



In W

unto set grantor's hand and seal the day and year first above written.

Sig

resence:

Leo mata Anthony Price [Seal]
Anthony Price

Witness

Name:

Leo mata
1005 S. 8th St.

Witness

Address:

Ft. Pierce FL 34950

[Signature]

Witness

Name:

Rosa Barajas

1010 S. 9th St.

Witness

Address:

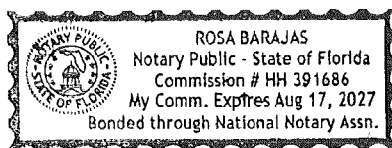
Ft. Pierce FL 34950

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of MARCH 2025 by **Anthony Price** ☐ who is personally known to me or ☒ has produced a FL Driver License as identification.
physical presence

[Notary Seal]



Notary Public

[Signature]
Rosa Barajas,
Notary Public

Printed Name:

Rosa Barajas,
Notary Public

My Commission Expires: 8-17-2027

Prepared by and return to:

Nestor Rodriguez
Nestvestors FL LLC
9703 S. Dixie Hwy, Suite 7
Pinecrest, FL 33156
(855) 508-9989

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24th day of March, 2025 **between Bernard Jethroe, a married man, whose post office address is 6632 NW Cloverdale Ave, Port Saint Lucie, FL 34987, grantor, and Nestvestors FL LLC, a Florida limited liability company, whose post office address is 9703 South Dixie Highway, Suite 7, Pinecrest, FL 33156, grantee:**

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

Lots 15 and 16, Block 9, Sunland Gardens to Fort Pierce, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 47, of the Public Records of St. Lucie County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: **6632 NW Cloverdale Ave, Port Saint Lucie, FL 34987**

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Leo Mata Bernard Jethroe [Seal]
Bernard Jethroe

Witness
Name: Leo Mata
1005 S. 8th St.
Witness
Address: Ft. Pierce FL 34950

[Signature]

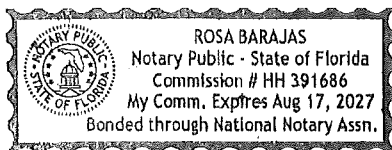
Witness
Name: Rosa Barajas
1010 S. 9th St.
Witness
Address: Ft. Pierce FL 34950

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of March 2025 by **Bernard Jethroe** ☐ who is personally known to me or ☒ has produced a FL Driver License as identification.
~~physical presence~~

[Notary Seal]



Printed Name: Rosa Barajas,
Notary Public

[Signature]
Notary Public **Rosa Barajas,**
Notary Public

My Commission Expires: 8-17-2027

Prepared by and return to:
Nestor Rodriguez
Nestvestors FL LLC
9703 S. Dixie Hwy, Suite 7
Pinecrest, FL 33156
(855) 508-9989

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24 day of MARCH, 2025 between **James A. Croackham Jr,** a single man, whose post office address is **4002 Avenue Q, Fort Pierce, FL 34947-5629**, grantor, and **Nestvestors FL LLC, a Florida limited liability company**, whose post office address is **9703 South Dixie Highway, Suite 7, Pinecrest, FL 33156**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

Lots 15 and 16, less the South 10 feet, Block 9, SUNLAND GARDENS, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 32, of the Public Records of St. Lucie County, Florida..

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Leo Mata James A. Crockam Jr [Seal]
James A. Crockam Jr

Witness

Name:

Leo Mata

1005 S. 8th ST.

Witness

Address:

Ft. Pierce FL 34950

[Signature]

Witness

Rosa Barajas

Name:

1010 S. 9th ST.

Witness

Address:

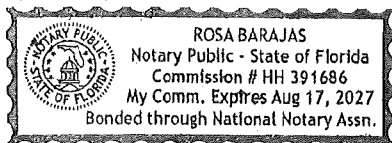
Ft. Pierce FL 34950

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of March 2025 by **James A. Crockam Jr**, ☐ who is personally known to me or ☒ has produced a FL Driver License as identification.
physical presence

[Notary Seal]



Notary Public

[Signature]
Rosa Barajas,
Notary Public

Printed Name:

