

IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT
OF FLORIDA JACKSONVILLE DIVISION

IN RE:

Chapter 11

CASE NO. 3:09-bk-07047-JAF

TAYLOR, BEAN, & WHITAKER
MORTGAGE GROUP,

Debtor.

NOTICE OF OPPORTUNITY TO OBJECT AND FOR HEARING

Pursuant to Local Rule 2002-4, the Court will consider this motion, objection, or other matter without further notice or hearing unless a party in interest files an objection with twenty-one (21) days from the date of service of this paper. If you object to the relief requested in this paper, you must file your objection with the Clerk of the Court at: 300 N. Hogan Street, Suite 3-350, Jacksonville, Florida, 32202, and serve a copy on the Movant's attorney, Philip L. Burnett, Esq., PO Box 2258, Ft. Myers, FL, 33902, and any other appropriate persons.

If you file and serve an objection within the time permitted, the Court will schedule a hearing and you will be notified. If you do not file an objection within the time permitted, the Court will consider that you do not oppose the granting of the relief requested in the paper, will proceed to consider the paper without further notice or hearing, and may grant the relief requested.

VERIFIED MOTION FOR RELIEF FROM STAY

Creditor, SHEPHERD PURSUITS, LLC, (hereinafter referred to as "Creditor"), by and through its undersigned attorneys, files this Verified Motion For Relief From Stay ("Motion") to permit it to clear the title to a parcel of real property that it purchased at a tax sale in Lee County, Florida and as grounds therefor would state as follows:

1. On or about January 6, 2011, Creditor filed an Action to Quiet Title against the Debtor and others ("Lawsuit"), in the Circuit Court of the Twentieth Judicial Circuit, Lee County, Florida. A true and correct copy of the Complaint is attached hereto and incorporated herein as Exhibit "A".

2. Unbeknownst to the Creditor, the Debtor filed a petition under Chapter 11 of the Bankruptcy Code on August 24, 2009.

3. The Creditor has taken no steps against the Debtor since it became aware of the Debtor's filing of its Chapter 11 Petition, which is the reason for the Creditor's filing of this Motion.

4. The subject Lawsuit is pending against the Debtor and numerous other parties in the Creditor's attempt to clear various clouds on the title of a parcel of real property located in Lee County, Florida that the Creditor purchased at a tax sale. The Legal Description of the property is:

Lots 39 and 40, Block 5103, Cape Coral, Unit 80, according to the plat thereof as recorded in Plat Book 22, Pages 140-159, inclusive, of the Public Records of Lee County, Florida

5. As a result of the tax sale and deed of the property to Creditor, the subject matter of the Complaint, the Debtor has no interest in the subject property or it is inferior to the rights of the Creditor.

6. The filing of the Bankruptcy Petition has stayed the Creditor from completing the Lawsuit, which Creditor is entitled to do,

7. Based upon the above, the Court should lift the automatic stay for the limited purpose allowing Creditor to complete the Lawsuit. The Creditor does not intend to nor will it seek an in personam judgment against the Debtor, it merely wants to clear the clouds on the title.

8. The property the subject matter of the Complaint is not necessary to an effective reorganization.

9. If a hearing on this matter is warranted, Counsel for the Creditor does not believe that it should take more than fifteen (15) minutes to hear this matter.

WHEREFORE the Creditor requests that this Court enter an Order modifying the automatic stay to permit it to complete its Lawsuit.

PHILIP L. BURNETT, P.A.
philburnett@embarqmail.com
Attorneys for Creditor
Post Office Box 2258
Fort Myers, FL 33902
(239) 334-1922
(239) 334-7799 fax

BY: /s/Philip L. Burnett, Esq.
PHILIP L. BURNETT
Florida Bar No. 125593

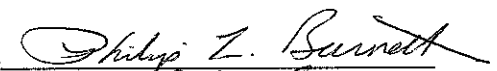
STATE OF FLORIDA
COUNTY OF LEE

I, JAMES SHEPHERD, the Manager of SHEPHERD PURSUITS, LLC, acknowledge that I have read the foregoing Verified Motion. I am familiar with the facts alleged therein which are true and correct.



