

Property Identification No. 33-40-19-00003-0310-00104.0

Tax Deed File No. 2013-0061TD

## TAX DEED

State of Florida  
County Of Indian River

The following Tax Sale Certificate Numbered 2010-4822 issued on **5/28/10** was filed in the office of the Tax Collector of this County and application made for the issuance of the Tax Deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **18th day of June, 2013**, offered for sale as required by law for cash to the highest bidder and was sold to **MIAM INC** whose address is **15 ROYAL PALM POINTE, VERO BEACH, FL, 32960** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

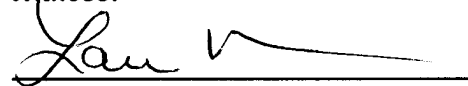

Now, on **18th day of June, 2013**, in the County of Indian River, State of Florida, in consideration of the sum of (\$13,000.00) Thirteen thousand dollars only, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

VISTA ROYALE PHASE II BLDGS 30-53 BLDG 31 APT 104 OR BK 554 PP 1920.

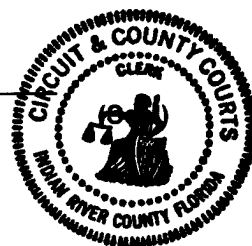
PAUL F SCHWANBECK, VISTA ROYALE ASSOCIATION INC

JEFFREY R. SMITH, CLERK OF CIRCUIT COURT

Witness:

  
LAURA MCIVER  
  
MARYELLEN SHORTLE

BY:   
CHRISTIE A. PRICE, Deputy Clerk

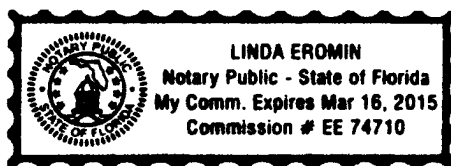


State of FL  
County Of Indian River

On the 20th DAY OF JUNE 2013, before me, LINDA EROMIN, personally appeared, CHRISTIE A. PRICE, Deputy Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

  
LINDA EROMIN, Notary Public





JEFFREY R. SMITH  
 Clerk of the Circuit Court and Comptroller  
 P.O. Box 1028  
 Vero Beach, FL 32961-1028

### **CERTIFICATE OF MAILING**

FILE NUMBER ..... 2013-0061TD  
 TAX CERTIFICATE NO..... 2010-4822  
 ISSUED ON ..... 05/28/2010  
 CERTIFICATE HOLDER ... MAGNOLIA TC 2 LLC  
 SALE DATE ..... June 18, 2013 11:00 AM

I HEREBY CERTIFY THAT I HAVE MAILED BY CERTIFIED AND/OR REGISTERED MAIL, A COPY OF THE FOREGOING NOTICE TO EACH OF THE FOLLOWING AT THE ADDRESS STATED ON THE 23<sup>rd</sup> DAY OF MAY 2013.

PAUL F SCHWANBECK, 515 22ND AVE, VERO BEACH, FL 3862  
 VISTA ROYALE ASSOCIATION INC, 400 WOODLAND DR, VERO BEACH, FL 32962  
 PAUL F SCHWANBECK, P O BOX 3085, VERO BEACH, FL 32964  
 CYNTHIA L COX, ESQ, 1432 21ST ST STE A, VERO BEACH, FL 32960  
 THOMAS H SCHWANBECK, 2212 NEWBERRY ST, WILLIAMSPORT, PA 17701  
 EVA L SCHWANBECK, 2212 NEWBERRY ST, WILLIAMSPORT, PA 17701  
 ROBERT JACKSON, 2165 15TH AVE, VERO BEACH, FL 32960  
 PAUL F SCHWANBECK LE, P O BOX 3085, VERO BEACH, FL 32964  
 EDNA MARIE EISFELDER, P O BOX 3085, VERO BEACH, FL 32964  
 VISTA ROYALE ASSN INC, 400 WOODLAND DR, VERO BEACH, FL 32962  
 EDNA MARIE EISFELDER, 516 22ND AVE, VERO BEACH, FL 32962  
 STEWART TITLE, NO ADDRESS LISTED, ,  
 RADIAN EXPRESS COM INC, 4433 INTERPOINT BLVD, DAYTON, OH 45424-5708  
 PAUL F SCHWANBECK, 31 PINE ARBOR LN #104, VERO BEACH, FL 32962  
 AMERICAN TITLE INC, P O BOX 390190, OMAHA, NE 68139-0190  
 AMERICAN TITLE INC, P O BOX 390190, OMAHA, NE 68139-0190  
 ROSS EARLE & BONAN PA, P O BOX 2401, STUART, FL 34995  
 VISTA ROYALE ASSN INC, BOARD OF DIRECTORS, 400 WOODLAND DR, VERO BEACH, FL 32962  
 ROSS EARLE & BONA PA, KATHERINE E WOODS ESQ, P O BOX 2401, STUART, FL 34995

