

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION

UNITED STATES OF AMERICA

v.

Case No. 8:22-cr-330-TPB-LSG

MANUEL PITA

FINAL ORDER OF FORFEITURE FOR DIRECT ASSETS

THIS CAUSE comes before the Court upon the United States' Motion for a Final Order of Forfeiture for Direct Assets for following assets which constitute or were purchased or funded with proceeds of the offense charged in Count One and were subject to Preliminary Orders of Forfeiture (Docs. 144, 170):

- a. The real property located at **885 Saratoga Drive, Durham, North Carolina**, being the same premises conveyed to Maria Gabriela Pita, the legal description for which is as follows:

BEING all of Lot 89, The Village at Independence Park, The Lafayette Phase III Subdivision, Block 25, as shown on map recorded in Plat Book 196, Page 54, and re-recorded in Plat Book 196, Page 159 and see that impervious surface reallocation plat recorded in Plat Book 196, Page 273, Durham County Registry.

- b. \$564,000 in lieu of the real property located at **21250 Southeast 42nd Street, Morriston, Florida**.

- c. The real property located at **30073 Southwell Lane, Wesley Chapel, Florida**, being the same premises conveyed to Manuel D. Pita, the legal description for which is as follows:

Lot 13, WINDERMERE ESTATES AT WIREGRASS RANCH PHASE 1, according to the map or plat thereof as recorded in Plat Book 72 Pages 52-56, of the Public Records of Pasco County, Florida.

- d. The real property located at **26548 Castlevue Way, Wesley Chapel, Florida**, being the same premises conveyed to Maria De Fatima Ferreira, the legal description for which is as follows:

Lot 2, Block 21, Bay at Cypress Creek, according to the map or plat thereof, as recorded in Plat Book 49, Pages(s) 132 through 139, inclusive, of the Public Records of Pasco County, Florida.

- e. A 2020 Mercedes, Model GLC300W, Florida license plate number LVVE89, VIN: WDC0G8DB2LF726430.
- f. A 2015 Honda, Model CRV, Florida license plate number NPXC38, VIN: 5J6RM4H94FL024700.
- g. A 2022 Lexus NX - 4 Dr Wagon Sport Utility, Florida license plate number 04AYJY, VIN: JTJGKCEZ6N5000335.
- h. Approximately \$23,471.73 in funds seized from bank account 850061760 in the name of Manuel Pita/Domingos 54 Construction, Inc., at JPMorgan Chase Bank, Westerville, Ohio.
- i. Approximately \$429,804.40 in funds seized from the following Truist Bank Accounts:
 - 1. Bank Account 1000305263849 in the name of Manuel Pita/Domingos 54 Construction, Inc., at Truist Bank, Spring Hill, Florida.
 - 2. Bank Account 1100022081428 in the name of Manuel Pita/Domingos 54 Construction, Inc., at Truist Bank, Spring Hill, Florida.
 - 3. Bank Account 1100022078745 in the name of Maria Ferreria/Da Silva 54 Construction, Inc., at Truist Bank, Spring Hill, Florida.
- j. Approximately \$155,113 in cash seized from the residence of 26548 Castlevue Way, Wesley Chapel, Florida.
- k. Approximately 4120 in euros converted to \$3,984.45 U.S. Currency seized from the residence of 26548 Castlevue Way, Wesley Chapel, Florida.

1. Approximately \$4,850 in cash seized from the residence of 30073 Southwell Lane, Wesley Chapel, Florida.
- m. Approximately \$340,006 in cash seized within a SentrySafe from the residence of 30073 Southwell Lane, Wesley Chapel, Florida.

(the Assets)

In accordance with the provisions of 21 U.S.C. § 853(n), the United States published notice of the forfeiture, and of the intent to dispose of the Assets on the official government website, www.forfeiture.gov, from August 10, 2024 through September 8, 2024 and December 14, 2024 through January 12, 2025. Docs. 148, 180. The publication gave notice to all third parties with a legal interest in the property to file with the Office of the Clerk–United States District Court, Sam Gibbons Federal Courthouse, 2nd Floor, 801 North Florida Avenue, Tampa, Florida 33602—a petition to adjudicate their interests within 60 days of the first date of publication.

In accord with 21 U.S.C. § 853(n), the United States properly noticed the Durham County Tax Administration, Maria Gabriela Pita, the Villages At Independence Park Community Association, Inc., the Pasco County Tax Collector, Wilmington Savings Fund Society, Select Porfolio Servicing, Inc., Maria De Fatima Ferreira, the Bay at Cypress Creek Homeowners Association, Inc., Domingos 54 Construction, Inc., Da Silva 54 Construction, Inc., Carlos Da Silva Gomes, and Jose Eusebio Gouveia Pita, the only third parties known to have a potential interest in the Assets.

The United States recognizes and agrees to pay from the proceeds of the sale of the real properties (to the extent that there are sufficient proceeds after the payment of government expenses relating to seizure, maintenance, custody, and disposal of the property), the amounts due the Durham County Tax Administration, the Pasco County Tax Collector, Wilmington Savings Fund Society, Select Portfolio Servicing, Inc., the Villages At Independence Park Community Association, Inc., and the Bay at Cypress Creek Homeowners Association, Inc.

Other than the defendant, whose interest was previously forfeited to the United States, and parties identified above are the only parties know to have any potential interest in the Assets, and the time for filing such petitions has expired.

Accordingly, it is hereby:

ORDERED, ADJUDGED, and DECREED that for good cause shown, the United States' motion, is **GRANTED**.

It is **FURTHER ORDERED** that, pursuant to 21 U.S.C. § 853(n)(7) and Rule 32.2(c)(2), all right, title, and interest in the Assets are **CONDEMNED** and **FORFEITED** to the United States for disposition according to law. Clear title to the Assets are now vested in the United States, subject to: (1) the terms of the Stipulated Settlement Agreements with Wilmington Savings Fund Society and the Durham County Tax Administration; (2) any *ad valorem* real property taxes and *non-ad valorem* assessments due and owing to the the Pasco County Tax Collector; (3) any unpaid principal and interest that may be due and owing to Select Portfolio Servicing, Inc.;

and (4) any assessments due and owing the Villages At Independence Park Community Association, Inc. and the Bay at Cypress Creek Homeowners Association, Inc. relating to the real properties.

It is **FURTHER ORDERED** that, the United States Marshals Service and/or their duly appointed agent is directed to seize the real properties located at (1) 885 Saratoga Drive, Durham, North Carolina, (2) 30073 Southwell Lane, Wesley Chapel, Florida, and (3) 26548 Castleview Way, Wesley Chapel, Florida, and take full and exclusive custody and control of same. The United States Marshals Service and/or its duly authorized agent is authorized to make immediate entry onto the property for the purposes of inspection, preservation, security, and safety, and for any other purpose related to the forfeiture.

The net proceeds from the forfeiture of the Assets will be credited towards the satisfaction of the defendant's order of forfeiture.

DONE and **ORDERED** in Tampa, Florida, this 5th day of March, 2025.



TOM BARBER
UNITED STATES DISTRICT JUDGE

Copies to:
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Counsel of Record