JAMES SHEPHERD

The foregoing instrument was acknowledged before me this 16th day of June, 2011, by JAMES SHEPHERD, the Manager of SHEPHERD PURSUITS, LLC, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who did take and oath.

NOTARY PUBLIC

sign 
print PHILIP L. BURNETT
Commission No. DD 832641

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
 Philip L. Burnett
Commission #DD832641
Expires: OCT. 20, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished either electronically or by U.S. Mail to Debtor, TAYLOR, BEAN & WHITAKER MORTGAGE GROUP, 4901 Vineland Road, Suite 120, Orlando, FL, 32811; Stichter, Riedel, Blain & Prosser, PA; Berger Singerman, PA; Troutman Sanders, LLP; Elena L. Escamilla, US Trustee; on this 16th day of June, 2011.

BY: /s/Philip L. Burnett, Esq.
PHILIP L. BURNETT

Circuit
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR
LEE COUNTY, FLORIDA CIVIL ACTION

SHEPHERD PURSUITS, LLC

Plaintiff,
vs.

CASE NO. 11-CA-000061
Judge: Winesett, Sherra

RICHARD DEMPSEY;
WEBSTER BANK, N.A.;
CITY OF CAPE CORAL;
TAYLOR, BEAN & WHITAKER
MORTGAGE GROUP;

COUNT I

DEBORAH HUDSON;
DAWN ANDREWS;

DAWN REESE;

LOUIS MARTEL;

JENNIFER TURCOTTE;

SARA ROSE GILES;

COUNT II

CITY OF BONITA SPRINGS;

IRS DEPARTMENT OF REVENUE, CHILD SUPPORT;

COUNT III

ANTHONY LOMBARDO;

CITY OF CAPE CORAL;

TMA DEVELOPMENT, LLC;

SAIL HARBOUR AT HEALTHPARK HOMEOWNERS'

COUNT IV

SUB-ASSOCIATION, INC.

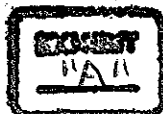
Defendants.

ACTION TO QUIET TITLE

COUNT I-

RICHARD DEMPSEY; WEBSTER BANK N.A.
CITY OF CAPE CORAL; TAYLOR, BEAN & WHITAKER MORTGAGE GROUP

COMES NOW the Plaintiff, SHEPHERD PURSUITS, LLC, by its undersigned attorney, and
sues RICHARD DEMPSEY, WEBSTER BANK, N.A., CITY OF CAPE CORAL, TAYLOR, BEAN
& WHITAKER MORTGAGE GROUP and any and all heirs, devisees, grantees, assignees, lienors,
creditors, trustees or other claimants claiming by, through, under or against any or all of said
Defendants who are not known to be dead or alive and its complaint, states as follows:



1. This is an action to quiet title to real property under a tax deed pursuant to the provisions of Florida Statute 65.081.

2. On June 1, 2010, Plaintiff received a tax deed to the following described real property:
Lots 39 and 40, Block 5103, Cape Coral, Unit 80, according to the plat thereof as recorded in Plat Book 22, Pages 140 to 159, inclusive, of the Public Records of Lee County, Florida

A true copy of said tax deed being recorded in the Public Records of LEE County, Florida under Instrument Number 2010000136747 and a copy of the tax deed is attached hereto as Exhibit "A" and incorporated herein by reference.

3. Prior to the time of the issuance of said tax deed, the recorded owner of the subject property was RICHARD J. DEMPSEY, a single man, whose interest was extinguished as a result of the tax sale.

4. The CITY OF CAPE CORAL may have an interest in the property by virtue of liens they filed on the property, a copy of one of those liens has been marked Exhibit "1" attached hereto and incorporated herein, which was rendered void and unenforceable against this property as a result of the Tax Deed Sale.

5. Defendant, WEBSTER BANK may have an interest in the property by virtue of the Deficiency Judgment against Defendant, RICHARD J. DEMPSEY, which was signed on March 16, 2009 and recorded on October 19, 2009 and March 19, 2009, a copy of which has been marked Exhibit "2" attached hereto and incorporated herein, which was voided and rendered unenforceable against this property as a result of the Tax Deed Sale.