Rosa Barajas,
Notary Public

My Commission Expires: 8-17-2027

Prepared by and return to:

Nestor Rodriguez
Nestvestors FL LLC
9703 S. Dixie Hwy, Suite 7
Pinecrest, FL 33156
(855) 508-9989

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24th day of March, 2025 **between Kenneth Vickers, a married man, whose post office address is 46 Bridle Wood Dr, Palmyra, VA 22963, grantor, and Nestvestors FL LLC, a Florida limited liability company, whose post office address is 9703 South Dixie Highway, Suite 7, Pinecrest, FL 33156, grantee:**

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

Lots 15 and 16, less the South 10 feet, Block 9, SUNLAND GARDENS, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 32, of the Public Records of St. Lucie County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: **46 Bridle Wood Dr, Palmyra, VA 22963**

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tia Lewis Dawson Kenneth Vickers [Seal]
Kenneth Vickers

Witness

Name: Tia Lewis Dawson

Witness

Address: 111-2B Allied St. Charlottesville, VA 22903

Gregory Dawson

Witness

Name: Gregory Dawson

Witness

Address: 1414 Rocky Rd. Ch. ville Va. 22901

STATE OF FLORIDA Virginia

COUNTY OF Fluvanna

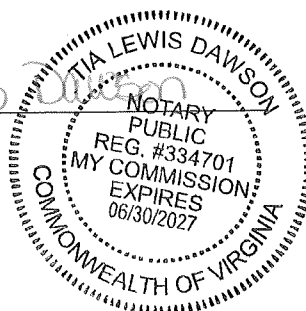
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of March by **Kenneth Vickers**, ☐ who is personally known to me or ☒ has produced a Virginia Drivers License as identification.

Tia Lewis Dawson

[Notary Seal]

Notary Public

Printed Name: Tia Lewis Dawson



My Commission Expires: 4/30/2027



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
NESTVESTORS FL LLC

Filing Information

Document Number L24000518295
FEI/EIN Number NONE
Date Filed 12/13/2024
Effective Date 12/13/2024
State FL
Status ACTIVE

Principal Address

9703 S DIXIE HWY
STE 7
MIAMI, FL 33156

Mailing Address

9703 S DIXIE HWY
STE 7
MIAMI, FL 33156

Registered Agent Name & Address

RODRIGUEZ, NESTOR D
9703 S DIXIE HWY
STE 7
MIAMI, FL 33156

Authorized Person(s) Detail

Name & Address

Title MGR

NESTVESTORS LLC, A DELAWARE LLC
9703 S DIXIE HWY STE 7
MIAMI, FL 33156

Title MGR

SAVERINO TECHNOLOGIES LLC
400 NE 3RD AVE, APT 3602
FORT LAUDERDALE, FL 33301

Annual Reports

No Annual Reports Filed

Document Images

<u>12/13/2024 -- Florida Limited Liability</u>	View image in PDF format
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Property Identification

Site Address: 4002 AVENUE Q	Parcel ID: 2405-601-0177-000-5	Account #: 18498	Sec/Town/Range: 05/35S/40E
Use Type: 0100	Jurisdiction: Saint Lucie County	Map ID: 24/05N	Zoning: RS-4 Count

Ownership

James A Crockam Jr
Kenneth Vickers
Anthony Price
4002 Avenue Q
Fort Pierce, FL 34947-5629

Legal Description

SUNLAND GARDENS BLK 9 LOTS 15 AND 16-LESS S 10 FT-
(0.36 AC)

Current Values

Just/Market:	\$159,200	Assessed:	\$100,490
Exemptions:	\$0	Taxable:	\$100,490

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$159,200	\$100,490	\$0	\$100,490
2023	\$151,500	\$91,355	\$0	\$91,355
2022	\$107,800	\$83,050	\$0	\$83,050

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-14-2025	5258 / 2859	0111	ORDSADM	Price-Jackson (EST) Caroline	\$0
01-14-2025	5258 / 2854	0111	ORDHOM	Jethroe Bernard	\$0
01-14-2025	5258 / 2854	0111	ORDHOM	Price Anthony	\$0

