

Tax Deed File No. 2016-0066TD  
Property Identification No. 31381200004490000056.0

# TAX DEED

State of Florida  
County Of Indian River

The following Tax Sale Certificate Numbered 2009-0461 issued on 05/29/2009 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 14th day of March, 2017, offered for sale as required by law for cash to the highest bidder and was sold to:

AA CENTRAL FLORIDA HOLDINGS, LLC

**ADDRESS:**

225 S WESTMONTE DRIVE #2040  
ALTAMONTE SPRINGS, FL 32714

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

NOW, on the 14th day of March, 2017, in the County of Indian River, State of Florida, in consideration of the sum of \$13,300.00 (Thirteen thousand three 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:  
SEBASTIAN HIGHLANDS SUB UNIT 12 BLK 490 LOT 56 PBI 7-57

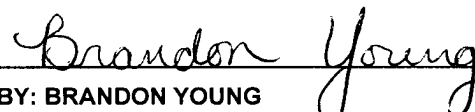
Original Owners of Record:

INDIAN RIVER INVESTMENTS OF CENTRAL FLORIDA INC.

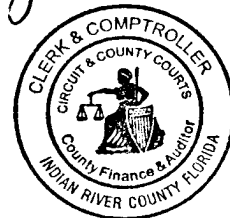
Witness:

JEFFREY R. SMITH, CLERK OF CIRCUIT COURT

  
\_\_\_\_\_  
DONNA BROOKS

  
\_\_\_\_\_  
BY: BRANDON YOUNG  
Deputy Clerk  
Indian River, Florida

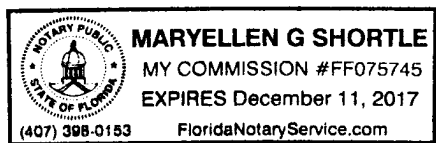
  
\_\_\_\_\_  
YVONNE OWENS

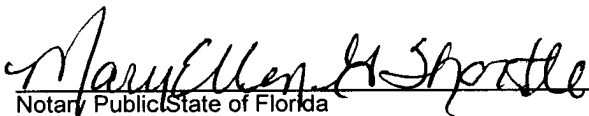


State of Florida  
County Of Indian River

On the 17th day of March 2017, before me personally appeared BRANDON YOUNG, 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.



  
\_\_\_\_\_  
Notary Public State of Florida  
**MARYELLEN SHORTLE**  
Notary Name Typed / Printed

Prepared by: BRANDON YOUNG, Deputy Clerk, P.O. Box 1028, Vero Beach, FL 32961



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 ..... 2016-0066TD  
 TAX CERTIFICATE NO..... 2009-0461  
 ISSUED ON ..... 05/29/2009  
 CERTIFICATE HOLDER ... CB INTERNATIONAL INVESTMENTS DEPT 2500  
 SALE DATE ..... March 14, 2017 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 8th DAY OF FEBRUARY, 2017.