6. The Defendant, TAYLOR, BEAN & WHITAKER MORTGAGE GROUP, may claim an interest by virtue of that certain Mortgage dated December 5, 2007 as recorded December 14, 2006 under Instrument Number 2006000464605, a copy of which has been marked Exhibit "3" but that lien is void and unenforceable against this property as a result of the Tax Deed Sale.

7. Any and all claims, right, title, or interest of the Defendants to the property described herein have been extinguished by the Tax Deed described herein and Plaintiff is the true record title owner to the real property and the legal and equitable owner thereof in fee simple and as such, is entitled to have his Title to the Real Property Quieted and confirmed by the Court under the provisions of Florida Statute §65.081.
8. Plaintiff's lien is superior to those of RICHARD J. DEMPSEY, WEBSTER BANK, NA, CITY OF CAPE CORAL and TAYLOR, BEAN & WHITAKER MORTGAGE GROUP.
9. Pleading in the alternative, Plaintiff requests that if this Court determines that the Tax Deed title of the Plaintiff is void as to any of the Defendants, the Court determine in its Final Judgment that the Plaintiff holds a good and valid lien on the subject Real Property for the amount of money paid by the Plaintiff for the Tax Deed \$35,718.50 together with interest thereon at the statutory rate, and cost of this Action including attorneys fees.
10. All conditions precedent to this action have been met or waived.
11. The Plaintiff has retained the law firm of Burandt, Adamski, Grossman & Powell, PL to represent them in this matter and have agreed to pay them a reasonable fee.

WHEREFORE, Plaintiff, SHEPHERD PURSUITS, LLC, being without remedy save in a court of equity, demands the following from the Defendant, RICHARD J. DEMPSEY:

- A. That upon final hearing, the fee simple title to the above described property be adjudged to be in the Plaintiff.
- B. That Defendants (each of them) in this Court be required to set forth the nature of its claim in and to the above described real property and that all adverse claims by Defendant or those claiming by, through, under, or against Defendant, be determined by judgment of this court to be null and void as against Plaintiff.
- C. That all right, title, and interest of Defendants and those parties claiming by, through, under, or against Defendants be forever quieted and confirmed in Plaintiff.
- D. That Defendants and those parties claiming by, through, under, or against Defendants be

perpetually enjoined from asserting any right, title, claim, or interest in and to the above described real property.

E. That in the event the tax deed title of Plaintiff be invalidated, Plaintiff's statutory lien for the amount paid for the tax deed together with interest thereon costs, and attorneys' fees be foreclosed and that the subject real property be sold by the clerk of the court to satisfy said lien.

F. That the court grant such other and further relief as it may deem proper in the premises.

COUNT II:

DEBORAH HUDSON; DAWN ANDREWS; LOUIS MARTEL;
JENNIFER TURCOTTE; DAWN REESE; SARA ROSE GILES;
CITY OF BONITA SPRINGS; IRS DEPARTMENT OF REVENUE, CHILD SUPPORT

COMES NOW the Plaintiff, SHEPHERD PURSUITS, LLC, by its undersigned attorney, and sues DEBORAH HUDSON; DAWN ANDREWS; LOUIS MARTEL; JENNIFER TURCOTTE; DAWN REESE; CITY OF BONITA SPRINGS; and IRS DEPARTMENT OF REVENUE, CHILD SUPPORT any and all heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants claiming by, through, under or against any or all of said Defendants who are not known to be dead or alive and its complaint, states as follows:

12. This is an action to quiet title to real property under a tax deed pursuant to the provisions of Florida Statute 65.081.

