

Tax Deed File No. 2024-0008TD
Property Identification No. 33391700004000200004.0

TAX DEED

State of Florida
County Of Indian River

The following Tax Sale Certificate Numbered 2022-1834 issued on 06/01/2022 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 9th day of July, 2024, offered for sale as required by law for cash to the highest bidder and was sold to:
COCOI LLC

ADDRESS:
1201 N FEDERAL HWY STE 2A-4871
FORT LAUDERDALE, FL 33304


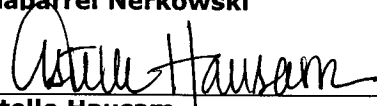
being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

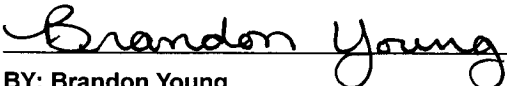
NOW, on the 9th day of July, 2024, in the County of Indian River, State of Florida, in consideration of the sum of \$38,100.00 (Thirty-eight thousand one hundred dollars only) being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:
PINE TREE PARK UNIT NO 3 BLK B LOT 4 PBI 3-50

Original Owners of Record:
ABRAZO HOLDINGS LLC

Witness:

RYAN L. BUTLER, CLERK OF CIRCUIT COURT


Chaparfel Nerkowski

Estelle Hausam


BY: Brandon Young
Deputy Clerk
Indian River, Florida

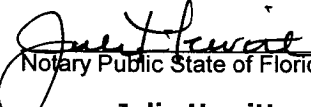


State of Florida
County Of Indian River

On the 11th day of July 2024, 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.



Julie Anne Hewitt
Notary Public
State of Florida
Comm# HH077966
Expires 1/6/2025


Notary Public State of Florida
Julie Hewitt
Notary Name Typed / Printed

Prepared by: Brandon Young , Deputy Clerk, P.O. Box 1028, Vero Beach, FL 32961



Ryan L. Butler
 Indian River County
 Clerk of the Circuit Court and Comptroller
 2000 16th Avenue
 Vero Beach, FL 32960
 (772) 226-3100

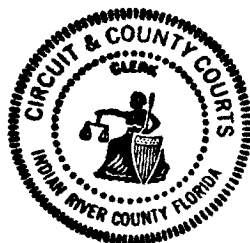
CERTIFICATE OF MAILING

FILE NUMBER 2024-0008TD
 TAX CERTIFICATE NO.... 2022-1834
 ISSUED ON 06/01/2022
 CERTIFICATE HOLDER... NEWLINE HOLDINGS LLC
 SALE DATE July 09, 2024 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 7th DAY OF JUNE, 2024.

ABRAZO HOLDINGS LLC, 1391 NW SAINT LUCIE WEST BLVD, STE 116, PORT SAINT LUCIE, FL 34986
 BENNY B. BLANTON, NO ADDRESS ON TC CERT.
 GLINDA S BLANTON, NO ADDRESS ON TC CERT.
 RONALD E PICARD, 6535 5TH PL, VERO BEACH, FL 32960
 JOYCE M PICARD, 6535 5TH PL, VERO BEACH, FL 32960
 INDIAN RIVER TITLE CORP., 860 20TH PL, STE 6, VERO BEACH, FL 32960
 DAVID A. CAIRNS, ESQUIRE, DAVID A CAIRNS. P.A., COURTHOUSE BOX 46
 JOYCE M PICARD, 6535 5TH PL, VERO BEACH, FL 32968
 LENDING SOURCE, LLC, 1849 GREY FALCON CIR. SW, VERO BEACH, FL 32962
 JOYCE M PICARD, 6535 5TH PL, VERO BEACH, FL 32968
 EST OF RONALD E PICARD, 6535 5TH PL, VERO BEACH, FL 32968
 STEWART TITLE OF INDIAN RIVER, COURT HOUSE BOX 70
 STEWART TITLE OF INDIAN RIVER, 333 17TH ST, VERO BEACH, FL 32960
 KENNETH DAWES, 6535 5TH PL, VERO BEACH, FL 32960
 JOSEPH CHAVEZ, 1849 GREY FALCON CIR SW, VERO BEACH, FL 32962
 GIANNELL TITLE, LLC, 800 SILKS RUN, STE 2330, HALLANDALE BEACH, FL 33009
 MERIDIAN TRUST, LLC, 800 SILKS RUN, STE 2330, HALLANDALE BEACH, FL 33009
 JOSEPH S GIANNELL, ESQ., PEYTON BOLIN, PL, 3343 W. COMMERCIAL BLVD, STE100, FT. LAUDERDALE, FL 33309
 PRIGATE CAPITAL, LLC, 720 NORTH 10TH ST, #A-170, RENTON, WA 98057
 ABRAZO HOLDINGS, LLC, 6535 5TH PL, VERO BEACH, FL 32968
 LILY NG, 10612 RUSTIC RD. S., SEATTLE, WA 9878-2648

WITNESS MY HAND OFFICIALLY AND THE SEAL OF MY OFFICE AT THE COURTHOUSE IN VERO BEACH, FLORIDA THIS 9th DAY OF JULY 2024.



RYAN L. BUTLER
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER
 OF INDIAN RIVER, FLORIDA

BY Brandon Young
 DEPUTY CLERK



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

IRC Clerk of the Circuit Court
IRC Clerk of the Circuit Court
2000 - 16th Avenue
Vero Beach Florida 32960

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

06/11/2024, 06/18/2024, 06/25/2024, 07/02/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/02/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$265.00

Tax Amount: \$0.00

Payment Cost: \$265.00

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Customer No: 1125341

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PO #: 2024 0011TD

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC 2022, holder of the following Certificate has filed said Tax Certificate for a Tax Deed to be issued thereon. The Certificate Number, the description of property and Name(s) in which it is assessed are as follows:

Certificate Number:
2022 1276
File Number:
2024 0011TD
Description of Property:
600 BEACH ROAD BLDG N APT 232
OR BK 406 PP 2
Property Address:
600 BEACH RD 232
INDIAN RIVER SHORES, FL 32963
Assessed To:
ERIK BENISCH

All of the above property is located in Indian River County, State of Florida.

Unless such certificate or certificates shall be redeemed according to Law, the Property described in such certificate or certificates will be sold to the Highest Bidder online at:

www.indian-river-realtor.com
on the 16th day of July, 2024 at 11:00 AM or any subsequently scheduled sale date.

Dated: June 07, 2024

Brandon Young Deputy Clerk
For RYAN L. BUTLER
Clerk of the Circuit Court and Comptroller
Indian River County, Florida

WARNING

There are unpaid taxes on property which you own, in which you have a legal interest, or is contiguous to your property. The property will be sold at public auction on 07/16/2024 unless back taxes are paid to the Tax Collector of Indian River County. Payment must be in the form of cash, cashier's check or money order made payable to the Indian River County Tax Collector. For questions concerning taxes, you may call the Tax Collector at (772) 226 1354. To receive further information regarding the scheduled auction contact the Indian River County Clerk of the Circuit Court, Recording/Tax Deed Department at (772) 226 3173.

: NOTICE TO PERSONS WITH DISABILITIES :

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 250 NW Country Club Drive Suite 217, Port St. Lucie, FL 34986, 772 807 4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

TCN10267787 6/11, 6/18, 6/25, 7/2/2024

