

TAX COLLECTOR'S CERTIFICATION WORKSHEET**10445-24****HMF FL A LLC TESCO CUSTODIAN****5/21/2026****11/17/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 14,274.76
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	10,248.50
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	25,048.26
7. Total Interest Accrued by Tax Collector	1,127.17
8. Clerk of Court Statutory Fee [per Sect. 28.24].....	60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]	69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]	55.36
11. Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
12. Recorded Notice of Application Fee.....	10.00
13. Sheriff's Fee [per Sect. 197.522(2)]	120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	3.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17.	-
18. Total of Lines 6 thru 17	26,562.79
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	1,144.60
20. Total of Lines 18 & 19	27,707.39
21. Tax Collector's Redemption Fee	6.25
22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}	10.00
23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}	7.00
24. TOTAL AMOUNT TO REDEEM*	\$ 27,730.64

*The Redemption Amount & Minimum Bid Amount are subject to change without notice.

Call (386) 736-5938 to determine the current totals.

PAYOFF GOOD THROUGH: 10/20/2026

Redemption Date: _____

Name & Address: _____

Created by: _____

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24. TOTAL AMOUNT TO REDEEM*	\$ 27,730.64
25.	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	-
27. Total of Lines 20, 25 & 26	27,707.39
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 27,707.39

*The Redemption Amount & Minimum Bid Amount are subject to change without notice.
Call (386) 736-5919 to determine the current totals.

Must be paid by 9:00 AM on 11/17/2026

Created by:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that HMF FL A LLC TESCO CUSTODIAN the holder of the following certificate has filed said certificate 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. 10445-24 Year of Issuance JUNE 1, 2024

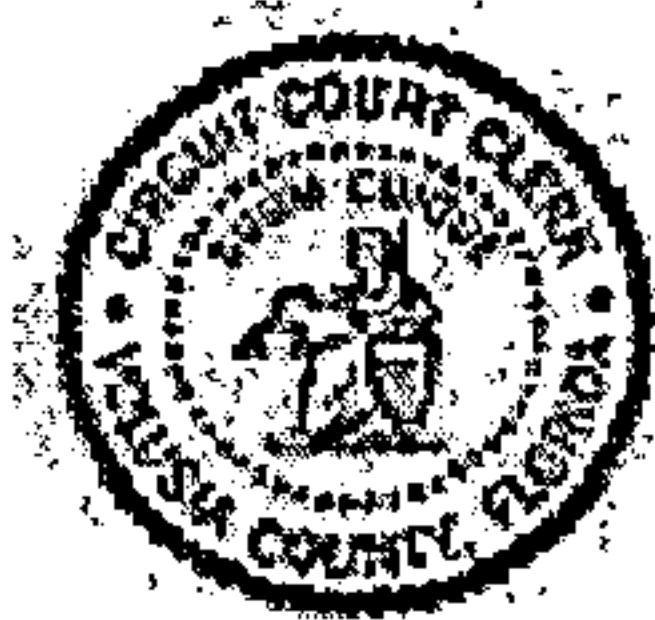
Description of Property Parcel # 402500000040 25 14 30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY ACRES PH I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84 FT ON W/L PER OR 3918 PG 4045

Name in which assessed CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES

Said property being in the County of VOLUSIA, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the 17TH day of NOVEMBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 25TH day of SEPTEMBER, 2026.

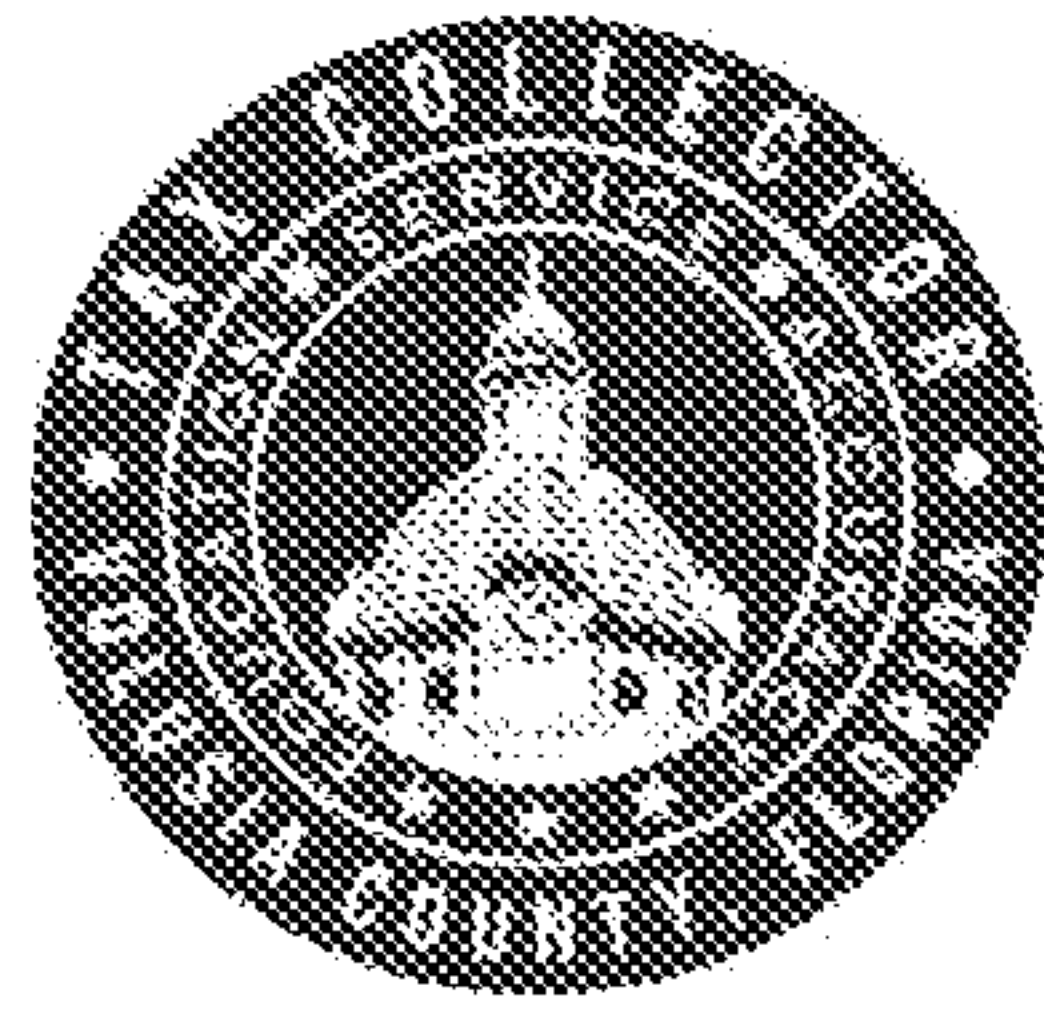


LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By S LABAW
S LABAW
Deputy Clerk

Attention: Persons with Disabilities: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Services at 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, within seven (7) working days of this bid date. If you are hearing or voice impaired, call 711.

OCTOBER 15, 2026



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 402500000040

Tax Deed #: 32426

Situs Address: 3625 EAGLE WALK DR

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

HMF FL A LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630

Owner on Current Tax Roll

CORTAZAR VICTOR HUGO

CORTAZAR VINCENT

CORTAZAR JAMES

544 S BEACH ST

ORMOND BEACH, FL 32174

Billing Address on Current Tax Roll

Additional Parties, Per Search

VINCENT CORTAZAR

Lien Holder

5 GERRY LANE

LLOYD HARBOR, NY 11743

VICTOR HUGO CORTAZAR

Title Holder

VINCENT CORTAZAR

JAMES CORTAZAR

544 S BEACH ST

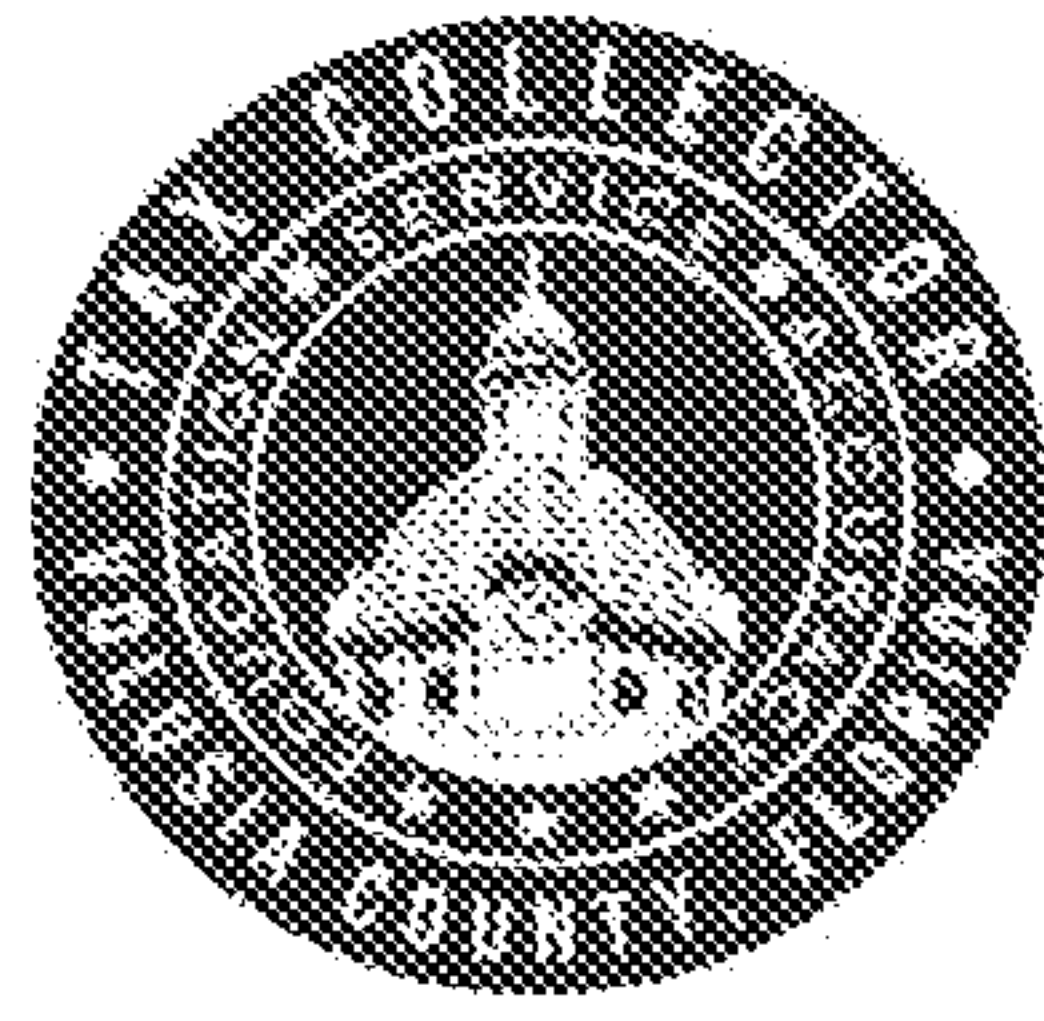
ORMOND BEACH, FL 32174

Certified By:

Will Roberts --- Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720

Tel: 386-736-5938 • Fax: 386-822-5729

Web: volusiatax.gov • Email: taxcollector@volusiatax.gov



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

Will Roberts, CFC

Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	HMF FL A LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630	Application date	May 21, 2026		
Situs address	3625 EAGLE WALK DR ORMOND BEACH 32174	Yr Issued/Certificate #	2024 / 10445		
Parcel owner	CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES 544 S BEACH ST ORMOND BEACH, FL 32174	Date certificate issued	06/01/2024		
		Deed application number	32426		
Property description	See last page.	Account number	402500000040		
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Yr Issued/Certificate #	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2024/10445	05/31/2024	2,714.89	380.08	3,094.97	
Part 2: Total*				3,094.97	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Yr Issued/Certificate #	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/10287	05/31/2025	10,442.56	6.25	730.98	11,179.79
Part 3: Total*					11,179.79
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				14,274.76	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				10,248.50	
4. Property information report fee				300.00	
5. Tax deed application fee				225.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				1,127.17	
7. Total Paid (Lines 1-6)				26,175.43	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 08/11/2026		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	26,175.43
18. Redemption fee	6.25
19. Total amount to redeem	26,181.68
Sign here: _____ Signature, Clerk of Court or Designee Date of sale	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Total Paid Enter the total of Lines 8-13. Complete Lines 15-19, if applicable.

Property description (continued from Page 1):

25 14 30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY AC
RES PH I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84
FT ON W/L PER OR 3918 PG 4045

25 14 30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY AC
RES PH I MB 42 PG 111 MEAS 1141.12 FT O (Full legal attached.)