13. On June 1, 2010, Plaintiff received a tax deed to the following described real property:

Lying and being in Lee County, Florida, to wit:

A lot or parcel lying and being in Section 36, township 47 South, Range 25 East described as follows: Beginning at the NE corner of SE 1/4 of SW 1/4 pf Section 36, Township 47 South, Range 25 East, thence W 25'; thence S 160' to the Point of Beginning. Thence W 234'; thence S 85'; thence E 234' to the westerly side of Cemetery Road; thence N along Western lot line of Cemetery 85' to the Point of Beginning, also known as Lot 5 of Kellys unrecorded subdivision.

A true copy of said tax deed being recorded in the Public Records of LEE County, Florida under Instrument Number 2010000136748, and a copy of the tax deed is attached hereto as Exhibit "B" and incorporated herein by reference.

14. Louis and Florence Demin received title to the property, presumably as Husband and Wife, by way of a Quit Claim Deed on August 10, 1973, a copy of that Deed has been marked Exhibit "4" attached hereto and incorporated herein.
15. Florence Demin died on July 15, 1988, a copy of the Death Certificate for Florence Demin is attached hereto and incorporated herein as Exhibit "5".
16. Louis Demin died on January 8, 2002, a copy of his Letters of Administration is attached hereto and incorporated herein as Exhibit "6".
17. The property in question was willed to Louis Demin's three daughters, DEBORAH HUDSON, BONITA ANDREWS and ALLISON MARTEL.
18. Allison Martel died on June 1, 2005, a copy of her Death Certificate is attached hereto and incorporated herein as Exhibit "7".
19. LOUIS MARTEL and JENNIFER TURCOTTE, by Summary Administration, each inherited 1/3 ownership of Allison Martel's property, a copy of the Order of Summary Administration dated August 11, 2005 has been marked Exhibit "8" attached hereto and incorporated herein.
20. The case was reopened and an Amended Order of Summary Administration was entered, a copy of that Amended Order of Summary Administration is attached hereto and incorporated herein as Exhibit "9".
21. The INTERNAL REVENUE SERVICE may have a claim by virtue of their Notice of Federal Tax Lien, a copy of which has been marked Exhibit "10", but their lien is inferior to that of the Plaintiff.
22. The CITY OF BONITA SPRINGS may have a claim by virtue of the Code Enforcement Judgment recorded in the Public Records of Lee County, Florida on July 22, 2002 under Instrument Number 5511328 attached hereto and incorporated herein as Exhibit "11" but that lien

is inferior to that of the Plaintiff

23. SARA ROSE GILES may have an interest in the property by virtue of a Final Judgment Establishing Child Support and Payment of Retroactive Child Support as evidenced by that Final Judgment entered August 14, 2003 and recorded in the Public Records of Lee County, Florida under Instrument Number 5936933, a copy of which has been attached hereto and incorporated herein as Exhibit "12", but that lien is inferior to the claims of the of the Plaintiff.
24. Prior to the time of the issuance of said tax deed, the recorded owners of the subject property were DEBORAH HUDSON, DAWN ANDREWS, LOUIS MARTEL, and JENNIFER TURCOTTE.
25. The claims of DEBORAH HUDSON, DAWN ANDREWS, LOUIS MARTEL, and JENNIFER TURCOTTE are subordinate to that of the Plaintiff.
26. Any and all claims, right, title, or interest of the Defendants, DEBORAH HUDSON; DAWN ANDREWS; LOUIS MARTEL; JENNIFER TURCOTTE; DAWN REESE; CITY OF BONITA SPRINGS; and IRS DEPARTMENT OF REVENUE, CHILD SUPPORT, to the property described herein have been extinguished by the Tax Deed described herein and Plaintiff is the true record title owner to the real property and the legal and equitable owner thereof in fee simple and as such, is entitled to have his Title to the Real Property Quieted and confirmed by the Court under the provisions of Florida Statute §65.081.
27. Pleading in the alternative, Plaintiff requests that if this Court determines that the Tax Deed title of the Plaintiff is void as to any of the Defendants, the Court determine in its Final Judgment that the Plaintiff holds a good and valid lien on the subject Real Property for the amount of money paid by the Plaintiff for the Tax Deed \$16,118.50 together with interest thereon at the statutory rate, and cost of this Action including attorneys fees.
28. All conditions precedent to this action have been met or waived.
29. The Plaintiff has retained the law firm of Burandt, Adamski, Grossman & Powell, PL to represent them in this matter and have agreed to pay them a reasonable fee.