Primary Building Information

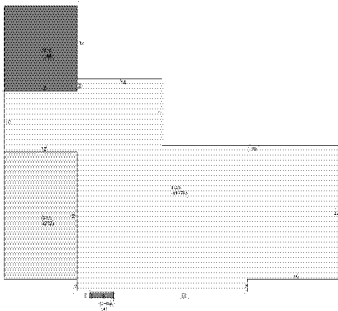
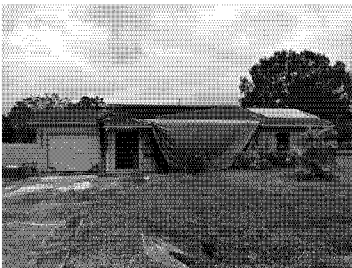
Finished Area of this building: 1,276 SF
Gross Sketched Area: 1,700 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: SFF
Year Built: 1953	Frame:	Grade: SFF-Avg	Effective Year: 1970
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet



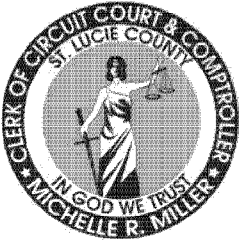
Total Areas

Finished/Under Air (SF):	1,276
Gross Sketched Area (SF):	1,700
Land Size (acres):	0.36
Land Size (SF):	15,681.6
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1953
UTILITY AVG	1	140	2006

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.



Michelle R. Miller
Clerk & Comptroller
St. Lucie County, Florida

Tax Deed/Official Records
201 S Indian River Drive, 4th Floor
Fort Pierce, Florida 34950
(772) 462-6926
MAILING ADDRESS: 201 S Indian River Drive, 4th Floor, Fort Pierce, FL 34950

KEYS FUNDING LLC - 9022
PO BOX 71540
PHILADELPHIA, PA 19176-1540

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed File No.: 24-140

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 9022 the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2022/1096

Year of Issuance: 2022

Address:

4002 AVENUE Q, SLC

Property Description:

SUNLAND GARDENS BLK 9 LOTS 15 AND 16-LESS S 10 FT- (0.36 AC)

Parcel ID: 2405-601-0177-000/5

Name(s) in Which Assessed:

CAROLINE PRICE-JACKSON (EST) / CAROLYN PRICE-JACKSON

Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 5th of May, 2025 or any subsequently scheduled sale date at <https://stlucie.realforeclose.com> at 8:00 A.M.

WARNING

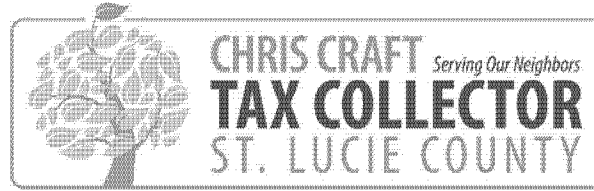
THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 05/05/2025 UNLESS THE BACK TAXES ARE PAID. TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT AT (772) 462-6926.

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions, please contact the Tax Collector (772) 462-1650.

Date this 6th day of February, 2025

Sharon Mangalsingh
SHARON MANGALSINGH, Deputy Clerk
Clerk & Comptroller, St. Lucie County

PUBLISH DATES Mar 31, 2025, Apr 07, 2025, Apr 14, 2025, Apr 21, 2025,



TAX DEED APPLICATION COVER LETTER

Account #: 2405-601-0177-000/5

Tax Deed #: 2024-0140

Situs Address: 4002 AVENUE Q

Legal Description: SUNLAND GARDENS BLK 9 LOTS 15 AND 16-LESS S 10 FT- (0.36 AC)

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C.:

