

**UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF FLORIDA
CASE NO. 15-80946-CV-MIDDLEBROOKS/BRANNON**

**JAMES D. SALLAH, ESQ., not individually,
but solely in his capacity as Court-Appointed
Receiver for JCS Enterprises Inc., d/b/a JCS
Enterprises Services Inc., T.B.T.I. Inc., My Gee
Bo, Inc., JOLA Enterprise Inc., and PSCS
Holdings, LLC,**

Plaintiff,

v.

**JOSEPH SIGNORE, individually, and
LAURA SIGNORE, individually,**

Defendants.

**FINAL JUDGMENT AGAINST DEFENDANTS JOSEPH SIGNORE AND
LAURA SIGNORE**

This CAUSE comes before the Court on the Receiver's Motion for Final Judgment against Defendants Joseph Signore and Laura Signore, k/n/a Laura Grande, filed by James D. Sallah, Esq., the court-appointed Receiver for JCS Enterprises Inc., d/b/a JCS Enterprises Services Inc., T.B.T.I. Inc., My Gee Bo, Inc., JOLA Enterprises, Inc., and PSCS Holdings, LLC, their principals, affiliates, subsidiaries, successors and assigns (DE 130) ("Motion"), filed December 5, 2016.

Having reviewed the Motion and its exhibits, the executed Consent of Defendant Laura Signore to Final Judgment as to Count II of the Complaint ("Consent") (DE 61-1), this Court's Order of Summary Judgment (DE 125), the proposed Final Judgment, and otherwise being advised in the matter, the Court finds that the Receiver is entitled to entry of this Final Judgment against Defendants Joseph Signore and Laura Signore and that approval of the Consent is in the best interests of the creditors of the Receivership Estate with terms that constitute sound business judgment on the part of the Receiver. Accordingly, it is hereby

ORDERED AND ADJUDGED that the Motion (DE 130) is **GRANTED**.

Final Judgment is hereby entered against Defendants Joseph Signore and Laura Signore as follows:

1. Based on Defendant Laura Signore's Consent and the record, the Court finds that Laura Signore:

- a. entered into the Consent voluntarily and without any threats, offers, promises, or inducements of any kind by Plaintiff, or anyone else, as inducement;
- b. waived the entry of any findings of fact or conclusions of law for the entry of this Final Judgment as to Count II of the Complaint against Laura Signore; and
- c. waived service of the Final Judgment and agreed that the entry of this Final Judgment by the Court and filing with the Clerk of Court constitutes notice to her of its terms and conditions.

2. The Consent of Defendant Laura Signore to Final Judgment as to Count II of the Complaint is hereby accepted, approved, and incorporated into this Final Judgment with the same force and effect as if fully set forth herein.

3. The Receiver, whose address is One Boca Place, 2255 Glades Road, Ste. 300E, Boca Raton, Florida 33431, shall recover from Defendant Laura Signore, whose last known address is Register Number 05259-104, FCI Coleman Medium, Federal Correctional Center, P.O. Box 1032, Coleman, Florida 33521, the principal amount of **\$2,834,849.54**, of which **\$1,604,672.55** is liable jointly and severally with Joseph Signore. The Receiver is entitled to post-judgment interest accruing at the rate of 0.77%, compounded, on an annual basis, or 0.002109589% on a daily basis, in accordance with 28 U.S.C. § 1961(a), on the outstanding balance, from November 18, 2016, until paid in full FOR ALL OF WHICH LET EXECUTION ISSUE FORTHWITH;

4. The Receiver, whose address is One Boca Place, 2255 Glades Road, Ste. 300E, Boca Raton, Florida 33431, shall recover from Defendant Joseph Signore, whose last known address is Register Number 05081-104, FMC Lexington, Federal Medical Center, P.O. Box 14500, Lexington, KY 40512,

the principal amount of **\$2,723,397.00**, of which **\$1,604,672.55** is liable jointly and severally with Defendant Laura Signore. The Receiver is entitled to post-judgment interest accruing at the rate of 4.91%, simple interest, in accordance with Fla. Stat. § 55.03, or 0.0134153% on a daily basis, on the outstanding balance, from November 18, 2016, until paid in full FOR ALL OF WHICH LET EXECUTION ISSUE FORTHWITH;

5. Because the Receiver obtained judgment against both Defendants for transfers from Joseph Signore to Laura Signore in the amount of \$819,923.42, if either Defendant pays a portion or all of the principal amount of \$819,923.42, the other Defendant shall receive a set-off on this amount for any portion of it paid to the Receiver.