WHEREFORE, Plaintiff, SHEPHERD PURSUITS, LLC, being without remedy save in a court of equity, demands the following from the Defendants, DEBORAH HUDSON; DAWN ANDREWS; LOUIS MARTEL; JENNIFER TURCOTTE; DAWN REESE; CITY OF BONITA SPRINGS; and IRS DEPARTMENT OF REVENUE, CHILD SUPPORT:

A. That upon final hearing, the fee simple title to the above described property be adjudged to be in the Plaintiff.

B. That Defendants (each of them) in Court II be required to set forth the nature of its claim in and to the above described real property and that all adverse claims by Defendants or those claiming by, through, under, or against Defendants, be determined by judgment of this court to be null and void as against Plaintiff.

C. That all right, title, and interest of Defendants and those parties claiming by, through, under, or against Defendants be forever quieted and confirmed in Plaintiff.

D. That Defendants and those parties claiming by, through, under, or against Defendants be perpetually enjoined from asserting any right, title, claim, or interest in and to the above described real property.

E. That in the event the tax deed title of Plaintiff be invalidated, Plaintiff's statutory lien for the amount paid for the tax deed together with interest thereon costs, and attorneys' fees be foreclosed and that the subject real property be sold by the clerk of the court to satisfy said lien.

F. That the court grant such other and further relief as it may deem proper in the premises.

COUNT III
ANTHONY LOMBARDO; CITY OF CAPE CORAL

COMES NOW the Plaintiff, SHEPHERD PURSUITS, LLC, by its undersigned attorney, and sues ANTHONY LOMBARDO and CITY OF CAPE CORAL, any and all heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants claiming by, through, under or against any or all of said Defendants who are not known to be dead or alive and its complaint, states as follows:

30. This is an action to quiet title to real property under a tax deed pursuant to the provisions of Florida Statute 65.081.

31. On April 20, 2010, Plaintiff received a tax deed to the following described real property:
Lot 29, CORAL RIDGE ESTATES unrecorded subdivision, according to the map or plat thereof as recorded in O.R. Book 309, Page 862, of the Public Records of Lee County, Florida.
A true copy of said tax deed being recorded in the Public Records of LEE County, Florida under Instrument Number 2010000100009, and a copy of the tax deed is attached hereto as Exhibit "C" and incorporated herein by reference.
32. Prior to the time of the issuance of said tax deed, the recorded owners of the subject property was ANTHONY LOMBARDO.
33. ANTHONY LOMBARDO received a deed on January 11, 2006 from Gregory Swabe and Uma Swaby, husband and wife, a copy of the deed recorded January 23, 2006 is attached hereto and incorporated herein as Exhibit "13".
35. The claims of ANTHONY LOMBARDO are subordinate to that of the Plaintiff.
36. The CITY OF CAPE CORAL may claim an interest in the property by virtue of tax liens, copies of which have been attached hereto and incorporated herein as Exhibit "14", but these liens are inferior to those of the Plaintiff's.
37. Any and all claims, right, title, or interest of the Defendants to the property described herein have been extinguished by the Tax Deed described herein and Plaintiff is the true record title owner to the real property and the legal and equitable owner thereof in fee simple and as such, is entitled to have his Title to the Real Property Quieted and confirmed by the Court under the provisions of Florida Statute §65.081.
38. Pleading in the alternative, Plaintiff requests that if this Court determines that the Tax Deed title of the Plaintiff is void as to any of the Defendants, the Court determine in its Final Judgment that the Plaintiff holds a good and valid lien on the subject Real Property for the amount of money paid by the Plaintiff for the Tax Deed \$10,318.50 together with interest thereon at the statutory rate, and cost of this Action including attorneys fees.

39. All conditions precedent to this action have been met or waived.

40. The Plaintiff has retained the law firm of Burandt, Adamski, Grossman & Powell, PL to represent them in this matter and have agreed to pay them a reasonable fee.