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 Volusia County, FL, a search has been made of the Public Records for the following described property:

Account #	Alt. Key	Property Address
402500000040	5460860	3625 EAGLE WALK DR ORMOND BEACH 32174

Legal Description
25-14-30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY ACRES PHASE I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84 FT ON W/L PER OR 3918 PG 4045

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-10445	\$548,099	No	No	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES CORTAZAR 544 S BEACH ST ORMOND BEACH FL 32174	

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: 07/22/2026 **Search covers** **20 years** **through:** 07/07/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

VICTOR HUGO CORTAZAR
VINCENT CORTAZAR
JAMES CORTAZAR
544 S BEACH ST
ORMOND BEACH FL 32174

Document

Warranty Deed
Bk:3918 Pg:4044

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

None found.

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

VINCENT CORTAZAR
5 GERRY LANE
LLOYD HARBOR NY 11743

Document

Judgment
Bk:8577 Pg:2226

Examiner Comments

Affidavit
Bk:8577 Pg:2228

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)
None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

THIS INSTRUMENT PREPARED BY:
 Jeffrey C. Sweet, Esq.
 Post Office Box 5386
 Daytona Beach, Florida 32118

WARRANTY DEED

THIS INDENTURE made this 28th day of April, 1994, between DAVID J. WRIGHT, a married person, Party of the First Part, of Volusia County, State of Florida, and VICTOR HUGO CORTAZAR, VINCENT CORTAZAR and JAMES CORTAZAR, with a post office address of 544 S. Beach Street, Ormond Beach, Florida 32174, Parties of the Second Part.

WITNESSETH, that the said Party of the First Part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other valuable considerations, to him in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Parties of the Second Part, their successors and assigns forever, the following described land, situate and being in the County of Volusia, State of Florida, to-wit:

See Schedule "A"

Attached Hereto and Incorporated Herein

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining.

SUBJECT TO AND TOGETHER with a non-exclusive easement for road right-of-way, ingress and egress, drainage and utility purposes over the property described in Schedule "B" attached hereto and incorporated herein. Said easement being for the use and benefit of all property owners abutting or adjoining such easement property.

SUBJECT to taxes and assessments for the year 1994 and subsequent years; and

SUBJECT to restrictions, reservations and easements of record, if any, the mention of which shall not serve to reimpose the same.

This is VACANT LAND and does not constitute the homestead property of the Grantor, nor Grantor's spouse, who reside at 82 North St. Andrews Drive, Ormond Beach, Florida 32174.

"NO GOVERNMENTAL AGENCY, INCLUDING THE COUNTY OF VOLUSIA SHALL EVER BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP OR IMPROVEMENT OF ANY PRIVATE DRIVES, ROADS, STREETS, EASEMENTS, OR RIGHTS-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED."

And the said Party of the First Part does hereby fully warrant the title to said land, subject to the aforereferenced matters, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal the day and year first above written.

Signed, sealed & delivered
 in the presence of:

Jeffrey C. Sweet

Katherine E. Phillips

David J. Wright

REC FEE \$ 19.50
 DOC ST \$ 210.00
 INT TAX \$ _____
 PENALTY \$ _____
 INTEREST \$ _____

James M. Matthews
 Clerk Circuit Court Volusia Co. Florida

FILED FOR RECORD
 RECORD VERIFIED

067843

94 MAY -3 AM 11:29

CLERK OF THE CIRCUIT
 & CTY. COURT VOLUSIA CO., FL

WARRANTY DEED (CONTINUED - PAGE #2)

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared David J. Wright, to me known to be the person described in and who executed the foregoing instrument and he acknowledges before me that he executed the same.

WITNESS my hand and official seal this 28th day of April, 1994, in the County and State last aforesaid. He is personally known to me and did take an oath.



Notary Public, State of Florida
at Large

My Commission Expires:

KATHERINE E. PHILLIPS
NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXP. JAN. 29, 1997
CC259341

SCHEDULE "A"

LOT 7

A portion of Section 25, Township 14 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Commence at the intersection of the West line of said Section 36 with the Northerly right-of-way line of State Road #40, a 200 foot right-of-way as now laid out and used; thence North 61 degrees 20 minutes 09 seconds East 801.74 feet to a point of tangency on said Northerly right of way line; thence North 48 degrees 46 minutes 01 seconds East along the said Northerly right of way line 364.64 feet; thence North 01 degrees 08 minutes 45 seconds West 2477.95 feet; thence North 38 degrees 56 minutes 30 seconds West 436.29 feet to the Point of Beginning; thence continue North 38 degrees 56 minutes 30 seconds West 403.84 feet; thence North 62 degrees 48 minutes 47 seconds East 1141.12 feet; thence South 27 degrees 41 minutes 44 seconds East 395.39 feet; thence South 62 degrees 48 minutes 47 seconds West 1062.36 feet to the Point of Beginning.

SCHEDULE "B"

SUBJECT TO AND TOGETHER WITH THE FOLLOWING, ROAD, DRAINAGE AND
UTILITY EASEMENT FOR ENTIRE SUBDIVISION:

A portion of Sections 25, 26 and 36, Township 14 South,
Range 30 East, Volusia County, Florida, being more
particularly described as follows: Commence at the
Northwest corner of said Section 36; thence North 88
degrees 50 minutes 03 seconds East along the North line
of said Section 36, 990.00 feet; thence South 01 degrees
08 minutes 45 seconds East 2132.84 feet; thence South 81
degrees 43 minutes 01 seconds East, 548.31 feet to the
North right of way line of State Road #40 and to the
Point of Beginning of a 60 foot easement lying 30 feet
on both side of the following described centerline;
thence North 81 degrees 43 minutes 01 seconds West 548.31
feet; thence North 01 degrees 08 minutes 45 seconds West,
1932.84 feet; thence North 38 degrees 56 minutes 30
seconds West, 2285.64 feet; thence North 17 degrees 22
minutes 10 seconds West, 2047.22 feet; thence South 89
degrees 15 minutes 09 seconds West, 260.00 feet; thence
South 50 degrees 30 minutes 17 seconds West 1006.56 feet;
thence South 01 degrees 05 minutes 18 seconds West 623.61
feet; thence South 55 degrees 00 minutes 00 seconds West,
446.95 feet; thence South 35 degrees 00 minutes 00
seconds East 2445.71 feet; thence North 89 degrees 43
minutes 42 seconds East, 664.20 feet; thence North 62
degrees 48 minutes 47 seconds East, 975.12 feet to the
termination of this easement.

Filing # 180268537 E-Filed 08/22/2023 04:56:34 PM

**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

CASE NO: 2014-003033-CA-01

SECTION: CA27

JUDGE: William Thomas

Cortazar, Vincent

Plaintiff(s)

vs.

Cortazar, James

Defendant(s)

AGREED AMENDED FINAL JUDGMENT

THIS MATTER was heard for trial before a jury on October 3, 2022 through October 7, 2022 arising from Plaintiff, Vincent Cortazar, against Defendant, James Cortazar. The jury having heard evidence and having entered a verdict in the amount of \$376,44.17 on October 7, 2022 against the Defendant for Civil Theft. A final judgment was entered on October 17, 2022.

On August 16, 2023, a special set hearing was held on Plaintiffs Amended Motion for Amended Final Judgment. The following parties were present: Plaintiff's attorneys Michael Vines, Esq, and Cheryl-Dene Spring, Esq. and Defendant attorney, Amanda Preston, Esq.

The Court finds as set forth below:

1. The Jury returned a Verdict in favor of Plaintiff, Vincent Cortazar, finding Defendant, James Cortazar, liable for Civil Theft pursuant to Florida Statutes 772.11 and awarded compensatory damages in the amount of \$376,44.17.00 against Defendant, James Cortazar.

2. The Court awards Plaintiff, Vincent Cortazar treble damages in the amount of \$1,129,335.51 which represents threefold the Plaintiff's actual damages.

3. The Court awards Plaintiff, Vincent Cortazar prejudgment interest in the amount of \$173,156.91.

Page 2

4. The Court gives the Defendant, James Cortazar, credit for payments received in the amount of \$52,500.00.

5. Amended Final Judgment is hereby entered against the Defendant, James Cortazar, in favor of Plaintiff, Vincent Cortazar, as to Plaintiff's claims for civil theft pursuant to Florida Statute 772.11 in the amount of \$1,249,992.42, which represents the treble amount of actual damages, prejudgment interest, and credits.

6. That interest shall run on the judgment amount from the date of this Judgment forward at the statutory rate pursuant to Florida Statute 55.03.

7. The Court finds entitlement to award attorney fees and costs under Fla. Stat. 772.11(1), Civil Theft against the Defendant, James Cortazar and retains jurisdiction for 45 days to determine the award.

A TRUE COPY
CERTIFICATION ON LAST PAGE
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER

8. The Court retains jurisdiction for enforcement and collection.
9. FOR ALL CONTAINED HEREIN LET EXECUTION ISSUE.

DONE and **ORDERED** in Chambers at Miami-Dade County, Florida on this 22nd day of August, 2023.

2014-003033-CA-01 08-22-2023 4:42 PM

2014-003033-CA-01 08-22-2023 4:42 PM

Hon. William Thomas

CIRCUIT COURT JUDGE

Electronically Signed

Final Order as to All Parties SRS #: 12 (Other)

THE COURT DISMISSES THIS CASE AGAINST ANY PARTY NOT LISTED IN THIS FINAL ORDER OR PREVIOUS ORDER(S). THIS CASE IS CLOSED AS TO ALL PARTIES.

Electronically Served:

Amanda Elizabeth Preston, amanda.preston@squirepb.com
Amanda Elizabeth Preston, FLA_DCKT@squirepb.com
Amanda Elizabeth Preston, rebekah.poston@squirepb.com
Cheryl-Dene Spring, sobilaweservice@gmail.com
Cheryl-Dene Spring, cdspring@sobilaw.com
Cheryl-Dene Spring, paralegal@sobilaw.com
Michael R. Vines Mr., mvinespleadings@att.net

Physically Served:

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office September 05 AD 20 23

Juan Fernandez-Barquin
Clerk of the Court and Comptroller
Deputy Clerk Juan Fernandez-Barquin

30793086



Prepared By and Return To:

Michael R. Vines, Esq.
Attorney At Law
9633 W Broward Blvd, Suite 8
Plantation, FL 33324
Phone 954-636-1222

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

VINCENT CORTAZAR
Plaintiff,

vs.

JAMES CORTAZAR,
Defendant.

CASE NO: 2014-003033-CA-01
SECTION: CA 27
JUDGE: William Thomas

AFFIDAVIT OF JUDGMENT LIEN

BEFORE ME, this 26 day of June, 2024, personally appeared the Affiant, VINCENT CORTAZAR, who being first duly sworn, does depose and say as follows:

1. That the Affiant has personal knowledge of the facts contained herein.
2. That the Affiant is the Plaintiff and Judgment Creditor pursuant to the Agreed Amended Final Judgment dated August 22, 2023 in the Miami-Dade case, number 2014-003033-CA-01, recorded simultaneously with this affidavit.
3. That the Defendant, JAMES CORTAZAR, is the Judgment Debtor.
4. The Affiant and Judgment Creditor currently resides at 5 Gerry Lane, Lloyd Harbor NY 11743.
5. The Affiant is represented by The Law Office of Michael R. Vines, P.A. at 9633 West Broward Blvd, Ste. 8, Plantation, Florida 33324; 954-636-1222. An official payoff can be obtained from The Law Office of Michael R. Vines, P.A.
6. With the recording of this affidavit and the Agreed Amended Final Judgment recorded simultaneously with this Affidavit, the Agreed Amended Final Judgment becomes a judgment lien on any real property owned by the Defendant/Judgment Debtor in this County.

FURTHER AFFIANT SAYETH NAUGHT.


VINCENT CORTAZAR

STATE OF New York
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of June 26, 2024, by Vincent Cortazar, who is/are personally known to me or who has produced Drivers License as identification.