6. The real property located at 14161 64th Drive North, Palm Beach Gardens, Florida, 33418-7212, also known as

Parcel Z-217

A parcel of land in Section 22, Township 41 South, Range 42 East, in Palm Beach County, Florida, and more particularly described as follows:

The East 244 feet of a certain part of the North 235 feet of the South 70 feet of said Section 22, with the East line of said certain part being at right angles to the South line of said Section, and so located that the Northerly projection of said East line intercepts the North line of the South 1250 feet of said section at a point 2720 feet East of the intersection of said North line with West section line; and with all indicated dimensions being measured along lines parallel to the West and South lines of Section 22. Subjection to and together with easements of record, including a road easement for ingress and egress over the South 30 feet and East 30 feet thereof with Property Appraisers Parcel Identification (Folio) Number: 00-42-41-22-00-000-8140;

(the "Signore Residence"), which was deeded to Joseph Signore and Laura Signore on September 25, 2013, is hereby impressed with an equitable lien in the total amount of **\$552,695.03**, which includes \$535,119.27 set forth in this Court's Summary Judgment Order and \$17,575.76 for the amounts expended by the Receiver to maintain the Signore Residence, in favor of the Receiver for the benefit of the Receivership Estate;

7. The homestead exemption under Article X, Section 4 of the Constitution of the State of Florida shall not be available to Defendants as a defense to any action taken by the Receiver to enforce his equitable lien by foreclosure, by separate order of this Court, or otherwise;

8. Title to the Signore Residence is hereby deemed vested in and transferred as of this date from Defendants Laura Signore and Joseph Signore, thereby extinguishing title in their names, to James D. Sallah, Esq., as Court-Appointed Receiver for JCS Enterprises Inc., d/b/a JCS Enterprises Services Inc., T.B.T.I. Inc., My Gee Bo, Inc., JOLA Enterprise, Inc., and PSCS Holdings, LLC, to be sold for the benefit of the Receivership Estate. This Final Judgment shall serve as a self-executing deed and no further transfer of title is required. Further, a certified copy of this Final Judgment may be recorded with any register of deeds, Secretary of State, or other public office and have the same force and effect as if such instrument had, in fact, been executed. The Receiver is further authorized, to the extent necessary, to institute legal proceedings to effectuate the terms of this Final Judgment (including foreclosure, quiet title, or other proceedings);

9. The Receiver shall recover from Defendant Joseph Signore taxable costs, in accordance with the Summary Judgment Order, in the amount of **\$1,824.55**, which the Court finds are reasonable and necessary, **FOR ALL OF WHICH LET EXECUTION ISSUE FORTHWITH**; and

10. This Court retains jurisdiction of this action to:

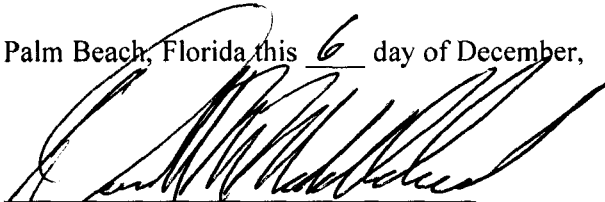
- a. Enter such other and further orders as may be necessary or appropriate, including without limitation, writs of possession, execution or otherwise, which may be issued by the Clerk of the Court without further order of this Court; and
- b. Enter supplemental orders awarding post-judgment attorney's fees and costs.

IT IS FURTHER ORDERED AND ADJUDGED that Joseph Signore shall complete, *under oath*, Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), attached hereto, including all required attachments, and serve it on the Receiver, in care of Joshua A. Katz, Esq., Sallah Astarita & Cox,

LLC, 2255 Glades Road, Suite 300E, Boca Raton, FL 33431, within forty-five (45) days from the date of the service of this Final Judgment.

Jurisdiction of this case is retained to enter further orders that are proper to compel Joseph Signore to complete Form 1.977, including all required attachments, and serve it on the Receiver, in care of Joshua A. Katz, Esq.

DONE AND ORDERED in Chambers at West Palm Beach, Florida, this 6 day of December, 2016.



DONALD M. MIDDLEBROOKS
UNITED STATES DISTRICT JUDGE

Copies furnished to:

Counsel of Record

JOSEPH SIGNORE, *Pro Se* Defendant
Register Number 05081-104
FMC Lexington
Federal Medical Center
P.O. Box 14500
Lexington, KY 40512

JOSEPH SIGNORE, *Pro Se* Defendant
14161 64th Drive North
Palm Beach Gardens, FL 33418

JOSEPH P. GRANDE,
as Power of Attorney for Joseph Signore
1837 SE Van Kleff Ave.
Port St. Lucie, FL 34952

LAURA GRANDE-SIGNORE, *Pro Se* Defendant
Register Number 05259-104
FCI Coleman Medium
Federal Correctional Center
P.O. Box 1032
Coleman, FL 33521

LAURA SIGNORE (GRANDE), *Pro Se* Defendant
158 Catrock Lane
Jupiter, FL 33458