

Tax Deed File No. 2014-0098TD
Property Identification No. 31370000002000000025.0

TAX DEED

State of Florida
County Of Indian River

The following Tax Sale Certificate Numbered 2012-0192 issued on 05/31/2012 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 2nd day of December, 2014, offered for sale as required by law for cash to the highest bidder and was sold to:

GHOLAMREZA TORKAMAN

ADDRESS:
470 12TH PL SE
VERO BEACH, FL 32962

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, on the 2nd day of December, 2014, in the County of Indian River, State of Florida, in consideration of the sum of \$9,200.00 Nine thousand two hundred 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:

LINCOLN PARK SUB LOTS 25 & 26 PBI 1-60

Original Owners of Record:

JOHN LATT, NICOLE J ROCKWOOD

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 3rd day of December 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 2014-0098TD
TAX CERTIFICATE NO..... 2012-0192
ISSUED ON 05/31/2012
CERTIFICATE HOLDER ... JTLAE41E
SALE DATE December 02, 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 30th DAY OF OCTOBER, 2014.

- JOHN LATT, 188 SPINNERVILLE GULF RD S, ILION, NY 13357
- NICOLE J ROCKWOOD, 188 SPINNERVILLE GULF RD S, ILION, NY 13357
- CLYDE JEFFERSON, NO ADDRESS ON TC CERT.
- LOUISE SMITH, ROUTE 1 BOX 58, FELLSMERE, FL 32948
- BANK OF AMERICA NA SUCCESSOR NATIONSBANK, NA SUCCESSOR BARNETT BANK NA, NO ADDRESS ON TC CERT.
- PACIFIC FINANCIAL LLC, 2805 E OAKLAND PARK BLVD #170, FT LAUDERDALE, FL 33306
- LOUISE SMITH, DEC,, NO ADDRESS ON TC CERT.
- PACIFIC FINANCIAL LLC, 8441 W COMMERCIAL BLVD, FORT PIERCE, FL 33351
- MATILDA M GAY, 12945 100TH LANE, FELLSMERE, FL 32948
- STEWART TITLE OF IRC, 709 SEBASTIAN BLVD, STE D, SEBASTIAN, FL 32958
- MATILDA M GAY, PO BOX 866, FELLSMERE, FL 32948
- LORENZO GONZALEZ, 9347 129TH CT, FELLSMERE, FL 32948
- CATALINA GONZALEZ, 9347 129TH CT, FELLSMERE, FL 32948
- THE BANK OF NEW YORK MELLON, SAXON MORTGAGE SERVICES INC, 4708 MERCANTILE DRIVE NORTH, FORT WORTH, TX
- KAHANE & ASSOCIATES PA, 8201 PETERS RD, STE 3000, PLANTATION, FL 33324
- SCOTT A MARCUS, ESQ, BECKER & POLIAKOFF PA, 3111 STIRLING RD, FORT LAUDERDALE, FL 33312
- BRIARPATH PROPERTIES LLC, 3609 CHARLES ST, NORTH RICHLAND HILLS, TX 76180
- BRIARPATH PROPERTIES LLC, 1256 MAIN ST, STE 256, SOUTHLAKE, TX 76092
- JOHN LATT, 188 SPINNERVILLE GULF RD S, ILION, NY 13357
- OCEANSIDE TITLE & ESCROW, 3501 OCEAN RD, VERO BEACH, FL 32963
- OCEANSIDE TITLE & ESCROW, COURTHOUSE BOX 40
- JOHN LATT, 12945 100TH LANE, FELLSMERE, FL 32948
- JOHN LATT, 188 SPINNERVILLE GULF RD S, ILION, NY 13357
- NICOLE J ROCKWOOD, 188 SPINNERVILLE GULF RD S, ILION, NY 13357
- JOHN LATT, 12945 100TH LN, FELLSMERE, FL 32948
- NICOLE J ROCKWOOD, 12945 100TH LN, FELLSMERE, FL 32948
- COMMUNITY DEVELOPMENT DEPT, 1801 27TH ST, VERO BEACH, FL 32960
- COUNTY ATTORNEY'S OFFICE, 1801 27TH ST, VERO BEACH, FL 32960
- JOHN LATT, 188 SPINNERVILLE GULF RD, SOUTH ILION, NY 13357
- JOHN LATT, 188 SPINNERVILLE GULF RD, SOUTH ILION, NY 13357
- NICOLE J ROCKWOOD, 188 SPINNERVILLE GULF RD, SOUTH ILION, NY 13357
- JOHN LATT, 188 SPINNERVILLE GULF RD, SOUTH ILION, NY 13357
- NICOLE J ROCKWOOD, 188 SPINNERVILLE GULF RD, SOUTH ILION, NY 13357
- WILLIAM J GARDNER, PA, 7280 W PALMETTO PARK RD, STE 208N, BOCA RATON, FL 33433

WITNESS MY HAND OFFICIALLY AND THE SEAL OF MY OFFICE AT THE COURTHOUSE IN
VERO BEACH, FLORIDA THIS 2nd DAY OF DECEMBER 2014.

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

BY 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, 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	2656538	10/28/2014	TAX DEED	2012-0192
CLERK OF THE CIRCUIT COURT		11/4/2014		
CLERK OF THE CIRCUIT COURT		11/11/2014		
CLERK OF THE CIRCUIT COURT		11/18/2014		

NEWSPAPER E-Sheet®
LEGAL NOTICE
ATTACHED

DO NOT
SEPARATE PAGES

Sworn to and subscribed before me this day of, November 18, 2014, by

Sherri Cipriani

_____, who is
Sherri Cipriani

personally known to me or

who has produced _____ as identification.

Sandra Coldren
Sandra Coldren

Notary Public

SEAL



ORIGINAL