SEAL:


Signature of Notary

Alexander S Rothenberg
Printed Name of Notary

My Commission Expires: 01/17/2028

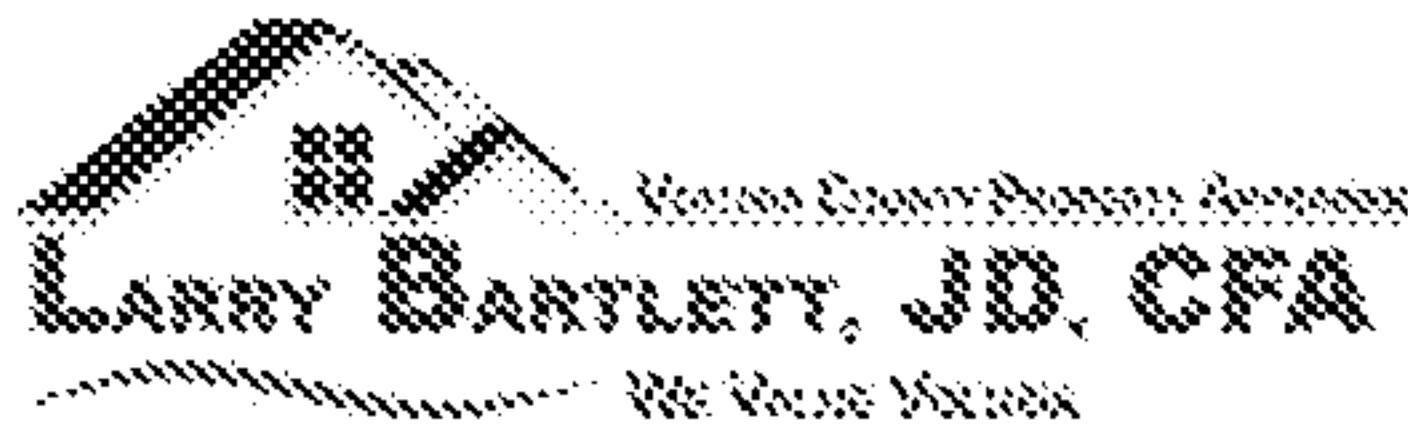
ALEXANDER S. ROTHENBERG
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01R00019973
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES 17 JANUARY 2028

EXHIBIT "A"

A portion of Section 25, Township 14 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Commence at the intersection of the West line of said Section 36 with the Northerly right-of-way line of State Road 40, a 200 foot right-of-way as now laid out and used; thence North 61 degrees 20 minutes 09 seconds East 801.74 feet to a point of tangency on said Northerly right of way line; thence North 48 degrees 46 minutes 01 seconds East along the said Northerly right of way line 364.64 feet; thence North 01 degree 08 minutes 45 seconds West 2477.95 feet; thence North 38 degrees 56 minutes 30 seconds West 436.29 feet to the Point of Beginning; thence continue North 38 degrees 56 minutes 30 seconds West 403.84 feet; thence North 62 degrees 48 minutes 47 seconds West 1141.12 feet; thence South 27 degrees 41 minutes 44 seconds East 395.39 feet; thence South 62 degrees 48 minutes 47 seconds West 1062.36 feet to the Point of Beginning.

A/K/A 3625 Eagle Walk Drive, Ormond Beach, Florida 32174

Parcel ID: 402500000040



Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key: 5460860
Parcel ID: 402500000040
Township-Range-Section: 14 - 30 - 25
Subdivision-Block-Lot: 00 - 00 - 0040
Owner(s): CORTAZAR VICTOR HUGO - TIC - Tenancy in Common - 33.33%
CORTAZAR VINCENT - TIC - Tenancy in Common - 33.33%
CORTAZAR JAMES - TIC - Tenancy in Common - 33.33%
Mailing Address On File: 544 S BEACH ST
ORMOND BEACH FL 32174
Physical Address: 3625 EAGLE WALK DR, ORMOND BEACH 32174
Building Count: 1
Neighborhood: 2802 - COUNTRY ACRES UNIT III PHASE 1
Subdivision Name:
Property Use: 0100 - SINGLE FAMILY
Tax District: 100-UNINCORPORATED - WESTSIDE
2025 Final Millage Rate: 17.364
Homestead Property: No
Agriculture Classification: No
Short Description: 25-14-30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY AC
RES PHASE I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.8
4 FT ON W/L PER OR 3918 PG 4045

Property Values

Tax Year:	2026 Working	2025 Final	2024 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$240,546	\$229,319	\$234,230
Land Value:	\$318,780	\$318,780	\$288,420
Just/Market Value:	\$559,326	\$548,099	\$522,650

Working Tax Roll Values by Taxing Authority

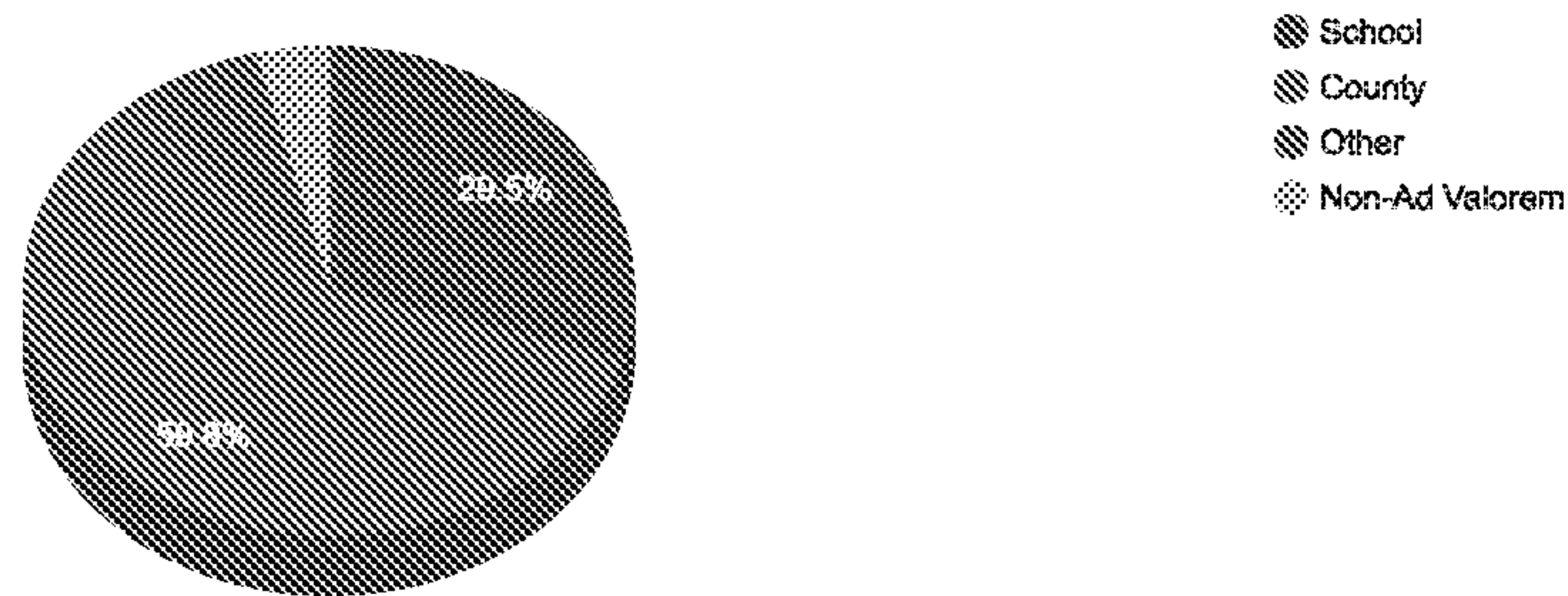
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
☒ 0017	CAPITAL IMPROVEMENT	\$559,326	\$559,326	\$0	\$559,326	1.5000	\$838.99
☒ 0012	DISCRETIONARY	\$559,326	\$559,326	\$0	\$559,326	0.7480	\$418.38
☒ 0011	REQ LOCAL EFFORT	\$559,326	\$559,326	\$0	\$559,326	3.0310	\$1,695.32
☒ 0510	FIRE DISTRICT	\$559,326	\$559,326	\$0	\$559,326	3.6236	\$2,026.77
☒ 0050	GENERAL FUND	\$559,326	\$559,326	\$0	\$559,326	3.2007	\$1,790.23
☒ 0053	LAW ENFORCEMENT FUND	\$559,326	\$559,326	\$0	\$559,326	1.5994	\$894.59
☒ 0055	LIBRARY	\$559,326	\$559,326	\$0	\$559,326	0.3697	\$206.78
☒ 0310	VOLUSIA COUNTY MSD	\$559,326	\$559,326	\$0	\$559,326	1.6956	\$948.39
☒ 0058	VOLUSIA ECHO	\$559,326	\$559,326	\$0	\$559,326	0.2000	\$111.87
☒ 0057	VOLUSIA FOREVER	\$559,326	\$559,326	\$0	\$559,326	0.2000	\$111.87
☒ 0065	FLORIDA INLAND NAVIGATION DISTRICT	\$559,326	\$559,326	\$0	\$559,326	0.0270	\$15.10
☒ 0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$559,326	\$559,326	\$0	\$559,326	0.1793	\$100.29
☒ 0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$559,326	\$559,326	\$0	\$559,326	0.9897	\$553.56
						17.3640	\$9,712.14

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$9,712.14
☒ 5030-VOLUSIA COUNTY STORMWATER	1.00	\$96.00	\$96.00	Estimated Non-Ad Valorem Tax:	\$393.00
☒ 5050-VOLUSIA COUNTY GARBAGE	1.00	\$297.00	\$297.00	Estimated Taxes:	\$10,105.14
Estimated Tax Amount without SOH/10CAP ☐					\$10,105.14

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HK Savings
2025	\$318,780	\$229,319	\$548,099	\$548,099	\$0	\$548,099	\$0
2024	\$288,420	\$234,230	\$522,650	\$522,650	\$0	\$522,650	\$0
2023	\$296,010	\$240,915	\$536,925	\$161,731	\$50,000	\$111,731	\$375,194
2022	\$194,810	\$199,146	\$393,956	\$157,020	\$50,000	\$107,020	\$236,936
2021	\$91,839	\$166,480	\$258,319	\$152,447	\$50,000	\$102,447	\$105,872
2020	\$77,367	\$173,718	\$251,085	\$150,342	\$50,000	\$100,342	\$100,743
2019	\$77,367	\$179,367	\$256,734	\$146,962	\$50,000	\$96,962	\$109,772
2018	\$77,367	\$179,367	\$256,734	\$144,222	\$50,000	\$94,222	\$112,512
2017	\$38,962	\$154,437	\$193,399	\$141,256	\$50,000	\$91,256	\$52,143

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0112-IMP PVD 10 - 14.99 AC	N	A-ACRE		10.1200				42,000	\$318,780
Total Land Value:										\$318,780

Building(s) - Residential

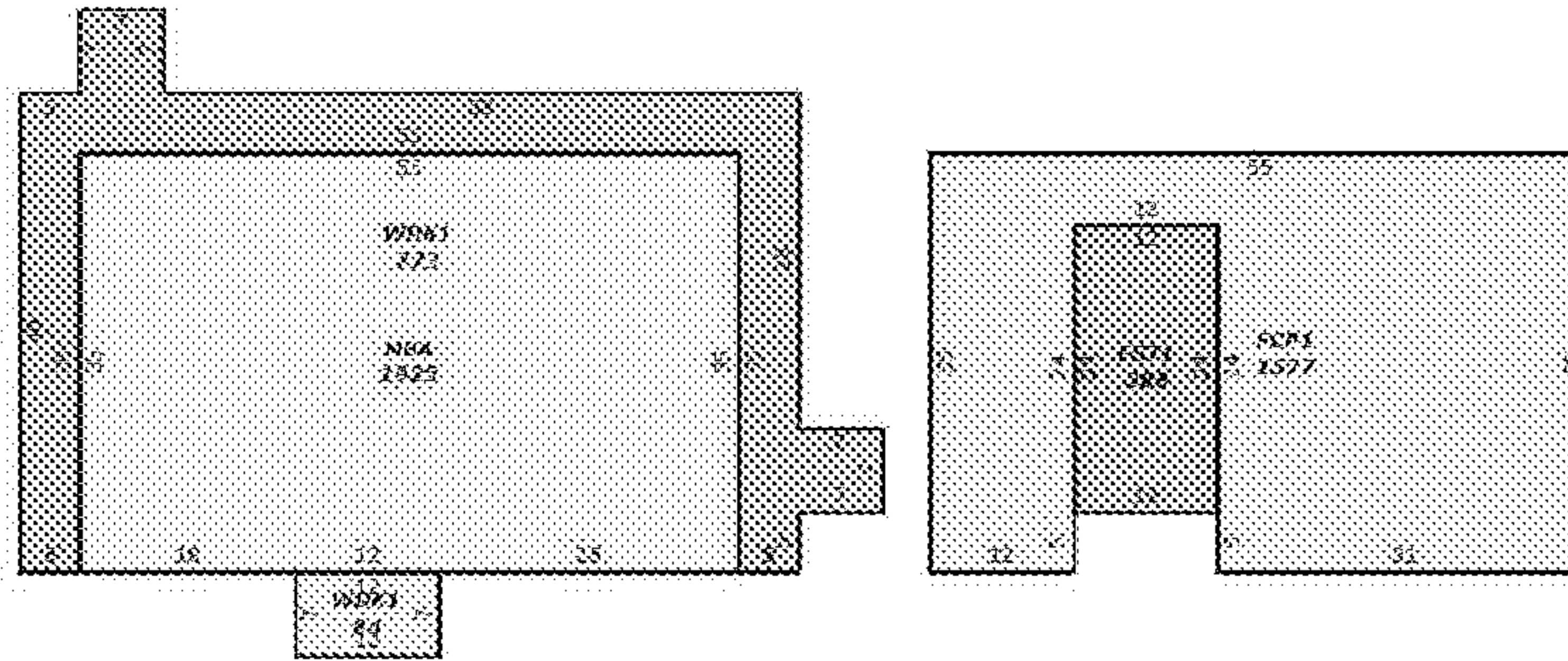
Card (Bldg) #: 1

Style:	R2 - RANCH, STANDARD 2STORY	# Stories:	2	2 Fixture Baths:	0
Description:	R1 - Single Family	# Bedrooms:	2	3 Fixture Baths:	1
Quality Grd:	300	Floor Type:	20 - COMBINATION	4 Fixture Baths:	1
Arch Design:		Wall Type:	5 - DRYWALL	5 Fixture Baths:	0
Year Built:	1998	Exterior Wall:	17 - CONCRETE BLOCK STUCCO	6 Fixture Baths:	0
Total SFLA:	1,925	Foundation:	2 - CONCRETE BLOCK	7 Fixture Baths:	0
HVAC:	Y - AIR	Roof Cover:	3 - ASPHALT SHINGLE	Add'l Fixtures:	0
	CONDITIONING	Roof Type:	14 - HIP		
Heat Method:	6 - FORCED DUCTED	FPL:	0 / 0 /		
Heat Source:	1 - ELECTRICITY				