INDIAN RIVER INVESTMENTS OF CENTRAL FLORIDA INC., 989 SEBASTIAN BLVD #1, SEBASTIAN, FL 32958  
 HENRY SEIDLER, NO ADDRESS ON TC CERT.  
 GREGORY R GOLIEN, 598 FUTCH WAY, SEBASTIAN, FL 32958  
 IRMA E GOLIEN, 598 FUTCH WAY, SEBASTIAN, FL 32958  
 ABSTRACT & TITLE CORP OF FLORIDA, PO BOX NOT LEGIBLE, VERO BEACH, FL  
 MATILDA HOLIDAY, 13757 NE 3RD CT APT 107-A, N MIAMI, FL 33161  
 SECURITY TITLE OF BREVARD INC, 855 MIRACLE MILE, VERO BEACH, FL  
 ALLIANCE TITLE OF THE EAST COAST, 705-E SEBASTIAN BLVD, SEBASTIAN, FL 32958  
 MATILDA HOLIDAY, 1819 SW 81ST AVE, DAVIE, FL 33324  
 JONATHAN W DANIELS, 2520 SW 30TH AVE, HALLANDALE, FL 33324  
 MICHAEL L DANIELS, 2520 SW 30TH AVE, HALLANDALE, FL 33324  
 SIMON B DANIELS, 2520 SW 30TH AVE, HALLANDALE, FL 33324  
 JONATHAN L DANIELS, 2520 SW 30TH AVE, HALLANDALE, FL 33324  
 MICHAEL A VENAZIO MD, 8005 BAY STREET, SEBASTIAN, FL 32958  
 MICHAEL A VENAZIO MD, 557 CROSS CREEK CIRCLE, SEBASTIAN, FL 32958  
 INDIAN RIVER INVESTMENTS OF CENTRAL FLORIDA INC, 705-B SEBIASTIAN BLVD, SEBASTIAN, FL 32958  
 ALLIANCE TITLE, 705-E SEBASTIAN BLVD, SEBASTIAN, FL 32958  
 HARBOR FEDERAL SAVINGS BANK, PO BOX 2758, FORT PIERCE, FL 34954  
 PNC, NA SBM BY NATIONAL CITY SBM TO HARBOR FEDERAL SAVINGS BANK, NO ADDRESS ON TC CERT.  
 INDIAN RIVER INVESTMENTS OF CENTRAL FLORIDA INC, NO ADDRESS ON TC CERT.  
 J SCOTT SANDERS, NO ADDRESS ON TC CERT.  
 DUANE PANKRATZ, NO ADDRESS ON TC CERT.  
 DON A LYNN, PA, SHUTTS & BOWEN LLP, 200 E BROWARD BLVD SUITE 2100, FORT LAUDERDALE, FL 33301  
 INDIAN RIVER INVESTMENTS OF CENTRAL FLORIDA INC, 3355 OCEAN DRIVE, PO BOX 3345, VERO BEACH, FL 32963  
 DUANE PANKRATZ, 3355 OCEAN DRIVE, PO BOX 3345, VERO BEACH, FL 32963  
 PNC, NA S/B/M NATIONAL CITY S/B/M HARBOR FED'L S/B, 205 DATURA STREET, WEST PALM BEACH, FL 33401  
 JANET G MIDKIFF, NO ADDRESS ON TC CERT.  
 INDIAN RIVER INVESTMENTS OF CENTRAL FLORIDA INC, 4705 82ND AVE, VERO BEACH, FL 32966  
 J SCOTT SANDERS, 4705 82ND AVE, VERO BEACH, FL 32966  
 MARI PARSONS, ESQ, 1327 N CENTRAL AVE, SEBASTIAN, FL 32958  
 INDIAN RIVER INVESTMENTS OF CENTRAL FLORIDA INC, PO BOX 7813657, SEBASTIAN, FL 32978  
 J SCOTT SANDERS, 989 SEBASTIAN BLVD SUITE 1, SEBASTIAN, FL 32958  
 INDIAN RIVER INVESTMENTS OF CENTRAL FLORIDA INC, 313 SEBASTIAN BLVD, SEBASTIAN, FL 32958  
 INDIAN RIVER INVESTMENTS OF CENTRAL FLORIDA INC, PO BOX 781657, SEBASTIAN, FL 32978-1657  
 J SCOTT SANDERS, 3120 ANTHEM WAY, VERO BEACH, FL 32966

WITNESS MY HAND OFFICIALLY AND THE SEAL OF MY OFFICE AT THE COURTHOUSE IN  
VERO BEACH, FLORIDA THIS 14th DAY OF MARCH 2017.



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

BY Brandon Young  
DEPUTY CLERK

**Treasure Coast Newspapers | TCPALM**

Indian River Press Journal  
 1801 U.S. 1, Vero Beach, FL 32960  
**AFFIDAVIT OF PUBLICATION**

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

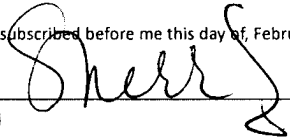
Before the undersigned authority personally appeared, Sherri Cipriani, who on oath says that she is Classified Inside Sales Manager of the Indian River Press Journal, a daily newspaper published at Vero Beach in Indian River County, Florida: that the attached copy of advertisement was published in the 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.

Customer	Ad Number	Copyline	PO #
436379 - CLERK OF THE CIRCUIT COURT	1462692	Tax Deed: 2016-0066TD	2016-0066

Pub Dates

February 7, 2017  
 February 14, 2017  
 February 21, 2017  
 February 28, 2017

Sworn to and subscribed before me this day of, February 27, 2017, by



\_\_\_\_\_ who is

Sherri Cipriani

(X) personally known to me or

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

*Sandra Coldren*  
 \_\_\_\_\_

Sandra Coldren

Notary Public

