue, Jr.  
4543 E. Ecton Lane  
Jacksonville, FL 32246  
Defendant

The Devlin Group, Inc.  
1548 The Green Way  
Suite 6  
Jacksonville, FL 32250  
Defendant

The Devlin Group, Inc.  
c/o Edward R. Mccue, Jr.  
4543 E. Ecton Lane  
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Defendant

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Gordon P. Jones, Trustee  
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Plaintiff

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