Tax Deed Applicant

KEYS FUNDING LLC - 9022
PO BOX 71540
PHILADELPHIA, PA 19176-1540

Owner on Current Tax Roll

Caroline Price-Jackson (EST)
4002 Avenue Q
Fort Pierce, FL 34947-5629

Billing Address on Current Tax Roll

N/A

Additional Parties, Per Search

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2007 SECURITIZED ASSET- BACKED RECEIVABLES LLC TRUST 2007-BR2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR2 C/O SHAPIRO & FISHMAN, LLP 2424 NORTH FEDERAL HIGHWAY, SUITE 360 BOCA RATON, FL 33431	Mortgage Holder
MIDLAND FUNDING LLC ASSIGNEE OF CITIBANK, N.A./THANKYOU PREFERRED 2365 NORTHSIDE DRIVE, STE 300 SAN DIEGO, CA 92108	Lien Holder
PORTFOLIO RECOVERY ASSOCIATES, LLC 120 CORPORATE BLVD NORFOLK, VA 23502	Lien Holder
ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS ATTN: COUNTY ATTY 2300 VIRGINIA AVE FT. PIERCE, FL 34982	Lien Holder
EARL S GARDNER, REGISTERED AGENT O/B/O SUNLAND GARDEN PROPERTY OWNERS ASSOCIATION, INC. 1701 N. 35TH STREET FORT PIERCE, FL 34947	Other Party
SUNLAND GARDEN PROPERTY OWNERS ASSOCIATION, INC. P.O. BOX 1473 FORT PIERCE, FL 34954-1473	Other Party
CAROLYN PRICE-JACKSON 4002 AVENUE Q FORT PIERCE, FL 34947	Title Holder

Certified By:

Chris Craft, St. Lucie Tax Collector

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number:
2024-0140

To: Tax Collector of ST. LUCIE COUNTY, Florida

I,
KEYS FUNDING LLC - 9022
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
2405-601-0177-000/5	2022/1096	06-01-2022	SUNLAND GARDENS BLK 9 LOTS 15 AND 16-LESS S 10 FT- (0.36 AC)

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

Applicant's signature

04-22-2024
Application Date

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for St Lucie County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
2405-601-0177-000-5	18498	4002 AVENUE Q SAINT LUCIE COUNTY

Legal Description

SUNLAND GARDENS BLK 9 LOTS 15 AND 16-LESS S 10 FT- (0.36 AC)

Other Parcel Info

Certificate #	Homestead	Mobile Home	Bankruptcy	Post Situs
2022 - 1096	No	No	No	Yes

Owner of Record on Current Tax Roll

Caroline Price-Jackson (EST)

Billing Name & Address

4002 Avenue Q
Fort Pierce FL 34947-5629

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 09/10/2024 **Search covers** **20 years** **through:** 09/06/2024

Paul Evans
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record

CAROLYN PRICE-JACKSON
4002 AVENUE Q
FORT PIERCE FL 34947

Document

Order on Petition
for Summary
Administration
Bk:4502 Pg:1340

Examiner Comments

Carolyn Price-Jackson a/k/a
Caroline Price-Jackson

Related Documents (for Reference)

Warranty Deed
Bk:777 Pg:2466

MORTGAGE HOLDER

Name & Address of Record

DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE UNDER POOLING AND SERVICING
AGREEMENT DATED AS OF APRIL 1, 2007
SECURITIZED ASSET-BACKED RECEIVABLES
LLC TRUST 2007-BR2 MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2007-BR2
C/O SHAPIRO & FISHMAN, LLP
2424 NORTH FEDERAL HIGHWAY, SUITE 360
BOCA RATON FL 33431

Document

Assignment of
Mortgage
Bk:3148 Pg:1534

Examiner Comments

No Sunbiz record found.

Related Documents (for Reference)

Mortgage
Bk:2736 Pg:851

LIEN HOLDER

Name & Address of Record

PORTFOLIO RECOVERY ASSOCIATES, LLC
120 CORPORATE BLVD
NORFOLK VA 23502

ST. LUCIE COUNTY
BOARD OF COUNTY COMMISSIONERS
ATTN: COUNTY ATTY
2300 VIRGINIA AVE
FT. PIERCE FL 34982

Document

Judgment
Bk:4184 Pg:761

Order
Bk:4345 Pg:996

Examiner Comments

Name & Address of Record

MIDLAND FUNDING LLC ASSIGNEE OF
CITIBANK, N.A./THANKYOU PREFERRED
2365 NORTHSIDE DRIVE, STE 300
SAN DIEGO CA 92108

Document

Judgment
Bk:4806 Pg:130

Examiner Comments**Related Documents (for Reference)**

None found.

