

Filing # 215562314 E-Filed 01/29/2025 09:42:24 AM

1IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL  
CIRCUIT, IN AND FOR BREVARD COUNTY, FLORIDA

1CASE NO.: 05-2024-CA-026629-XXCA-BC

BREVARD COUNTY, FLORIDA, a  
political subdivision of the State of Florida,  
Plaintiff,

v.

HARBORVIEW MOTEL AND  
EFFICIENCIES, INC. et al  
Defendants.

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**DEFAULT SUMMARY JUDGMENT**

This matter came on for hearing on the 27<sup>th</sup> day of January, 2025, on the Plaintiff's Motion for Default Summary Judgment. After review of the pertinent pleadings and there being no dispute as to the material facts, the Court finds that the plaintiff is entitled to Default Summary Judgment as a matter of law.

**IT IS ADJUDGED** that a Final Default Summary Judgment is granted against, Harold Fey, Jr., Registered Agent, Harborview Motel and Efficiencies; Unknown Tenant 1, 8820 Highway 1, Unit 103, Micco, Florida, now known as Anthony Tunson; Unknown Tenant 2, 8820 Highway 1, Unit 103, Micco, Florida, now known as Anthony Tunson; Unknown Tenant 1, 8830 Highway 1, RV Tag 85EDTG, Micco, Florida, now known as Mike Doe; Unknown Tenant 2, 8830 Highway 1, RV Tag 85EDTG, Micco, Florida, now known as Mike Doe; Unknown Tenant 1, 8830 highway 1, Fuzion fifth wheel; camper, Tag PVPT30, Micco, Florida, now known as Diane Kelly; Unknown Tenant 2, 8830 Highway1, Fifth Wheel Camper, Tag 85EDTG, Micco, Florida, now known as Diane Kelly

1. **Amounts Due:** Plaintiff Brevard County, Florida is due the following amounts under the Notice of Claim of Lien sued on in this action:

Code Liens:	\$165,842.00
Title Search:	\$ 700.00
 Court Fees:	 \$ 1,242.00
Service of Process:	\$ 1,500.00
Attorney Fees	\$ 1,343.82
 <b>TOTAL:</b>	 <b>\$170,627.82</b>

Which shall bear interest at the prevailing rate of interest.

2. **Lien on the Property:** Plaintiff holds a lien for the total sum superior to all claims or estates of Defendants, Harold Fey, Jr., Registered Agent, Harborview Motel and Efficiencies; Unknown Tenant 1, 8820 Highway 1, Unit 103, Micco, Florida, now known as Anthony Tunson; Unknown Tenant 2, 8820 Highway 1, Unit 103, Micco, Florida, now known as Anthony Tunson; Unknown Tenant 1, 8830 Highway 1, RV Tag 85EDTG, Micco, Florida, now known as Mike Doe; Unknown Tenant 2, 8830 Highway 1, RV Tag 85EDTG, Micco, Florida, now known as Mike Doe; Unknown Tenant 1, 8830 highway 1, Fuzion fifth wheel; camper, Tag PVPT30, Micco, Florida, now known as Diane Kelly; Unknown Tenant 2, 8830 Highway1, Fifth Wheel Camper, Tag 85EDTG, Micco, Florida, now known as Diane Kelly, on the following described property in Brevard County, Florida:

Lots 1, 2, and 3, Except U.S. Highway 1 right-of-way, and Lot 25, all in Block 8, Plat No. 1 San Sebastian, being a subdivision of a portion of Sections 14 and 23, Township 30 South, Range 38 East, and recorded in Plat Book 8, Page 15, Public Records of Brevard County, Florida.

Parcel ID: 30-38-14-HH-8-1

3. **Sale of the Property:** If the total sum with interest at the rate described in Paragraph 1 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court shall sell the property at public sale on April 30, 2025, at 11:00 a.m. to the highest bidder for cash, except as set forth hereinafter, at Brevard County Government Center - North, 518 S. Palm Avenue, Brevard Room, Titusville, Florida, in accordance with Section 45.031, Florida Statutes.

4. **Costs.** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if Plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the Certificate of Title. If Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.

5. **Distribution of Proceeds.** On filing the Certificate of Title, The Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court.