WHEREFORE, Plaintiff, SHEPHERD PURSUITS, LLC, being without remedy save in a court of equity, demands the following from the Defendants, ANTHONY LOMBARDO and CITY OF CAPE CORAL:

A. That upon final hearing, the fee simple title to the above described property be adjudged to be in the Plaintiff.

B. That Defendants (each of them) in Count III be required to set forth the nature of its claim in and to the above described real property and that all adverse claims by Defendants or those claiming by, through, under, or against Defendants, be determined by judgment of this court to be null and void as against Plaintiff.

C. That all right, title, and interest of Defendants and those parties claiming by, through, under, or against Defendants be forever quieted and confirmed in Plaintiff.

D. That Defendants and those parties claiming by, through, under, or against Defendants be perpetually enjoined from asserting any right, title, claim, or interest in and to the above described real property.

E. That in the event the tax deed title of Plaintiff be invalidated, Plaintiff's statutory lien for the amount paid for the tax deed together with interest thereon costs, and attorneys' fees be foreclosed and that the subject real property be sold by the clerk of the court to satisfy said lien.

F. That the court grant such other and further relief as it may deem proper in the premises.

COUNT IV
TMA DEVELOPMENT, LLC; SAIL HARBOUR AT HEALTHPARK
HOMEOWNERS' SUB-ASSOCIATION, INC.

COMES NOW the Plaintiff, SHEPHERD PURSUITS, LLC, by its undersigned attorney, and sues TMA DEVELOPMENT, LLC and SAIL HARBOUR AT HEALTHPARK HOMEOWNER'S SUB-ASSOCIATION, INC. any and all heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants claiming by, through, under or against any or all of said Defendants who are not known to be dead or

alive and its complaint, states as follows:

41. This is an action to quiet title to real property under a tax deed pursuant to the provisions of Florida Statute 65.081.

42. On July 20, 2010, Plaintiff received a tax deed to the following described real property:

PARCEL 1

Lots 3 and 4, Block 4; Lots 2 and 4, Block 5; Lots 2 and 3, Block 6; Lot 2, Block 7; Lot 3, Block 11; Lot 3, Block 12; Lot 3, Block 45; Lot 4, Block 46; Lots 3, Block 52; Lot 5, Block 53; Lots 4 and 5, Block 54; Lot 5, Block 57; Lot 2, Block 60; Lots 1 and 5, Block 62; Lot 2, Block 63, SAIL HARBOUR AT HEALTH PARK, a subdivision, according to the map or plat thereof as recorded in Instrument Number 2005000068039, Public Records of Lee County, Florida.

PARCEL 2

Lot 6, Block 62, SAIL HARBOUR AT HEALTH PARK, a subdivision, according to the map or plat thereof as recorded in Instrument Number 2005000068039, Public Records of Lee County, Florida.

A copy of the tax deed is attached hereto as Exhibit "D" and incorporated herein by reference.

43. Prior to the time of the issuance of said tax deed, the recorded owner of the subject property was TMA DEVELOPMENT LLC, a Florida Limited Liability Company, whose interest was extinguished as a result of the tax sale.

44. SAIL HARBOUR AT HEALTHPARK HOMEOWNER'S SUB-ASSOCIATION, INC. may have an interest although they have not filed a lien they have sent a letter to the Plaintiff, a copy of which is marked Exhibit "15" and attached hereto and recorded herein.

45. At the time of the tax sale, Plaintiff bid funds in excess of the amount that was owed on the taxes and those excess funds are sufficient to satisfy the claim of SAIL HARBOUR AT HEALTHPARK HOMEOWNER'S SUB-ASSOCIATION, INC. Therefore, Defendant, SAIL HARBOUR AT HEALTHPARK HOMEOWNER'S SUB-ASSOCIATION, INC.'s claim is

inferior to that of the Plaintiff's.