OTHER PARTIES**Name & Address of Record**

SUNLAND GARDEN PROPERTY OWNERS
ASSOCIATION, INC.
P.O. BOX 1473
FORT PIERCE FL 34954-1473

Document

Sunbiz HOA

Examiner Comments

EARL S GARDNER, REGISTERED AGENT
O/B/O SUNLAND GARDEN PROPERTY OWNERS
ASSOCIATION, INC.
1701 N. 35TH STREET
FORT PIERCE FL 34947

Sunbiz HOA

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

Filing # 116039018 E-Filed 11/03/2020 10:08:53 AM

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT
IN AND FOR ST LUCIE COUNTY, FLORIDA

IN RE:

INEZ PRICE WILSON,
Deceased.

CASE NO: 2020CP001220
DIVISION: PROBATE

ORDER ON
PETITION FOR SUMMARY ADMINISTRATION
(Single Petitioner-Intestate)

On the Petition for Summary Administration of the estate of Inez Price Wilson, deceased, it is

ORDERED that:

1). There be immediate distribution of the assess of the decedent, subject to this Summary Administration, as follows:

<u>ASSET</u>	<u>VALUE OF ASSET</u>
1). Homestead 4002 Avenue Q Fort Pierce, FL 34947 Parcel ID No: 2405-601-0177-000-5	\$57,100

Legal Description: **SUNLAND GARDENS BLK 9 LOTS 15 AND 16-LESS S 10 FT-(0.36 AC) (OR 777-2466)**

To: **Carolyn Price-Jackson, Share--- 100%**

ORDERED FURTHER, that the above-listed beneficiary shall be entitled to receive and collect the shares of the estate distributed to her and to maintain actions to enforce her rights to the property; and that those holding the property of the decedent, including those in whose name decedent's securities (if any) are registered, are hereby authorized to transfer and turn over such property to the beneficiary without accountability to anyone else for the property.

ORDERED at St. Lucie County, Florida.

9:56 am, Nov 03 2020



Circuit Court Judge

cc: Carolyn Price-Jackson, 4002 Avenue Q, Fort Pierce, FL 34947

91-12-29

Return to: (enclose self-addressed stamped envelope)

Name: STEWART TITLE OF ST. LUCIE COUNTY
COURTHOUSE BOX 52

Address: 1165048

This instrument Prepared by: Teresa L. Pauley
STEWART TITLE OF ST. LUCIE COUNTY
Address: 2222 Colonial Rd., Suite 101
Fort Pierce, Fl. 34950Property Appraisers Parcel Identification (Folio) Number(s):
2405-601-0177-000/5 & 2405-601-0178-000/2.
Grantee(s) S.S. #(s):WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Rec Fee \$ 6.00 DOUGLAS DIXON
Doc Assump \$ St. Lucie County
Doc Tax \$ 360.00 Clerk Circuit Court
Int Tax \$ By: LL
Total \$ 366.00 Deputy Clerk

Continents Paper & Printing Co., Inc. 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 27th., day of February
DARRELL JAVIN DRUMMOND and NADINE BENJAMIN DRUMMOND, his wife
hereinafter called the grantor, to
INEZ PRICE WILSON, an unmarried person
whose post office address is 4002 Avenue Q, Fort Pierce, Fl. 34947

A.D. 19 92 by

92 FEB 28 AM 11:31
1165048FILED IN RECORDS
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie
County, State of Florida, viz:

Lots 15 and 16, LESS the South 10 feet thereof, Block 9, SUNLAND
GARDENS, according to the Plat thereof, as recorded in Plat Book
8, page 32, Public Records of St. Lucie County, Florida.

SUBJECT TO: Restrictions, Reservations and Easements of Record.