Total Building Value: \$240,546

Additions to Base Area - Card (Bldg) #: 1

Description	Area	Year Built
MAIN BUILDING	1925	
Wood Deck	773	
Wood Deck	84	
Carport, Finished	1577	
Finished Utility	288	
Total Building Area	4,647	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
Total Miscellaneous Value:						\$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
3918 / 4044	1884467843	04/15/1994	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$30,000

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
25-14-30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY ACRES PHASE I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84 FT ON W/L PER OR 3918 PG 4045	100	14 - 30 - 25	00 - 00 - 0040	11-MAY-94

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
10/03/1997	19970806003	SINGLE FAMILY-DETACH	\$118,280



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 402500000040

Tax Deed #: 32426

Situs Address: 3625 EAGLE WALK DR

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

HMF FL A LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630

Owner on Current Tax Roll

①
SN
(VOL) CORTAZAR VICTOR HUGO
CORTAZAR VINCENT
CORTAZAR JAMES
544 S BEACH ST
ORMOND BEACH, FL 32174

Billing Address on Current Tax Roll

Additional Parties, Per Search

②
VINCENT CORTAZAR
5 GERRY LANE
LLOYD HARBOR, NY 11743

Lien Holder

Title Holder

SN
(VOL) ③
★ VICTOR HUGO CORTAZAR
VINCENT CORTAZAR
JAMES CORTAZAR
544 S BEACH ST
ORMOND BEACH, FL 32174

Certified By:

Will Roberts – Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720

Tel: 386-736-5938 • Fax: 386-822-5729

Web: volusiatax.gov • Email: taxcollector@volusiatax.gov



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Tuesday, August 11, 2026 2:30 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #10445-24 CERTIFYING

Attention! This email originates from outside of the Clerk's office. DO NOT open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe. If you have any doubts please contact IT!

Hello,

I will be certifying Cert #10445-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

CORTAZAR VICTOR HUGO
CORTAZAR VINCENT
CORTAZAR JAMES
544 S BEACH ST
ORMOND BEACH, FL 32174

Also, the owner of Record for the base tax year is as follows:

CORTAZAR VICTOR HUGO
CORTAZAR VINCENT
CORTAZAR JAMES
544 S BEACH ST
ORMOND BEACH, FL 32174

ADV

SITUS ADDRESS
3625 EAGLE WALK DR,
ORMOND BEACH,
32174

CORTAZAR VICTOR HUGO
CORTAZAR VINCENT
CORTAZAR JAMES

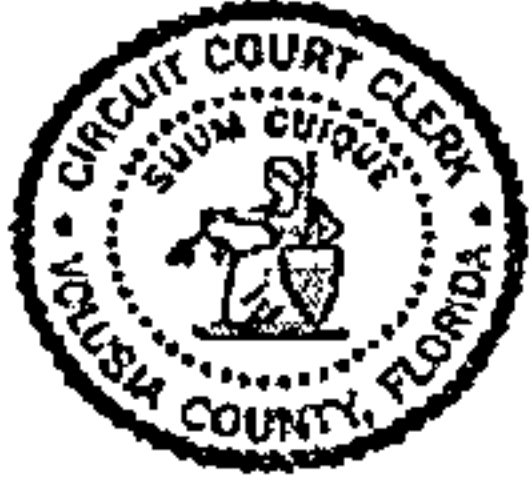
(4)
SN
(VOL)

Sincerely,
Tim Brownson
Tax Analyst
Office of Will Roberts – Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
Ext. 12655
(386) 736-5938
Web: volusiatax.gov
Online services: volusiatax.gov/online
[Take our survey!](#)



WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

Any email or attachment sent to or received from this email address may be considered a “public record” as defined by Chapter 119, Florida statutes and is subject to disclosure as a public record in absence of an exemption established by law.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

SEVENTH JUDICIAL CIRCUIT - VOLUSIA COUNTY
P.O. BOX 6043 DELAND, FLORIDA 32721-6043 - WWW.CLERK.ORG

Attn: Tax Deed Division

August 20, 2026

Payment Due: September 21, 2026

HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630

RE: CERTIFICATE NUMBER: **10445-24**
PARCEL ID NUMBER: **402500000040**

REQUEST FOR DEPOSIT

The Clerk's office has received your application for tax deed on the above listed certificate. In order to initiate Tax Deed Sale proceedings, we will need a deposit from you to cover the costs associated with moving your certificate through the Tax Deed Sale process. This breakdown of costs is an estimate only. Should unanticipated costs arise as the certificate is being processed, additional monies may be required. If you are not the high bidder at the Tax Deed Sale, you will receive a refund in the amount of your deposit once the tax deed is recorded. Accordingly, the following amount is hereby requested as a deposit to initiate Tax Deed Sale proceedings:

Clerk of Court Statutory Fee [per Sect. 28.24]	\$ 60.00
Clerk of Court Mail Charge [per 28.24]	55.36
Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
Sheriff's Fee [per Sect. 197.522(2)]	120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	3.00
Recorded Notice of Application Fee	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	10.00
Clerk of Court Certificate [per Sect. 28.24]	7.00
Notice for Newspaper [per Sect. 28.24]	7.00
Recording Fee for Tax Deed [per Sect. 28.24]	8.50
Documentary Stamp Tax [per Sect. 201.02]	186.20
Electronic Auction Fee [per Sect. 197.542(4)(c)]	69.00
TOTAL DUE	\$ 592.06

Per F.S. 197.502 the deposit payment must be received within 30 days. If the funds are not received within 30 days the tax deed application will be cancelled. Please remit separate payments for each certificate. Checks should be made payable to the Clerk of the Circuit Court. Mail your payment, the coupon below, and a completed Internal Revenue Service Form W-9 to: Clerk of the Circuit Court, Attn: Tax Deed Dept, PO Box 6043, DeLand, FL 32721. No further action will be taken on this certificate until your deposit has been received by the Clerk's office. If you have any questions, call the Tax Deed Department at (386) 736-5919.

CLIP & RETURN THIS COUPON ALONG WITH YOUR CHECK OR MONEY ORDER. DO NOT SEND CASH.

CERTIFICATE NO.: **10445-24**
AMOUNT ENCLOSED: **\$592.06**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:

HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630

MAIL TO:
Clerk of the Circuit Court
Attn: Tax Deed Department
P O Box 6043
DeLand, FL 32721

Applicant's Deposit

CERTIFICATE NUMBER: 10445-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		55.36
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		120.00
Sheriff's Return Postage Fee	(PO)		3.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		186.20
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			592.06

CL-0142-1910

Applicant's Name & Address:
HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630

47:8 AM 13 NOV 9202

03713

CERTIFICATE NO.: 10445-24
AMOUNT ENCLOSED: \$592.06

MAKE
Clerk

MAIL
Clerk
Attn:
PO B
Delan

CLIP & RETURN THIS COUPON ALONG WITH YOUR CHECK OR MONEY ORDER. DO NOT SEND CASH.

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 8/31/2026 11:27 AM
Receipt: 303163729 Drawer: 155578

HMF FL A LLC TESCO CUSTODIAN
Operator: spearson

Instrument #: 2026159842 Type: NO
Book #: 8899 Page #: 1103 Time: 11:27 AM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
5536 Postage - \$0.01 \$55.36
5600 Advertising Fee - \$0.01 \$56.00
12000 Sheriff's Fee/Tax Deed - \$0.01 \$120.00
300 Postage - \$0.01 \$3.00
1 Tax Deed Proof of Pub / Cert Mail Recorded - \$10.00 \$10.00
1 Tax Deed Certificate Sign and Seal - \$7.00 \$7.00
1 Notice for Newspaper Sign and Seal - \$7.00 \$7.00
1 Recording - \$8.50 \$8.50
18620 Tax Deed Deposit Escrow Doc Stamps only - \$0.01 \$186.20
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT#10445-24 / HMF FL A LLC TESCO CUSTODIAN

Subtotal: \$592.06
Sales Tax: \$0.00
Due: \$592.06
CHK# 2081 \$592.06

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that HMF FL A LLC TESCO CUSTODIAN the holder of the following certificate has filed said certificate 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:

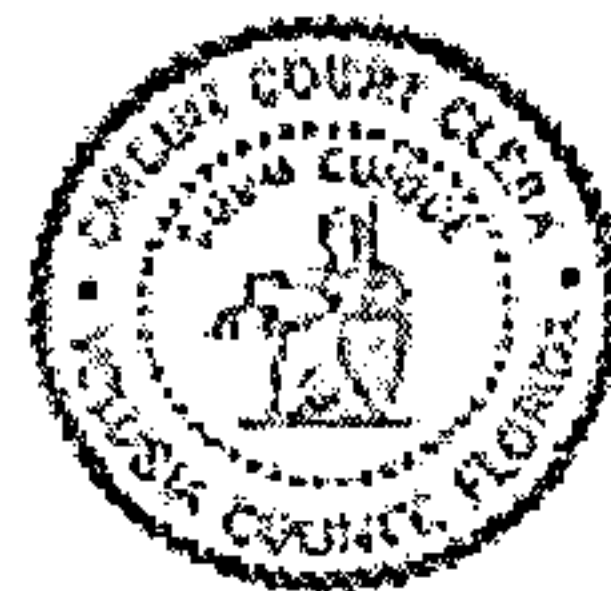
Certificate No. 10445-24 Year of Issuance JUNE 1, 2024

Description of Property 402500000040
25 14 30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY ACRES PH I MB 42
PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84 FT ON W/L PER OR 3918 PG 4045

Name in which assessed CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES

Said property being in the County of VOLUSIA, State of Florida.
Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the 17TH day of NOVEMBER, 2026 at 9:00 O'CLOCK A.M. or any subsequently scheduled sale date.

Dated 8/31/2026.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON
S PEARSON
Deputy Clerk

Attention: Persons with Disabilities: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Services at 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, within seven (7) working days of this bid date. If you are hearing or voice impaired, call 711.

OCTOBER 15, 2026

To:
Property Appraiser - County of Volusia

From:
Tax Deed Department - Clerk of Court of Volusia County

Please fill in the Name and Address of the Titleholder
as listed on the Current Tax Roll, and return this form back
to us as soon as possible. Thank you.

