

Tax Deed File No. 2014-0060TD  
Property Identification No. 32392500000300000001.0

# TAX DEED

State of Florida  
County Of Indian River

The following Tax Sale Certificate Numbered 2010-2168 issued on 05/28/2010 was filed in the office of the Tax Collector of this County and application made for the issuance of a 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 22nd day of July, 2014, offered for sale as required by law for cash to the highest bidder and was sold to:

INDIAN RIVER LAND TRUST INC

**ADDRESS:**

80 ROYAL PALM BLVD, STE 301  
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 the 22nd day of July, 2014, in the County of Indian River, State of Florida, in consideration of the sum of \$23,809.07 Twenty three thousand eight hundred nine and seven cents, 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:

32-39-25; NE1/4 OF NW1/4, LESS N 60 FT FOR DITCH R/W SUBJ TO CONSERVATION EASEMENT AS PER 1558 PG 0854, LESS THAT POR DESC IN PBI 18-58 FOR RIVERWIND PHASE 2 LESS THAT PORTION FOR RIVERWIND PHASE THREE PER PBI 21-34

Original Owners of Record:

JDC FLORIDA INC

**Witness:**

Brandon Young  
BRANDON YOUNG

Donna Brooks  
DONNA BROOKS

JEFFREY R. SMITH, CLERK OF CIRCUIT COURT

Christie A Price  
BY: CHRISTIE A PRICE

Deputy Clerk  
Indian River, Florida

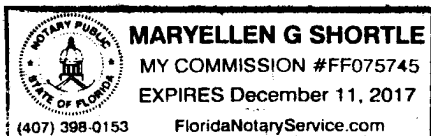


State of Florida  
County Of Indian River

On the 22nd day of July 2014, before me personally appeared Christie A. Price, Deputy Clerk for 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 her own free act and deed for the use and purposes therein mentioned, who is personally known to me and who did not take an oath.

Witness my hand and official seal date aforesaid.

Maryellen G Shortle  
Notary Public State of Florida



**MARYELLEN SHORTLE**  
Notary Name Typed / Printed



Jeffrey R. Smith  
Indian River County  
Clerk of the Circuit Court and Comptroller  
2000 16th Avenue  
Vero Beach, FL 32960  
(772) 770-5185

**CERTIFICATE OF MAILING**

FILE NUMBER ..... 2014-0060TD  
TAX CERTIFICATE NO..... 2010-2168  
ISSUED ON ..... 05/28/2010  
CERTIFICATE HOLDER ... INDIAN RIVER LAND TRUST  
SALE DATE ..... July 22, 2014 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 24th DAY OF JUNE, 2014.

- JDC FLORIDA INC, 41 BELTLINE HWY, MOBILE, AL 36608
- GOULD, COOKSEY, FENNELL, 979 BEACHLAND BLVD, VERO BEACH, FL 32963
- VIRGINIA WALKER RUSSELL, NO ADDRESS ON TC CERT.
- VIRGINIA WALKER RUSSELL, TR, PO BOX 1236, VERO BEACH, FL 32961-1236
- JOHN JOSEPH MCHUGH, JR, ESQUIRE, 333 17TH ST, STE U, VERO BEACH, FL 32960
- VIRGINIA W RUSSELL FAMILY, PO BOX 1236, VERO BEACH, FL 32961
- SAMUEL A BLOCK PA, 2127 10TH AVE, VERO BEACH, FL 32960
- GOULD, COOKSEY, FENNELL, O'NEILL, 979 BEACHLAND BLVD, VERO BEACH, FL 32963
- JDC FLORIDA INC, 41 N BELTLINE HWY, MOBILE, AL 36608
- GIDGET, GRAHAM, BUILDER, 369 N NEW YORK AVE, THIRD FLOOR, WINTER PARK, FL 32730
- JDC FLORIDA INC, PO BOX 160306, MOBILE, AL 36616-1264
- REGIONS BANK, 106 ST FRANCIS STREET, MOBILE, AL 36602
- GRAHAM, BUILDER, JONES, PRATT, 369 N NEW YORK AVE, 3RD FLOOR, WINTER PARK, FL 32789
- RUDEN, MCCLSKY, SMITH, 222 LAKEVIEW AVE, STE 800, WEST PALM BEACH, FL 33401
- JDC FLORIDA INC, 41 N BELTLINE HWY, 3RD FLOOR, MOBILE, AL 36608-1204
- THE MITHCELL COMPANY INC, 41 N BELTLINE HWY, 3RD FLOOR, MOBILE, AL 36608-1204
- BARNSDALE & BENNINGTON LLC, NO ADDRESS ON TC CERT.
- GEORGE POYDENIS, 2180 WALTONS COURT, VERO BEACH, FL 32960
- MICHAEL O'HAIRE, ESQ, 3111 CARDINAL DRIVE, VERO BEACH, FL 32963
- ST JOHNS RIVER WATER, PO BOX 1429, PALATKA, FL 32178-1429
- BOWEN & CAMPIONE PA, BOX 21
- JDC FLORIDA INC, 1401 45TH ST, VERO BEACH, FL 32967
- JDC FLORIDA INC, 41 W 165 SERVICE ROAD N, MOBILE, AL 36608
- JOHN B SAINT, 41 W 165 SERVICE ROAD N, MOBILE, AL 36608
- JOHN B SAINT, 41 N BELTLINE HWY, 3RD FLOOR, MOBILE, AL 36608

WITNESS MY HAND OFFICIALLY AND THE SEAL OF MY OFFICE AT THE COURTHOUSE IN VERO BEACH, FLORIDA THIS 22nd DAY OF JULY 2014.



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

BY Christina 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, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager 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 Number</u> | <u>Pub Date</u> | <u>Copyline</u> | <u>PO #</u>       |
|----------------------------|------------------|-----------------|-----------------|-------------------|
| CLERK OF THE CIRCUIT COURT | 2631363          | 6/19/2014       | TAX DEED        | 2014-0060/JDC FLA |
| CLERK OF THE CIRCUIT COURT |                  | 6/25/2014       |                 |                   |
| CLERK OF THE CIRCUIT COURT |                  | 7/2/2014        |                 |                   |
| CLERK OF THE CIRCUIT COURT |                  | 7/9/2014        |                 |                   |

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

Sworn to and subscribed before me this day of, July 09, 2014, by

\_\_\_\_\_, who is  
Sherri Cipriani

personally known to me or

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

\_\_\_\_\_  
Mary T. Byrne

\_\_\_\_\_  
Notary Public

**ORIGINAL**