Together. with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee
simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the
title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land
is free of all encumbrances, except taxes accruing subsequent to December 31, 1991.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in the presence of:

Teresa L. Pauley
Signature
Printed Signature

Signature
Printed Signature

Susan R. Register
Signature
Printed Signature

Signature
Printed Signature

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared DARRELL JAVIN DRUMMOND and NADINE BENJAMIN DRUMMOND, who has
produced drivers licenses as identification and who has taken an oath
who executed the foregoing instrument and who acknowledged before me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 27th day of February, A.D. 19 92

SEAL

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 8, 1992
BONDED THRU GENERAL INS. UND.

DARRELL JAVIN DRUMMOND
Signature
Printed Signature
P.O. Box 1435, Ft. Pierce, FL

NADINE BENJAMIN DRUMMOND
Signature
Printed Signature
P.O. Box 1435, Ft. Pierce, FL 34954

Teresa L. Pauley
Signature
Printed Signature
My Commission Expires

PRO777 PAGE 2466

19.5-0
Prepared by and return to:
Shapiro & Fishman, LLP
2424 North Federal Highway, Suite 360
Boca Raton, Florida 33431
S&F No.: 09-155909

This area above this line is for the use of recording official

ASSIGNMENT OF MORTGAGE

Mortgage Electronic Registration Systems, Inc. solely as nominee for Home123 Corporation, ("Assignor"), C/O Shapiro & Fishman, LLP, 2424 North Federal Highway, Suite 360, Boca Raton, Florida 33431, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, transfer and set over unto **Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2007 Securitized Asset-Backed Receivables LLC Trust 2007-BR2 Mortgage Pass-Through Certificates, Series 2007-BR2**, ("Assignee"), C/O Shapiro & Fishman, LLP, 2424 North Federal Highway, Suite 360, Boca Raton, Florida 33431, the following described Mortgage(s) recorded in the Public Records of Saint Lucie County, State of Florida, together with the note of obligation described in said Mortgage(s), and the money due and to become, due thereon, with interest as therein provided, pursuant to section 701.02, Florida Statutes.

Date of Mortgage: December 8, 2006
Mortgage Recording Date: January 9, 2007
Clerk's File Number: 2007 2988508
Book Number: 2736
Page Number: 851

Legal Description:

LOT 15 AND 16, LESS THE SOUTH 10 FEET THEREOF, BLOCK 9, SUNLAND GARDENS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 32, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Original Mortgagors: Inez Price Wilson, an Unremarried Person

IN WITNESS WHEREOF, Assignor has caused these presents to be executed this
9 day of Nov, 2009.

Mortgage Electronic Registration Systems, Inc. solely as nominee for Home123
 Corporation Its Successors and Assigns

By: [Signature]
Joyce Nelson
 Assistant Secretary
 (CORPORATE SEAL)

By: [Signature]
Tonya Blechinger
 Assistant Secretary

STATE OF CALIFORNIA }
 COUNTY OF SACRAMENTO } SS.

On NOV 06 2009, before me, Eric S. Wood,
 Notary Public, personally appeared Joyce Nelson, who proved to
 me on the basis of satisfactory evidence by producing a valid state driver s license, to be
 the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged
 to me that he/she/they executed the same in his/her/their authorized capacity (ies) and
 that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf
 of which the person(s) acted, executed the instrument. Tonya Blechinger

I certify under PENALTY OF PERJURY under the laws of the State of California
 that the foregoing paragraph is true and correct.
 Witness my hand and official seal.

Notary signature [Signature] **Eric S. Wood**
6326085602
 S&F No.: 09-155909



Lender is a Corporation
organized and existing under the laws of California
Lender's address is 3351 Michelson Drive, Ste 400, Irvine, CA 92612

(E) "Note" means the promissory note signed by Borrower and dated December 8, 2006
The Note states that Borrower owes Lender ONE HUNDRED FORTY-THREE THOUSAND FIVE
HUNDRED AND 00/100 Dollars
(U.S. \$143,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic
Payments and to pay the debt in full not later than 01/01/2037

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the
Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges
due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following
Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,
non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other
charges that are imposed on Borrower or the Property by a condominium association, homeowners
association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by
check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic
instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit
or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller
machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse
transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid
by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i)
damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the
Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the
value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on,
the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the
Note, plus (ii) any amounts under Section 3 of this Security Instrument.