WHEREFORE, Plaintiff, SHEPHERD PURSUITS, LLC, being without remedy save in a court of equity, demands the following from the Defendants, TMA DEVELOPMENT LLC and SAIL HARBOUR AT HEALTHPARK HOMEOWNER'S SUB-ASSOCIATION, INC.:

A. That upon final hearing, the fee simple title to the above described property be adjudged to be in the Plaintiff.

B. That Defendants in Count IV be required to set forth the nature of its claim in and to the above described real property and that all adverse claims by Defendants or those claiming by, through, under, or against Defendants, be determined by judgment of this court to be null and void as against Plaintiff.

C. That all right, title, and interest of Defendants and those parties claiming by, through, under, or against Defendants be forever quieted and confirmed in Plaintiff.

D. That Defendants and those parties claiming by, through, under, or against Defendants be perpetually enjoined from asserting any right, title, claim, or interest in and to the above described real property.

E. That in the event the tax deed title of Plaintiff be invalidated, Plaintiff's statutory lien for the amount paid for the tax deed together with interest thereon costs, and attorneys' fees be foreclosed and that the subject real property be sold by the clerk of the court to satisfy said lien.

F. That the court grant such other and further relief as it may deem proper in the premises.

Dated this 3rd day of January, ²⁰¹¹2010.

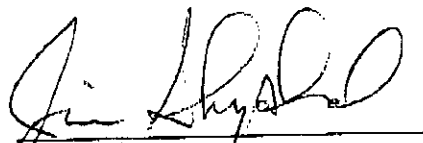
BURANDT, ADAMSKI, GROSSMAN, & POWELL, PL
Attorneys for Defendant
1714 Cape Coral Parkway
Cape Coral, Florida 33904
(239) 542-4733

BY: 

ROBERT B. BURANDT
EIN 434477

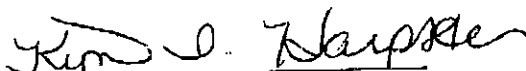
STATE OF FLORIDA
COUNTY OF LEE

Under penalties of perjury, I declare that I have read the foregoing Action and the facts stated in it are true to the best of my information and belief.


Jim Shepherd

SWORN TO AND SUBSCRIBED before me on 1/3/2011 by Jim Shepherd.




Notary Public

Personally Known X OR Produced Identification _____
Type of Identification produced N/A

TAX DEED

SEC. 197 FS

Return To: TAX OFFICE

This instrument was prepared by:
Delinquent Tax Department
Charlie Green, Clerk of Circuit Court
P.O. Box 9367, Ft Myers, FL 33902

INSTR # 2010000136747, Pages 1
Doc Type D, Recorded 06/01/2010 at 02:45 PM,
Charlie Green, Lee County Clerk of Circuit Court
Deed Doc. \$250.60 Rec. Fee \$10.00
Deputy Clerk DLESLIE
#1

Tax Deed File #: 2010000025

Property Identification #: 284323C1051030390

STATE OF FLORIDA
COUNTY OF LEE

The following Tax Sale Certificate Numbered 028797 issued in 2007 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 on the 1st day of Jun, 2010 offered for sale as required by law for cash to the highest bidder and was sold to:

SHEPHERD PURSUITS LLC
1314 MOHAWK PKWY.
CAPE CORAL, FL 33914

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


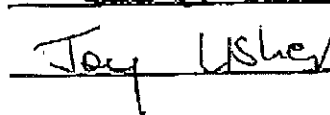
NOW, this 1st day of Jun, 2010, the County of Lee, State of Florida, in consideration of the sum of \$35,718.50 being the amount paid pursuant to the laws of Florida does hereby sell the following lands situated in the County and State and described as follows:

CAPE CORAL UNIT 80 BLK 5103 PB 22 PG 156 LOTS 39 + 40

 (SEAL)

Clerk of Circuit Court
Richard Molck, Deputy Clerk
Lee County, Florida

Witness:

 **Amber L. Pike**
Deputy Clerk
 **JOY USHER**



STATE OF FLORIDA
COUNTY OF LEE

On this 06/01/2010, before me a notary personally appeared Richard Molck, Deputy Clerk 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 their own free act and deed for the use and purpose therein mentioned.

Witness my hand and official seal date aforesaid.