WITNESS MY HAND OFFICIALLY AND THE SEAL OF MY OFFICE AT THE COURTHOUSE IN VERO BEACH, FLORIDA THIS 17th DAY OF JUNE 2013.



JEFFREY R. SMITH  
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
 OF INDIAN RIVER, FLORIDA

BY Christie A. Price  
 CHRISTIE A. PRICE, DEPUTY CLERK


**SCRIPPS**
**SCRIPPS TREASURE COAST  
NEWSPAPERS**

Indian River Press Journal

1801 U.S. 1, Vero Beach, FL 32960

**AFFIDAVIT OF PUBLICATION**

 STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

Before the undersigned authority personally appeared, Tereliz Cloud, who on oath says that she is Classified Inside Sales Supervisor of the Indian River Press Journal, a daily newspaper published at Vero Beach in Indian River County, Florida; that the attached copy of advertisement was published in the Indian River Press Journal in the following issues below. Affiant further says that the said Indian River Press Journal is a newspaper published in Vero Beach in said Indian River County, Florida, and that said newspaper has heretofore been continuously published in said Indian River County, Florida, daily and distributed in Indian River County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The Indian River Press Journal has been entered as Periodical Matter at the Post Offices in Vero Beach, Indian River County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

| <u>Customer</u>            | <u>Ad<br/>Number</u> | <u>Pub<br/>Date</u> | <u>Copyline</u> | <u>PO #</u>          |
|----------------------------|----------------------|---------------------|-----------------|----------------------|
| CLERK OF THE CIRCUIT COURT | 2517406              | 5/22/2013           | TAX DEED        | 2013-0061/SCHWANBECK |
| CLERK OF THE CIRCUIT COURT |                      | 5/29/2013           |                 |                      |
| CLERK OF THE CIRCUIT COURT |                      | 6/5/2013            |                 |                      |
| CLERK OF THE CIRCUIT COURT |                      | 6/12/2013           |                 |                      |

**NEWSPAPER E-Sheet®  
LEGAL NOTICE  
ATTACHED  
\*\*\*\*\*  
DO NOT  
SEPARATE PAGES**

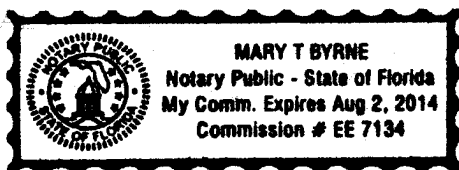
Sworn to and subscribed before me this day of, June 12, 2013, by

*Tereliz Cloud*, who is  
Tereliz Cloud

[X] personally known to me or

[ ] who has produced \_\_\_\_\_ as identification.

*Mary T. Byrne*  
Mary T. Byrne Notary Public

**ORIGINAL**


**SUBSCRIBE TODAY**  
to the  
Stuart News, St Lucie News Tribune or the  
Indian River Press Journal and have it delivered  
to your home or office.



SCRIPPS Treasure Coast Newspapers  
**TCPALM.COM**

For convenient home delivery call 866.707.6397