Tax Deed Sale Date: **NOVEMBER 17, 2026**

Date: 9/14/2026

Pages: 5

Completed by: Laura Huff

Date: 09/15/2026

9-15-26 NO Changes 82

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
617-24	600516010110	FALK MARGERY R	FALK MARGERY R ✓ 46-49 DOUGLASTON PKWY DOUGLASTON NY 11363
808-24	603812000680	LUCAS DONALD L EST	LUCAS DANIEL LEE ✓ LUCAS DAVID 147 EVERGREEN TER DELAND FL 32724
1548-24	701739040110	COX ARNIE SR COX EMMA C	COX ARNIE SR ✓ COX EMMA C 626 RIVERSIDE DR APT 18C NEW YORK NY 10031
1657-24	702007010160	FIELDS M A	FIELDS M A ✓ 240 CLARK DR ALPHARETTA GA 30201
1658-24	702007010210	UNIVERSAL FLIPS LLC	UNIVERSAL FLIPS LLC ✓ 8414 SUNSPRITE CT ORLANDO FL 32818
2012-24	800905140290	FERNATT C E % LILLIAN GRUBB	FERNATT C E ✓ % LILLIAN GRUBB 364 DEANER DR NW ROANOKE VA 24017
2029-24	800906030330	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC ✓ 290 REDWOOD AVE ORANGE CITY FL 32763

2030-24	800906030360	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC ✓ 290 REDWOOD AVE ORANGE CITY FL 32763
3550-20	611001240130	DRAKE CARRIE ALBERTA	DRAKE CARRIE ALBERTA ✓ 1284 CONSTUTION DR DAYTONA BEACH FL 32119
3697-24	813011500010	GRENIER RONALD N	GRENIER RONALD N EST ✓ 1007 DAVENPORT DR DELTONA FL 32725
3733-24	813015200040	SERRA DAVID J III	SERRA DAVID J III ✓ 1953 EVARD AVE DELTONA FL 32725
3774-20	612901110240	BOARTS DAVID L L SHAFFER DOROTHY B	BOARTS DAVID L ✓ SHAFFER DOROTHY B 5282 FIDDLELEAF DR FORT MYERS FL 33905
3849-19	723100001380	EMILCAR MARCEL	EMILCAR MARCEL ✓ 1211 NE 39TH ST POMPANO BEACH FL 33064
4015-20	613301160180	FAULKNER JANE MARIE	FAULKNER JANE MARIE ✓ 9 S STEEPLE VIEW DR FRANKLIN WI 53132
4216-24	813074090110	JACKSON VERONICA ANN	JACKSON VERONICA ANN ✓ 2490 HOPE AVE DELTONA FL 32738
4752-24	423301010140	CHERRY RICHARD B EST	CHERRY RICHARD B EST ✓ 1740 TALLAHASSEE DR HOLLY HILL FL 32117
4779-24	423309000290	HALVORSON J COOPER	HALVORSON J COOPER ✓ 1301 13TH ST DAYTONA BEACH FL 32117
4952-24	424211040380	BLOUNT RACHEL	BLOUNT RACHEL ✓ 446 BRYANT ST ORMOND BEACH FL 32174

4985-24	424219140150	SMITH HEIDI	SMITH HEIDI ✓ 1209 CHRISTOBEL ST DAYTONA BEACH FL 32117
4988-24	424219240151	SORRELL TROY EST EST SORRELL RALPH	SORRELL TROY EST ✓ SORRELL RALPH 108 LACOSTA LN UNIT 613 DAYTONA BEACH FL 32114
5015-24	424220160151	WESTON LINDA S	WESTON LINDA S ✓ 907 CORDOVA AVE ORMOND BEACH FL 32174
5036-24	424227010460	DAVIS CHARLES E TR SUN MOON ATLANTIC TRUST	DAVIS CHARLES E TR ✓ SUN MOON ATLANTIC TRUST 37 COCONUT CT PALM COAST FL 32137
5041-24	424228020340	ROSE RICHARD ROSE HAROLD R	ROSE RICHARD ROSE HAROLD R ✓ 1226 BENDER AVE HOLLY HILL FL 32117
5274-19	620601110260	HALIFAX REALTY INC TR	HALIFAX REALTY INC TR ✓ 2626 LUTHER LN FORT COLLINS CO 80526
5390-24	523722030170	CHAMBERS DIAQUIRI J	CHAMBERS DIAQUIRI J ✓ 116 BAYWOOD DR DAYTONA BEACH FL 32117
5548-24	523836120020	TRUSTEE SERVICES LLC TR STERN FAMILY LAND TRUST	TRUSTEE SERVICES LLC TR ✓ STERN FAMILY LAND TRUST 136 S FRANKLIN ST DAYTONA BEACH FL 32114
5973-24	920701000011	WRIGHT RUFUS TED	WRIGHT RUFUS TED ✓ PO BOX 1064 OSTEEN FL 32764
7222-24	630802001070	BERNARD ALEX BERNARD BARBARA A BERNARD KRISTEN E	BERNARD ALEX ✓ BERNARD BARBARA A BERNARD KRISTEN E 107 STONE GATE LN PORT ORANGE 32129
7223-24	630802001080	BERNARD ALEXANDER T	BERNARD ALEXANDER T ✓ 108 STONE GATE LN PORT ORANGE 32129

7321-24	631204004340	GONZALEZ LINDSEY P	GONZALEZ LINDSEY P ✓ 4231 S PENINSULA DR PORT ORANGE FL 32127
7380-24	631504110510	CERIO CAROLYN NANCY	BIBBEE REAL ESTATE LLC ✓ 26246 WESLEY CHAPEL BLVD UNIT 137 LUTZ FL 33559
7575-24	731300000061	PACIFIC HOMES LLC	PACIFIC HOMES LLC ✓ 40873 GLENPANE WAY ALDIE VA 20105
8123-24	743005030820	STEIN EVAN W REYNOLDS ELIZABETH B	STEIN EVAN W ✓ REYNOLDS ELIZABETH B 1615 ELIZABETH ST NEW SMYRNA BEACH FL 32168
8200-24	744109010030	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH FL 32115
8230-24	744130040040	BOOTH RHEA S EST	BOOTH RHEA S EST ✓ 529 JOSIE ST NEW SMYRNA BEACH FL 32168
8592-19	710801040270	MOISE FRANCELER MIGUERLYNE LOUIS	LOUIS MIGUERLYNE ✓ 5948 ELLIS HOLLOW RD W LAKE WORTH FL 33463
8659-19	701033000291	MOONEY WILLIAM B	MOONEY WILLIAM B ✓ PO BOX 666 DE LEON SPRINGS FL 32130
9000-24	950600000750	FLOOD GORDON L	FLOOD GORDON L ✓ 144 N 1ST ST OAK HILL FL 32759
10445-24	402500000040	CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES	CORTAZAR VICTOR HUGO ✓ CORTAZAR VINCENT CORTAZAR JAMES 544 S BEACH ST ORMOND BEACH FL 32174
12521-20	632204000191	ROSE BAY INC	ROSE BAY INC ✓ PO BOX 818 PORT ORANGE FL 32115

12751-20	802301190062	WEST VOLUSIA PROPERTIES	WEST VOLUSIA PROPERTIES ✓ PO BOX 15200 DAYTONA BEACH FL 32115
----------	--------------	----------------------------	---

To:
Property Appraiser - County of Volusia

From:
Tax Deed Department - Clerk of Court of Volusia County

Please fill in the **Homestead Status and Current Assessed Value** as listed on the **Most Recent Certified Tax Roll**, and return this form back to us as soon as possible. Thank you.

Tax Deed Sale Date: **NOVEMBER 17, 2026**

Date: 9/14/2026

Pages: 5

Completed by: Laura Huff

Date: 09/15/2026

9-15-26 NO changes 82

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
617-24	600516010110	NO ✓	\$12,192
808-24	603812000680	NO ✓	\$119,435
1548-24	701739040110	NO ✓	\$7,794
1657-24	702007010160	NO ✓	\$3,484
1658-24	702007010210	NO ✓	\$52,353
2012-24	800905140290	NO ✓	\$11,094
2029-24	800906030330	NO ✓	\$8,911

2030-24	800906030360	NO ✓	\$11,882
3550-20	611001240130	NO ✓	\$438
3697-24	813011500010	YES ✓	\$61,813
3733-24	813015200040	YES ✓	\$72,853
3774-20	612901110240	NO ✓	\$1,563
3849-19	723100001380	NO ✓	\$15,805
4015-20	613301160180	NO ✓	\$742
4216-24	813074090110	YES ✓	\$104,405
4752-24	423301010140	NO ✓	\$122,180
4779-24	423309000290	NO ✓	\$31,620
4952-24	424211040380	NO ✓	\$28,512

4985-24	424219140150	YES ✓	\$72,024
4988-24	424219240151	NO ✓	\$142,060
5015-24	424220160151	YES ✓	\$117,947
5036-24	424227010460	NO ✓	\$152,273
5041-24	424228020340	NO ✓	\$66,429
5274-19	620601110260	NO ✓	\$12,977
5390-24	523722030170	NO ✓	\$119,523
5548-24	523836120020	NO ✓	\$68,492
5973-24	920701000011	NO ✓	\$168,693
7222-24	630802001070	NO ✓	\$70,527
7223-24	630802001080	NO ✓	\$70,698

7321-24	631204004340	YES ✓	\$273,960
7380-24	631504110510	NO ✓	\$102,723
7575-24	731300000061	NO ✓	\$513,500
8123-24	743005030820	YES ✓	\$86,738
8200-24	744109010030	NO ✓	\$169,394
8230-24	744130040040	NO ✓	\$166,803
8592-19	710801040270	NO ✓	\$781
8659-19	701033000291	NO ✓	\$500
9000-24	950600000750	NO ✓	\$81,197
10445-24	402500000040	NO ✓	\$548,099
12521-20	632204000191	NO ✓	\$1,000

12751-20	802301190062	NO ✓	\$1,200
----------	--------------	------	---------

LAURA E. ROTH, CLERK
P O BOX 6043
DELAND. FL 32721

WARNING

TAX DEED CERTIFICATE NO.: 10445-24

**THERE ARE UNPAID TAXES ON PROPERTY
WHICH YOU OWN OR IN WHICH YOU HAVE A
LEGAL INTEREST.**

CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES
544 S BEACH ST
ORMOND BEACH FL 32174

10445-24

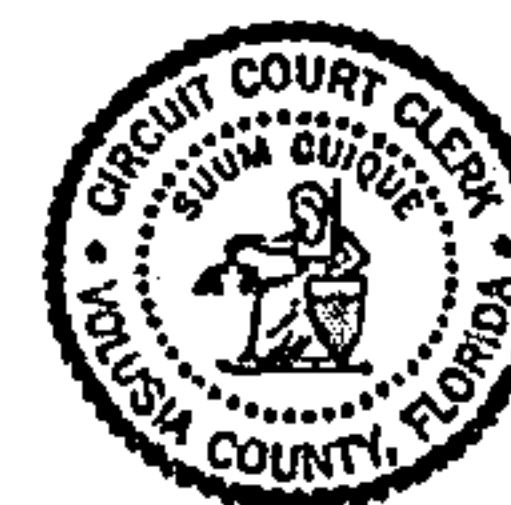
NOVEMBER 17, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 17, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

FOR FURTHER INFORMATION, CONTACT THE
CLERK OF THE CIRCUIT COURT, ATTN: TAX DEED
DEPARTMENT, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 25TH DAY OF SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

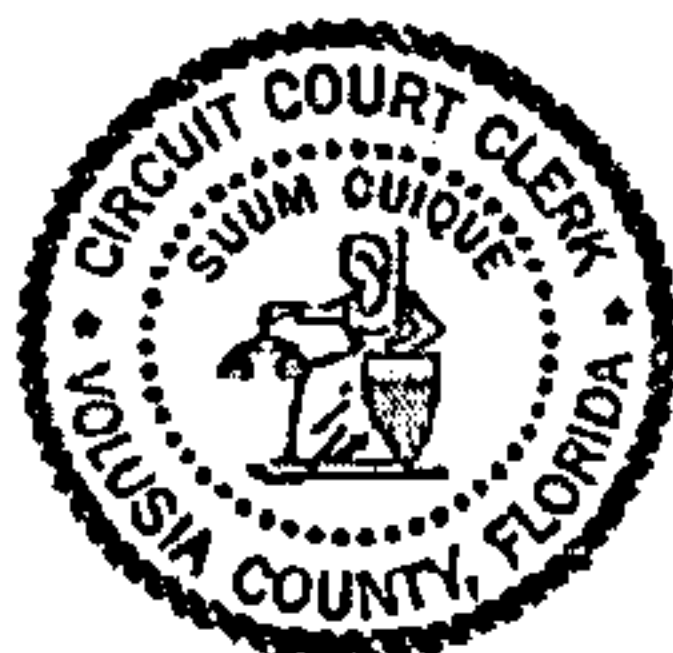
Certificate No.: **10445-24** Name in which assessed: **CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES**

Description of Property: **Parcel # 402500000040 25 14 30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY
ACRES PH I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84 FT ON W/L PER OR 3918 PG 4045.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 17, 2026 at 9:00 o'clock A.M.**

Dated this 25TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$27,730.64**

OPENING BID AMOUNT: **\$27,707.39**

The REDEMPTION AMOUNT & OPENING BID AMOUNT
are subject to change without notice. Call (386) 736-5938 to
determine the current totals.

TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. DO NOT SEND CASH OR A PERSONAL CHECK.