6. **Right of Redemption/Right of Possession.** On filing the Certificate of Sale, Defendant(s) and all persons claiming under or against Defendant(s) since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the

property and Defendant's right of redemption as prescribed by section 45.0315, Florida Statutes (2013), shall be terminated, except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. Upon the filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property.

7. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, the amount of unpaid assessments under Chapter 718 and/or 720, Florida Statutes, if any, writs of possession; deficiency judgments; re foreclosure of omitted parties; reforming errors in the legal description or address; orders authorizing Plaintiff to recover any additional pre- and/or post-judgment advances required to protect its mortgage lien and complete the foreclosure sale contemplated by this judgment, including, but not limited to, advances for property taxes, insurance, property preservation costs, and attorneys' fees and costs; and such other, further issues as are just and necessary.

8. **Attorneys' Fees.** The Court finds, based upon the affidavits/testimony presented, the sum of \$1,343.82 is a reasonable fee for attorney fees for the plaintiff.

**IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.**

**IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.**

**IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CONTACT THE CLERK OF THE COURT FOR BREVARD COUNTY, FLORIDA WITHIN 10 DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.**

**IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD**

**TO PAY AN ATTORNEY, YOU MAY CONTACT BREVARD COUNTY LEGAL AID, INC., 1038 HARVIN WAY, #100, ROCKLEDGE, FL 32955 PHONE: 321-631-2500, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT BREVARD COUNTY LEGAL AID, INC., 1038 HARVIN WAY, #100, ROCKLEDGE, FL 32955 PHONE: 321-631-2500, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.**

**It is further ADJUDGED** that within five (5) days from the date of eservice of this Order, the Plaintiff shall furnish a copy of this Order to each self-represented Party U.S. Mail, first class, postage paid, and shall file a Certificate of Service signed by Plaintiff's Counsel, stating that delivery of this executed Order has been made as set forth herein.

**DONE AND ORDERED** in Viera, Florida on Tuesday, January 28, 2025

05-2024-CA-026629 01/28/2025 04:32:12 PM



Scott Blaue, JUDGE  
05-2024-CA-026629 01/28/2025 04:32:12 PM

HARBORVIEW MOTEL EFFICIENCIES INC  
9986 SEBASTIAN RIVER DR  
SEBASTIAN, FL 32976-3314

BEAZLEY, SARAH  
sarah.beazley@brevardfl.gov  
karen.lane@brevardfl.gov  
cao.eservice@brevardfl.gov

TENANT 1-8820-101 UNKNOWN  
8820 HIGHWAY 1 UNIT 101  
MICCO, FL

TENANT 2-8820-101 UNKNOWN  
8820 HIGHWAY 1 UNIT 101  
MICCO, FL

TENANT 1-8820-102 UNKNOWN  
8820 HIGHWAY 1 UNIT 102  
MICCO, FL

TENANT 2-8820-102 UNKNOWN  
8820 HIGHWAY 1 UNIT 102  
MICCO, FL

TENANT 1-8820-103 UNKNOWN  
8820 HIGHWAY 1 UNIT 103  
MICCO, FL

TENANT 2-8820-103 UNKNOWN  
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MICCO, FL

TENANT 1-8820-104 UNKNOWN  
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MICCO, FL

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MICCO, FL

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MICCO, FL

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MICCO, FL

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TENANT 1-8820-201 UNKNOWN  
8820 HIGHWAY 1 UNIT 201

MICCO, FL

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MICCO, FL

TENANT 1-8830-101 UNKNOWN  
8830 HIGHWAY 1 UNIT 101  
MICCO, FL

TENANT 2-8830-101 UNKNOWN  
8830 HIGHWAY 1 UNIT 101  
MICCO, FL

TENANT 1-8830-201 UNKNOWN  
8830 HIGHWAY 1 UNIT 201  
MICCO, FL

TENANT 2-8830-201 UNKNOWN  
8830 HIGHWAY 1 UNIT 201  
MICCO, FL

TENANT 1-PVPT30 UNKNOWN  
8830 HIGHWAY 1  
MICCO, FL

TENANT 2-85EDTG UNKNOWN  
8830 HIGHWAY 1  
MICCO, FL

TENANT 1-85EDTG UNKNOWN  
8830 HIGHWAY 1  
MICCO, FL

TENANT RV 2-85EDTG UNKNOWN  
8830 HIGHWAY 1  
MICCO, FL