



**ORDERED** in the Southern District of Florida on April 20, 2026.

*Peter D. Russin*

Peter D. Russin, Judge  
United States Bankruptcy Court

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF FLORIDA

IN RE:

SHAWN EVANS MARTIN

CASE NO: 26-12628-PDR

Chapter 7

DEBTOR

**ORDER GRANTING OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.'S  
MOTION FOR RELIEF FROM STAY [ECF #22]**

THIS CAUSE came before the Court for hearing on April 16, 2026 at 10:30 AM on OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC.'S Motion for Relief from Stay [ECF #22]. Upon consideration of the motion, the Court having reviewed the Motion and the files in this cause, having heard argument of counsel, pro-se Debtor, Bankruptcy Trustee, and being otherwise fully advised in the premises, it is, therefore,

**ORDERED** that:

1. The Motion for Relief from Stay filed by OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. is GRANTED. The stay imposed pursuant to 11 U.S.C. Section 362 is modified so as to allow OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. to continue the existing collection for pre-petition and post amounts of unpaid maintenance and assessments

for the real property, located at 1760 NW 73rd Ave #48, Plantation, Florida 33313, in rem only and further described below, and to foreclose, its lien up and through a final judgment of foreclosure and sale, and for issuance and execution of the writ of possession:

**Legal:** Condominium Unit 10-48, of OMEGA VILLAS II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977 at Page 141, of the Public Records of Broward County, Florida, together with exhibits and amendments and an undivided interest in the common elements thereto.

**Common:** 1760 NW 73<sup>rd</sup> Ave #48, Plantation, Florida 33313

**BCPA:** 4941 34 CB 0170

2. In addition, the stay is modified for the purpose of allowing OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. to take any legal action necessary for OMEGA VILLAS CONDOMINIUM ASSOCIATION, INC. to enter Debtor's property to continue with their certification process for Phase 2 of the Association, including prosecution and defense of the pending state court action under case style *Shawn Martin v. Omega Villas, Inc.* under Case Number CACE 26-001329.

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who shall serve a copy of the Order on all interested parties and file a certificate of service thereon.