Certificate No.: **10445-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$27,730.64***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES
544 S BEACH ST
ORMOND BEACH FL 32174

***The REDEMPTION AMOUNT is subject to
change without notice. Before sending payment,
call (386) 736-5938 to determine the current payoff.**

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

**Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720**

[Telephone: 386-736-5938]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postmark
Here

Postage

\$

Total Postage

\$

Sent To

Street address

City, State

CORTAZAR VICTOR HUGO CORTAZAR

VINCENT CORTAZAR JAMES

544 S BEACH ST

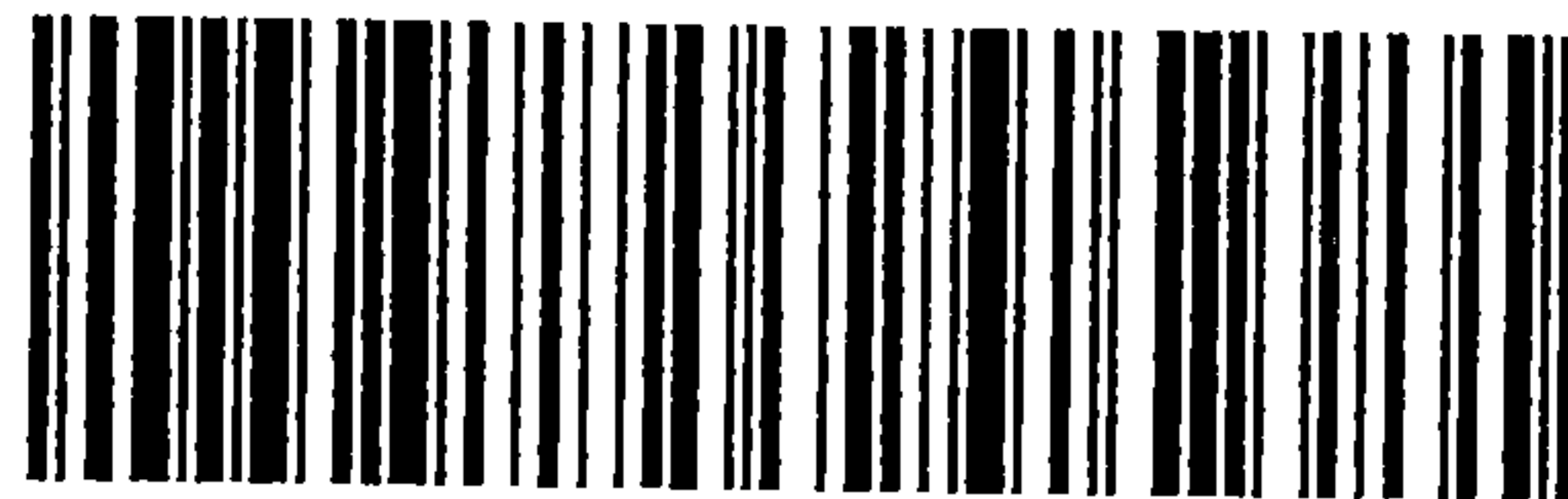
ORMOND BEACH FL 32174

10445-24

NOVEMBER 17, 2026

CERTIFIED MAIL

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
101 N. ALABAMA AVE • P.O. BOX 6043
DELAND, FLORIDA 32721-6043
TAX DEED DEPT



9589 0710 5270 2795 7648 67

UTF

CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES
544 S BEACH ST
ORMOND BEACH FL 32174

10445-24

NOVEMBER 17, 2026

UTF

321 327 215 043

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 32724 \$ 010.98⁰
02 7W

U.S. POSTAGETM PITNEY BOWES
0167



REDATE SEP. 25, 2026

CLERK OF THE CIRCUIT
CITY COURT VOLusia CTY, FL
CC 44
-5 AM 8:13
09/20/2026

NIXIE 326 FE 1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721504343 *1401-05255-26-41



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
101 N. ALABAMA AVE • P.O. BOX 6043
DELAND, FLORIDA 32721-6043

TAX DEED DEPT

LAURA

UTF

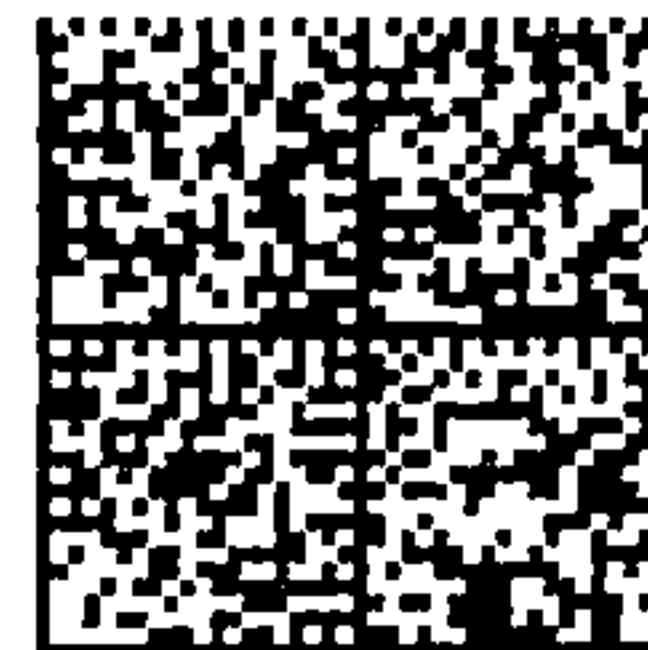
CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES
544 S BEACH ST
ORMOND BEACH FL 32174

10445-24 NOVEMBER 17 2026

UTF

154 32721604343

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGETM PITNEY BOWES



ZIP 32724 \$ 000.72¹
02 7W

0008028897 SEP. 25. 2026

CITY CIRCUIT VOLUSIA FL
CC 44

2026 OCT -2 PM 8:38

FILED

NIXIE 325 FE 1270 0010/05/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0532-06651-05-36



LAURA E ROTH, CLERK
P O BOX 6043
DELAND. FL 32721

WARNING

TAX DEED CERTIFICATE NO.: 10445-24

**THERE ARE UNPAID TAXES ON PROPERTY
WHICH YOU OWN OR IN WHICH YOU HAVE A
LEGAL INTEREST.**

VINCENT CORTAZAR
5 GERRY LANE
LLOYD HARBOR NY 11743

10445-24

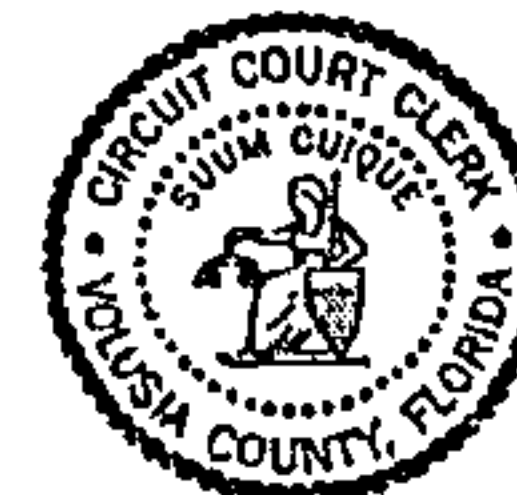
NOVEMBER 17, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 17, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
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FOR FURTHER INFORMATION, CONTACT THE
CLERK OF THE CIRCUIT COURT, ATTN: **TAX DEED
DEPARTMENT**, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 25TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** the holder of the following certificate
issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in
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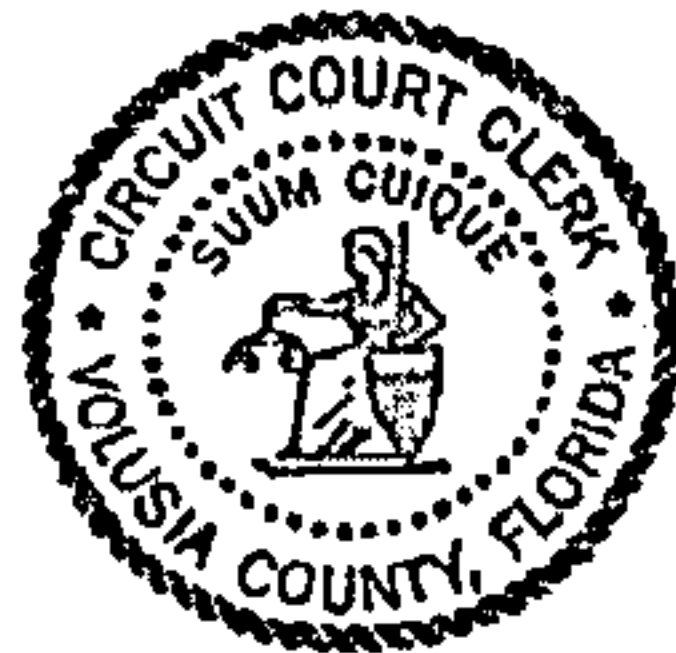
Certificate No.: **10445-24** Name in which assessed: **CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES**

Description of Property: **Parcel # 402500000040 25 14 30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY
ACRES PH I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84 FT ON W/L PER OR 3918 PG 4045.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 17, 2026 at 9:00 o'clock A.M.**

Dated this 25TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$27,730.64**

OPENING BID AMOUNT: \$27,707.39

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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Certificate No.: **10445-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$27,730.64***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

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change without notice. Before sending payment,
call (386) 736-5938 to determine the current payoff.**

VINCENT CORTAZAR
5 GERRY LANE
LLOYD HARBOR NY 11743

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

**Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720**

[Telephone: 386-736-5938]

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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

25
Postmark
Here

Postage

VINCENT CORTAZAR
5 GERRY LANE
LLOYD HARBOR NY 11743

10445-24 NOVEMBER 17, 2026

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VINCENT CORTAZAR
5 GERRY LANE
LLOYD HARBOR, NY 11743

10445-24 NOVEMBER 17, 2026



9590 9402 9196 4225 7273 43

2. Article Number (Transfer from service label)

9589 0710 5270 2795 7648 74

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

☒ Agent

☐ Addressee

B. Received by (Printed Name)**C. Date of Delivery**

9/29/26

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

(over \$500)

LAURA E ROTH, CLERK
P O BOX 6043
DELAND. FL 32721

WARNING

TAX DEED CERTIFICATE NO.: 10445-24

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VICTOR HUGO CORTAZAR VINCENT CORTAZAR
JAMES CORTAZAR
544 S BEACH ST
ORMOND BEACH FL 32174

10445-24

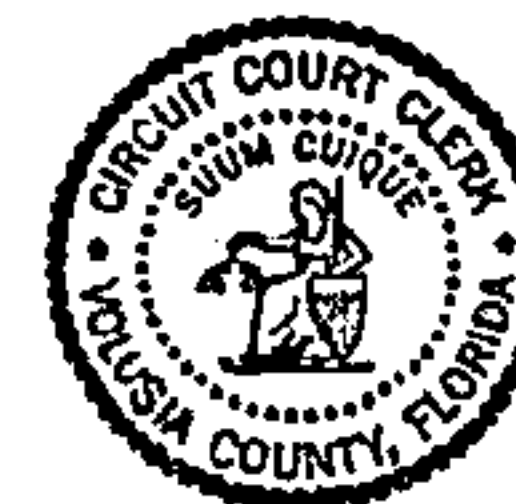
NOVEMBER 17, 2026

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CLERK OF THE CIRCUIT COURT, ATTN: TAX DEED
DEPARTMENT, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 25TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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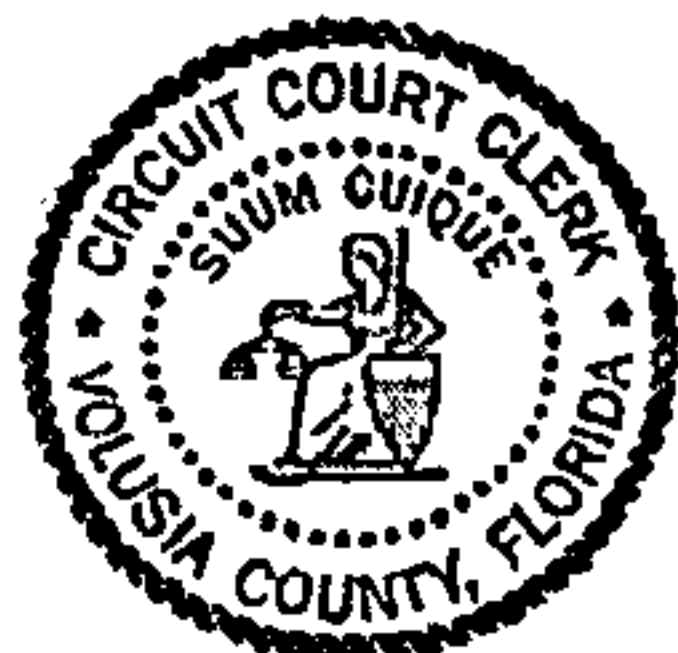
Certificate No.: **10445-24** Name in which assessed: **CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES**

Description of Property: **Parcel # 402500000040 25 14 30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY ACRES PH I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84 FT ON W/L PER OR 3918 PG 4045.**

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Dated this 25TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$27,730.64**

OPENING BID AMOUNT: \$27,707.39

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Certificate No.: **10445-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$27,730.64***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES CORTAZAR
544 S BEACH ST
ORMOND BEACH FL 32174

***The REDEMPTION AMOUNT is subject to change without notice. Before sending payment, call (386) 736-5938 to determine the current payoff.**

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

**Will Roberts - Tax Collector
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DeLand, FL 32720**

[Telephone: 386-736-5938]

