

Prepared by Nikolaus Kocifogaz 101519 Judicial Process
700 S. Park Ave Titusville, FL 32780
SAMUEL DAWKINS
1537 WACKER AVE SE

SHERIFF'S DEED

PALM BAY, FL 32909

THIS INDENTURE, made this 19th day of December, in the year of our Lord Two Thousand and twenty-three, between WAYNE IVEY, Sheriff of Brevard County, State of Florida (hereinafter referred to as the party of the first part) and Samuel Dawkins as Trustee of the Samuel Dawkins Inter Vivos Declaration of Trust dated December 11, 2023 and (hereinafter referred to as the party of the second part) whose permanent address is 1537 Wacker Ave SE, Palm Bay, FL 32909, County of Brevard, State of Florida.

WHEREAS, by virtue of a certain WRIT OF EXECUTION issued out of and under the seal of the Circuit Court in and for BREVARD County, Florida, dated the 18th day of August A.D. 2022, in the suit of SAMUEL DAWKINS (Plaintiff) vs. DEBORAH RASPA, AN INDIVIDUAL, A/K/A DEBORAH H RASPA A/K/A DEBORAH ANN HELEN RASPA A/K/A DEBBIE RASPA, EMERALD PROPERTY VENTURES, LLC, A FOR-PROFIT FLORIDA LIMITED LIABILITY COMPANY, PHOENIX PRINCIPLES, LLC, A FOR-PROFIT FLORIDA LIMITED LIABILITY COMPANY (Defendant), directed and delivered to said Sheriff, commanding him that the goods, chattels, lands and tenements of said Defendant, he cause to made certain monies in said execution specified, the said Sheriff did levy on and seize all the estate, right, title, and interest which the said defendant had of, in and to the real property hereinafter described and on 19th day of December A.D. 2023, being a legal sale day, sold the below described property at public auction 700 S Park Ave, in the City of Titusville, in said State and County, having first given public notice of the time and place of such sale by advertising said property for sale in the manner and form as required by the statute in such cases made and provided in Trader Jakes, an official newspaper published in said City of Indialantic, in said County, for thirty days next proceeding said day of sale; and that as such sale the said property was struck off to the said party of second part for a credit bid in the sum of Sixteen Thousand Five Hundred Dollars and Zero Cents, no cash changed hands, as he being the highest bidder therefore and that being the highest sum bid for the same.

NOW THIS INDENTURE WITNESSETH, that the said party of the first part, as Sheriff as aforesaid, by virtue of the said execution, and in pursuance of the statute in such cases made and provided, and in consideration of the sum of money so bid as aforesaid, and in hand paid to the said part of the first part by the said party of the second part, at and before the sealing and delivery of these presents, the receipt of whereof is hereby acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell and convey unto the said , the said party of the second part, all the estate, right title and interest, which the said defendant had on the 19th day of December, A.D. 2023 or at any time afterwards of, in and to all that certain real property in the County of Brevard, Florida, known and described as follows:

918 ULSTER AVE SE PALM BAY, FL 32909 - LOT 18 BLOCK 697 PORT MALABAR UNIT FIFTEEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15 PAGES 72 THROUGH 79 INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

TO HAVE AND TO HOLD said described real property unto said party of the second part, its successors and assigns forever as fully and absolutely as the said party of the first part, as Sheriff as aforesaid can or should convey by virtue of said execution and the laws relating thereto.

Signed in the presence of:

Suzie Acosta

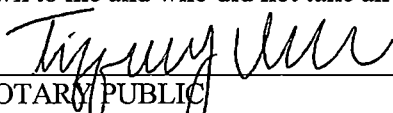
Jimmy Fielding

Deputy Sheriff Vincent Marino Vitani ID 0310 of Brevard County

Sheriff Wayne Ivy
700 S. Park Ave
Titusville, Florida 32780

STATE OF FLORIDA
COUNTY OF BREVARD

This foregoing instrument was acknowledged before me this 19th day of December, 2023, by Deputy Sheriff Vincent Marino Vitani ID 0310 of Brevard County, who is personally known to me and who did not take an oath.



NOTARY PUBLIC
STATE OF FLORIDA

Prepared by: NIKOLAS RODRIGUEZ ID 1319, Civil Department

