

Tax Deed File No. 2014-0143TD  
Property Identification No. 33393300003000000003.0

# TAX DEED

State of Florida  
County Of Indian River

The following Tax Sale Certificate Numbered 2012-3530 issued on 05/31/2014 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 27th day of January, 2015, offered for sale as required by law for cash to the highest bidder and was sold to:

B AND J BRADENTON LLC

ADDRESS:  
4499 WEST VINE ST  
KISSIMMEE, FL 34746

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

NOW, on the 27th day of January, 2015, in the County of Indian River, State of Florida, in consideration of the sum of \$70,100.00 Seventy thousand one 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:

TRAILS END LOT 3 PBI 14-98

Original Owners of Record:

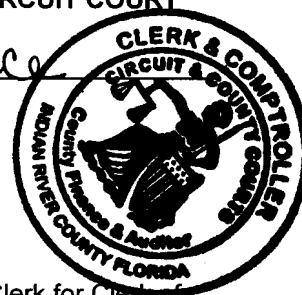
TIM LAUDERMILK, SHERYL LAUDERMILK, WILLIAM E LAUDERMILK, ELLEN B LAUDERMILK

Witness:

Brandon Young  
BRANDON YOUNG  
Susan Lewis  
SUSAN LEWIS

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 27th day of January 2015, 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  
MAYELLEN 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 ..... 2014-0143TD  
 TAX CERTIFICATE NO..... 2012-3530  
 ISSUED ON ..... 05/31/2014  
 CERTIFICATE HOLDER ... RMC TL 2013 LLC, CAPITAL ONE NA  
 SALE DATE ..... January 27, 2015 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 22nd DAY OF DECEMBER, 2014.

TIM LAUDERMILK, 330 13TH ST SW, VERO BEACH, FL 32962  
 SHERYL LAUDERMILK, 330 13TH ST SW, VERO BEACH, FL 32962  
 WILLIAM E LAUDERMILK, 330 13TH ST SW, VERO BEACH, FL 32962  
 ELLEN B LAUDERMILK, 330 13TH ST SW, VERO BEACH, FL 32962  
 ARTHUR K WILSON, NO ADDRESS ON TC CERT.  
 MAPLE LEAF PROPERTIES INC, 443 VILLAGE LARGO, VERO BEACH, FL 32960  
 BYRON T COOKSEY, ESQUIRE, 979 BEACHLAND BLVD, VERO BEACH, FL 32960  
 MAPLE LEAF PROPERTIES INC, 3055 CARNINAL DR, STE 202, VERO BEACH, FL 32963  
 TRAILS END SUBDIVISION INC, 1934 44TH AVE, VERO BEACH, FL 32966  
 GEORGE G COLLINS, JR ESQ, COLLINS BROWN & CALDWELL CHTD, 756 BEACHLAND BLVD, VERO BEACH, FL 32963  
 TRAILS END SUBDIVISION INC, 1646 25TH AVE, VERO BEACH, FL 32960  
 WILLIAM L MOORE, 2672 19TH ST, VERO BEACH, FL 32960  
 JULIE FISHER MOORE, 2672 19TH ST, VERO BEACH, FL 32960  
 DARRELL FENNELL, 979 BEACHLAND BLVD, VERO BEACH, FL 32963  
 UNIVERSAL LAND TITLE INC, 3055 CARNINAL DR #304, VERO BEACH, FL 32963  
 TIM LAUDERMILK, 330 13TH ST SW, VERO BEACH, FL 32962  
 SHERYL LAUDERMILK, 330 13TH ST SW, VERO BEACH, FL 32962  
 FIRST AMERICAN TITLE INS CO, 2001 9TH AVE, STE 108, VERO BEACH, FL 32960  
 WACHOVIA BANK, NA RETAIL CREDIT SERVICING, PO BOX 50010, ROANOKE, VA 24022  
 TIM LAUDERMILK A/K/A JOHN TIMOTHY LAUDERMILK, 2275 55TH AVE SW, VERO BEACH, FL 32968  
 SHERYL LAUDERMILK, 2275 55TH AVE SW, VERO BEACH, FL 32968  
 WACHOVIA BANK, NA, 301 COLLEGE ST, VA 0343, CHARLOTTE, NC 28288-0343  
 ADAM C LINKHORST, ESQ, LINKHORST & HOCKIN, PA, 4495 MILITARY TRAIL, STE 106, JUPITER, FL 33458  
 ADAM C LINKHORST, TRAILS END PROPERTY OWNERS ASSN INC, 5615 23RD ST SW, VERO BEACH, FL 32968  
 WELLS FARGO BANK NA, HOME EQUITY LSC-FINAL DOCS, PO BOX 31557 MAC B6955-016, BILLINGS, MT 59107  
 WACHOVIA BANK NA A/K/A WELLS FARGO BANK NA, NO ADDRESS ON TC CERT.  
 WELLS FARGO BANK NA FORECLOSURE DEPT, 18700 NW WALKER RD#92, BEAVERTON, OR 97006  
 TIM LAUDERMILK, 2275 55TH AVE SW, VERO BEACH, FL 32962  
 SHERYL LAUDERMILK, 2275 55TH AVE SW, VERO BEACH, FL 32962  
 WILLIAM E LAUDERMILK, 2275 55TH AVE SW, VERO BEACH, FL 32962  
 ELLEN B LAUDERMILK, 2275 55TH AVE SW, VERO BEACH, FL 32962

WITNESS MY HAND OFFICIALLY AND THE SEAL OF MY OFFICE AT THE COURTHOUSE IN  
VERO BEACH, FLORIDA THIS 26th DAY OF JANUARY 2015.



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	2666710	12/23/2014	TAX DEED	2012-3530
CLERK OF THE CIRCUIT COURT		12/30/2014		
CLERK OF THE CIRCUIT COURT		1/6/2015		
CLERK OF THE CIRCUIT COURT		1/13/2015		

**NEWSPAPER E-Sheet®  
LEGAL NOTICE  
ATTACHED**

\*\*\*\*\*

**DO NOT  
SEPARATE PAGES**

Sworn to and subscribed before me this day of, January 13, 2015, by

Sherri Cipriani, who is

[X] personally known to me or

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

Sandra Coldren  
Sandra Coldren

Notary Public

SEAL



**ORIGINAL**



SCIPPS TRAILER COASTAL WARDENS

**CLEAN HOUSE  
AND CLEAN UP!**  
No longer want  
items through  
TREASURE COAST  
CLASSIFIED

**CLEAN HOUSE  
AND CLEAN UP!**  
No longer want  
items through  
TREASURE COAST  
CLASSIFIED

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cessible  
an ever.



DM  
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