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Po

\$

Sent To

Street ar

City, Sta

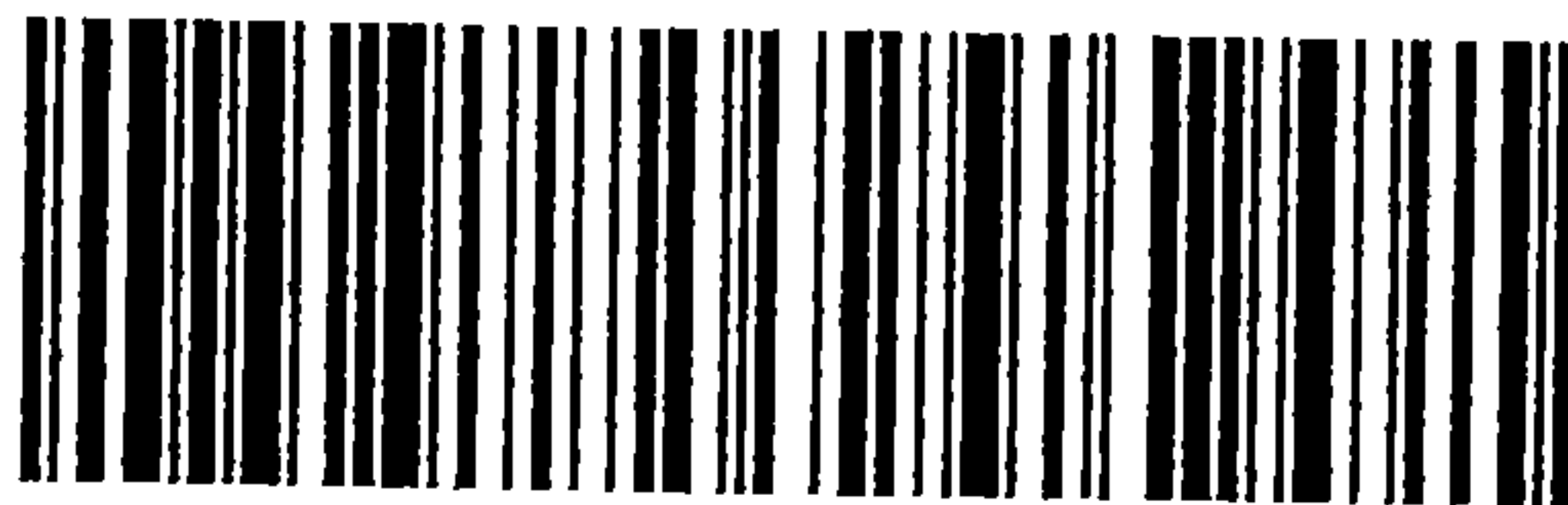
VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES CORTAZAR
544 S BEACH ST
ORMOND BEACH FL 32174

10445-24 NOVEMBER 17, 2026

CERTIFIED MAIL®

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
101 N. ALABAMA AVE • P.O. BOX 6043
DELAND, FLORIDA 32721-6043

TAX DEED DEPT



9589 0710 5270 2795 7648 81

WTF

VICTOR HUGO CORTAZAR VINCENT CORTAZAR
JAMES CORTAZAR
544 S BEACH ST
ORMOND BEACH FL 32174

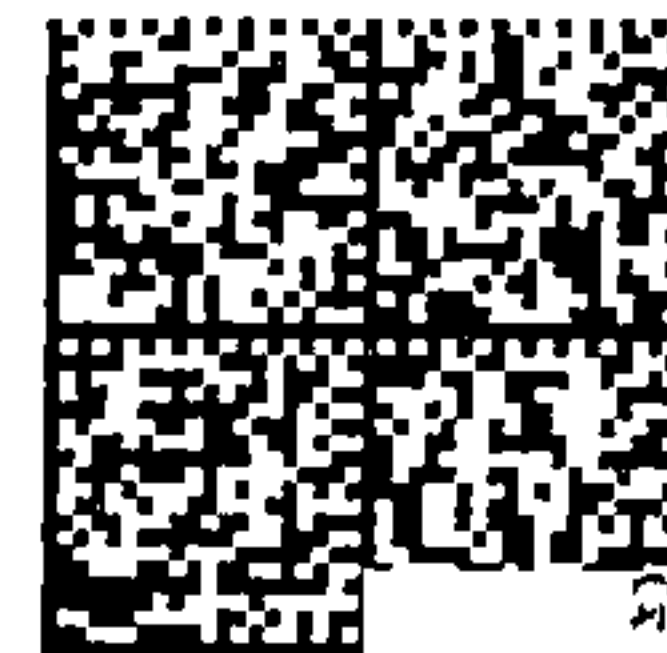
10445-24

NOVEMBER 17, 2026

WTF

3217427216043

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 32724 \$ 010.98⁰
02. 7W.

U.S. POSTAGESM PITNEY BOWES
0165



REDATE SEP 25, 2026

CLERK OF THE CIRCUIT COURT
VOLusia County, FL
CC 44

5 AM 8:18

0010/02/26

NIXIE. 326 FE 1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343

*1401-05253-26-41



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
101 N. ALABAMA AVE • P.O. BOX 6043
DELAND, FLORIDA 32721-6043

TAX DEED DEPT

UTF

VICTOR HUGO CORTAZAR VINCENT CORTAZAR
JAMES CORTAZAR
544 S BEACH ST
ORMOND BEACH FL 32174

10445-24 NOVEMBER 17, 2026

9334110169951619

UTF

154 327216043

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE IMPITNEY BOWES



ZIP 32724 \$ 000.72¹
02 7W
0008028897 SEP. 25. 2026

CLERK OF THE CIRCUIT COURT
VOLUME 44
CC 44

2026 OCT -8 AM 8:38

FILED

NIXIE

326 7E 1270

0010/05/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343

*0532-06652-05-36



LAURA E ROTH, CLERK
P O BOX 6043
DELAND. FL 32721

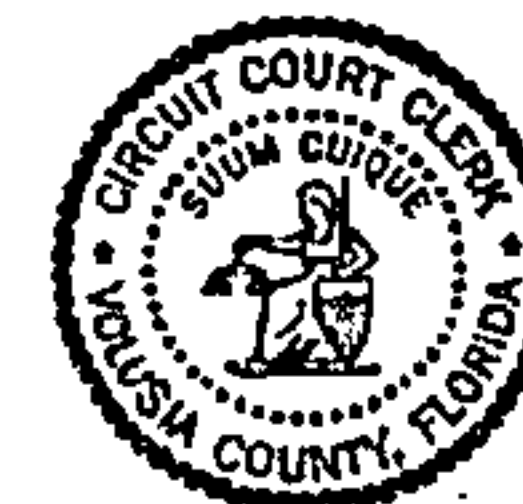
WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON NOVEMBER 17, 2026 AT 9:00 AM UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

FOR FURTHER INFORMATION, CONTACT THE CLERK OF THE CIRCUIT COURT, ATTN: TAX DEED DEPARTMENT, 101 N. ALABAMA AVE, P O BOX 6043, DELAND, FLORIDA 32721. TELEPHONE (386) 736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 25TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES
3625 EAGLE WALK DR
ORMOND BEACH FL 32174

10445-24

NOVEMBER 17, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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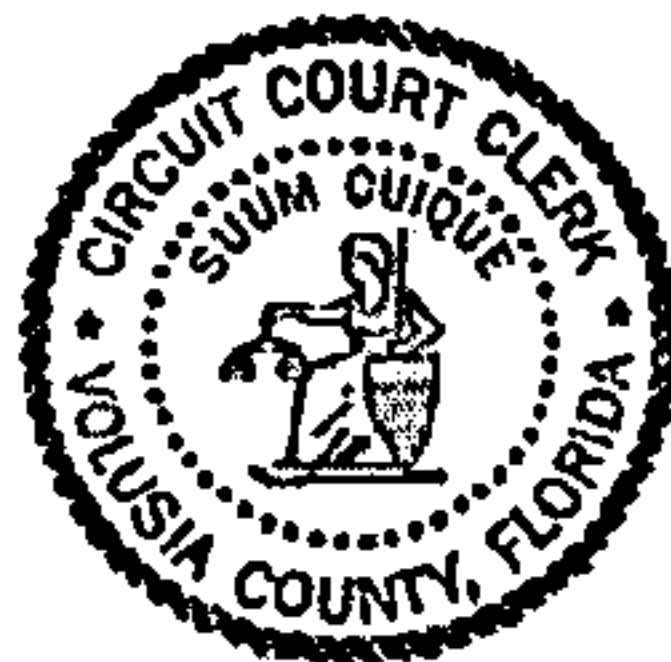
Certificate No.: **10445-24** Name in which assessed: **CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES**

Description of Property: **Parcel # 402500000040 25 14 30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY ACRES PH I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84 FT ON W/L PER OR 3918 PG 4045.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 17, 2026 at 9:00 o'clock A.M.**

Dated this 25TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$27,730.64**

OPENING BID AMOUNT: **\$27,707.39**

The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. DO NOT SEND CASH OR A PERSONAL CHECK.

Certificate No.: **10445-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$27,730.64***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES
3625 EAGLE WALK DR
ORMOND BEACH FL 32174

*The REDEMPTION AMOUNT is subject to change without notice. Before sending payment, call (386) 736-5938 to determine the current payoff.

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720

[Telephone: 386-736-5938]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total P

\$

Sent To

Street a

City, Sta

CORTAZAR VICTOR HUGO CORTAZAR
VINCENT CORTAZAR JAMES
3625 EAGLE WALK DR.
ORMOND BEACH FL 32174

10445-24 NOVEMBER 17, 2026

Postmark
Here



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

SEVENTH JUDICIAL CIRCUIT - VOLUSIA COUNTY
P.O. BOX 6043 DELAND, FLORIDA 32721-6043 - WWW.CLERK.ORG

Attn: Tax Deed Division

September 16, 2026

VOLUSIA SHERIFF'S OFFICE
P O BOX 569
DELAND, FL 32721-0569

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, November 17, 2026**
Service of Process must be completed by: **Tuesday, October 27, 2026**

Enclosed are Sheriff's Notice(s) of Application for Tax Deed which require Service of Process together with check(s). If you are unable to make service, please post a copy of the notice in a conspicuous place at the given address. See the following page for the names of the Titleholders requiring Service:

NUMBER OF SERVICES:	69
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$2,760.00</u>

Send all Return of Services to:

Clerk of the Circuit Court
Attn: Tax Deed Division
P.O. Box 6043
DeLand, FL 32721

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
808-24	3
LUCAS DONALD L EST	1
LUCAS DANIEL LEE LUCAS DAVID	1
DANIEL LEE LUCAS AND DAVID LUCAS	1
1658-24	1
UNIVERSAL FLIPS LLC	1
2029-24	2
IRON ROD INVESTMENTS INC	1
JAMES MCFADZEAN SR REGISTERED AGENT O/B/C	1
2030-24	2
IRON ROD INVESTMENTS INC	1
JAMES MCFADZEAN SR REGISTERED AGENT O/B/C	1
3550-20	2
DRAKE CARRIE ALBERTA	1
CARRIE ALBERTA DRAKE	1
3697-24	3
GRENIER RONALD N	1
GRENIER RONALD N EST	1
ESTATE OF RONALD N GRENIER DECEASED	1
3733-24	2
SERRA DAVID J III	1
DAVID J SERRA III	1
4216-24	2
JACKSON VERONICA ANN	1
VERONICA ANN JACKSON	1
4752-24	2
CHERRY RICHARD B EST	1

ESTATE OF RICHARD BRUCE CHERRY DECEASED	1
4779-24	2
HALVORSON J COOPER	1
J COOPER HALVORSON	1
4952-24	2
BLOUNT RACHEL	1
RACHEL BLOUNT	1
4985-24	3
SMITH HEIDI	1
HEIDI SMITH	2
4988-24	4
SORRELL TROY EST SORRELL RALPH	2
ESTATE OF TROY SORRELL DECEASED	1
RALPH SORRELL	1
5015-24	2
WESTON LINDA S	1
LINDA S WESTON	1
5036-24	1
DAVIS CHARLES E TR SUN MOON ATLANTIC TRUST	1
5041-24	4
ROSE RICHARD ROSE HAROLD R EST	1
ESTATE OF HAROLD R ROSE DECEASED	1
RICHARD ROSE	1
ROSE RICHARD ROSE HAROLD R	1
5274-19	1
HALIFAX REALTY INC TRUSTEE	1
5390-24	2
CHAMBERS DIAQUIRI J	1
DIAQUIRI J CHAMBERS	1
5548-24	4
TRUSTEE SERVICES LLC TR STERN FAMILY LAND T	2
STERN FAMILY LAND TRUST TRUST SERVICES LLC	1
MARK OSLIZLO REGISTERED AGENT O/B/O TRUSTE	1
5973-24	1
WRIGHT RUFUS TED	1

7222-24	3
BERNARD ALEX BERNARD BARBARA A BERNARD	1
ALEX BERNARD	1
KRISTEN E BERNARD AND ALEXANDER T BERNARD	1
7223-24	2
BERNARD ALEXANDER T	1
ALEXANDER T BERNARD	1
7321-24	2
GONZALEZ LINDSEY P	1
LINDSEY P GONZALEZ	1
7380-24	3
CERIO CAROLYN NANCY	1
CERIO CAROLYN NANCY EST	1
ESTATE OF CAROLYN NANCY CERIO DECEASED	1
8123-24	2
STEIN EVAN W REYNOLDS ELIZABETH B	1
EVAN W STEIN AND ELIZABETH B REYNOLDS	1
8200-24	3
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
8230-24	2
BOOTH RHEA S EST	1
RHEA S BOOTH	1
9000-24	2
FLOOD GORDON L	1
GORDON L FLOOD	1
10445-24	3
CORTAZAR VICTOR HUGO CORTAZAR VINCENT CC	2
VICTOR HUGO CORTAZAR VINCENT CORTAZAR JA	1
12521-20	2
ROSE BAY INC	1
WILLIAM A PARSONS REGISTERED AGENT O/B/O R	1
Grand Total	69

LAURAE ROTH, CLERK
P O BOX 6043
DELAND, FL 32721

TAX DEED CERTIFICATE NO.: 10445-24

**THERE ARE UNPAID TAXES ON PROPERTY
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CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES
544 S BEACH ST
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10445-24

NOVEMBER 17, 2026

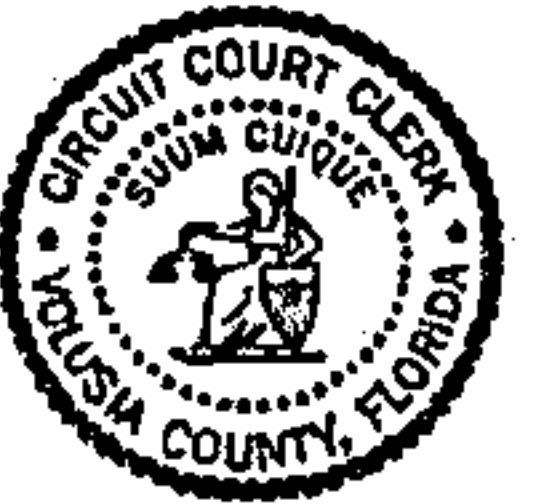
WARNING
SHERIFF'S
NOTICE

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 17, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
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WITH YOUR CASHIER'S CHECK, MONEY ORDER,
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FOR FURTHER INFORMATION, CONTACT THE
CLERK OF THE CIRCUIT COURT, ATTN: **TAX DEED
DEPARTMENT**, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 25TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

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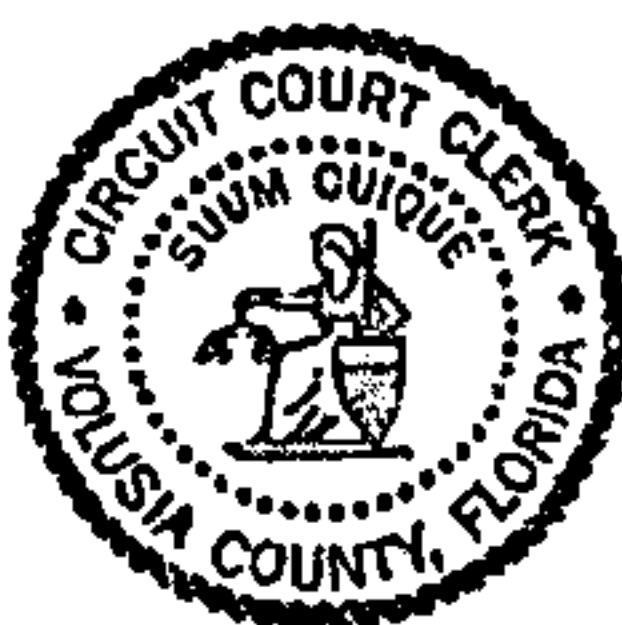
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Laura E. Roth

BY **LAURA E ROTH**

Clerk of the Circuit Court, Volusia County



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10445-24

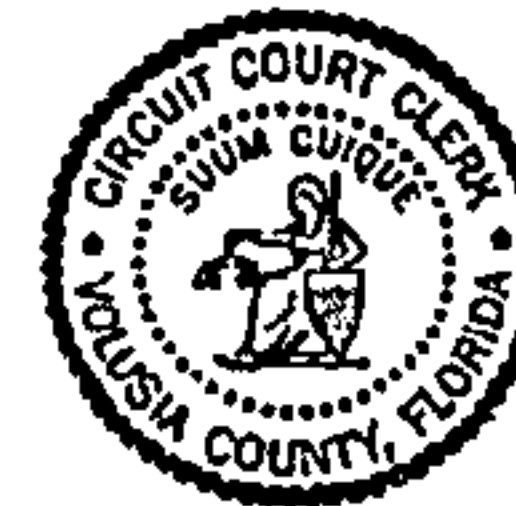
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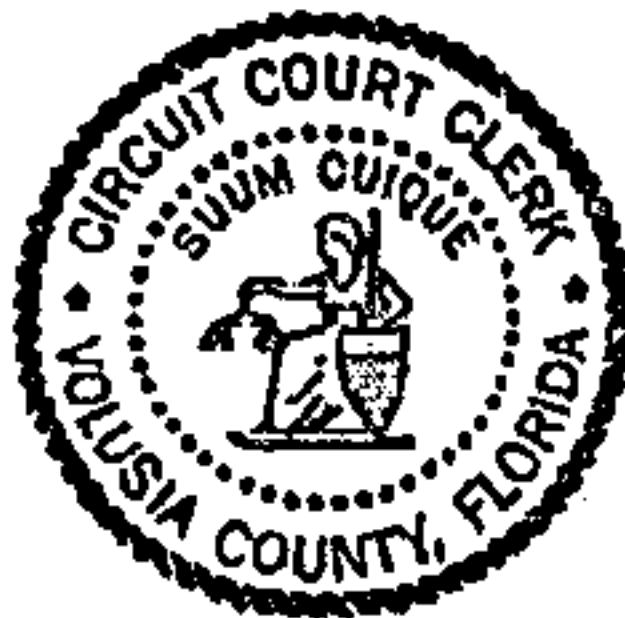
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NOVEMBER 17, 2026

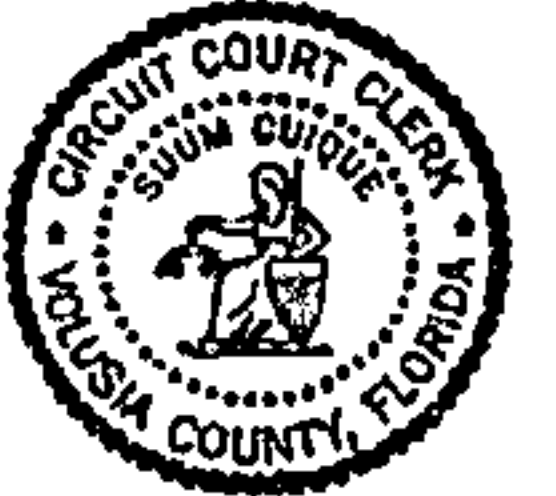
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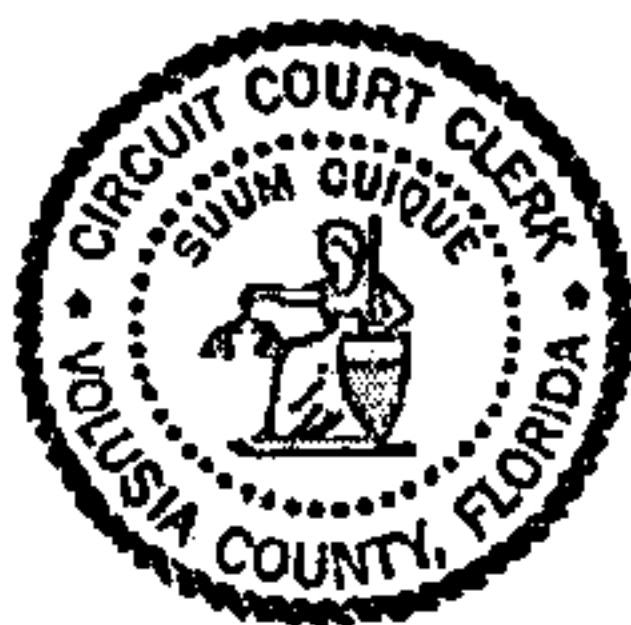
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REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Services, 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, at least 7 days before the scheduled auction date, or immediately upon receiving this notification if the time before the scheduled auction date is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con Servicios Administrativos, 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

VOL CO CLERK OF CIRCUIT COURT
TAX DEEDS
PO BOX 6043
DELAND, FL 32721-6043



SHERIFF'S #:
26021288

COURT: VOLUSIA COURT CIRCUIT # ORG DOCUMENTS: 1
PLAINTIFF: IN RE
DEFENDANT: CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	11/17/2026	9:00 AM	10445-24

I, Michael J. Chitwood, SHERIFF, in and for said county and state do hereby certify that I have received:

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 28th day of September, 2026 at 8:20 AM, and that I served the same on the 28th day of September, 2026, at the hour of 3:00 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES	TITLE:	
PARTY DESCRIPTION			
PERSON SERVED:		TITLE:	

TAX APPLICATION NOTICE: executed this writ on the above date and time by serving the within named defendant by posting a true copy of this writ with the date and hour of service endorsed thereon by me on the premises described which is the last known address of the titleholder as the titleholder could not be served personally. This process was posted on the last known address pursuant to F.S. 197.522.

ADDRESS SERVED:	544 S BEACH ST ORMOND BEACH, FL 32174		
SERVICE STATUS:	Served	SERVICE BY:	Deputy Currie, Forrest 7933



VOLUSIA SHERIFF'S OFFICE
P.O. BOX 2658
DAYTONA BEACH, FL. 32160
MICHAEL J. CHITWOOD, SHERIFF
VOLUSIA SHERIFF'S OFFICE
STATE OF FLORIDA

I am a FLORIDA SHERIFF, and I certify that the foregoing is true and correct.

DATE: 9/29/2026
ENTRD BY: KONEAL

FILED BY: *Deputy K. Currie*
7933

CURRIE, FORREST 7933, DEPUTY

LAURAE. ROTH, CLERK
P O BOX 6043
DELAND, FL 32721

**WARNING
SHERIFF'S
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TAX DEED CERTIFICATE NO.: 10445-24

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10445-24

NOVEMBER 17, 2026

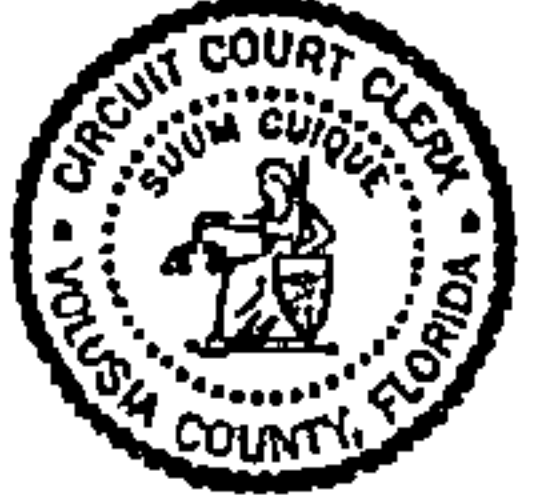
24021288

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CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 28 '26 8:20

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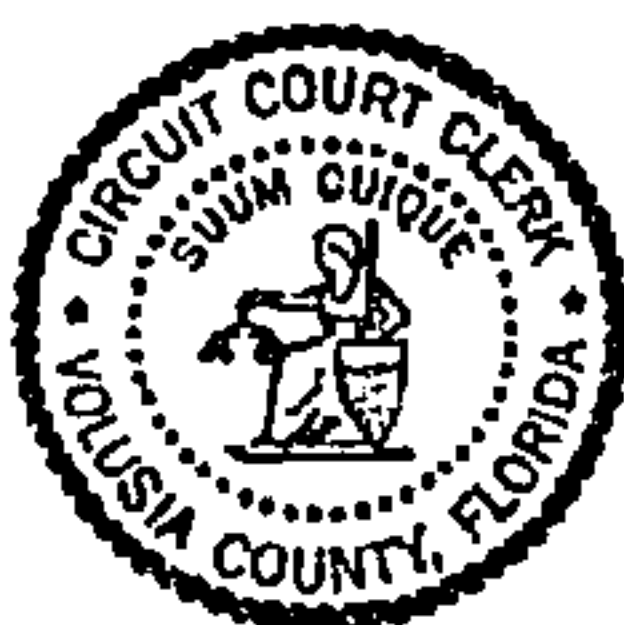
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Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. DO NOT SEND CASH OR A PERSONAL CHECK.

Certificate No.: 10445-24
Date of Sale: NOVEMBER 17, 2026

REDEMPTION AMOUNT: \$27,730.64*

PAYABLE BEFORE: 9:00 AM on NOVEMBER 17, 2026

CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES
544 S BEACH ST
ORMOND BEACH FL 32174

60:4 PM 5-100 9202

FILED

*The REDEMPTION AMOUNT is subject to
change without notice. Before sending payment,
call (386) 736-5938 to determine the current payoff.

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720

[Telephone: 386-736-5938]

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA
SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

VOL CO CLERK OF CIRCUIT COURT
TAX DEEDS
PO BOX 6043
DELAND, FL 32721-6043



SHERIFF'S #:
26021287

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES CORTAZAR

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	11/17/2026	9:00 AM	10445-24

I, Michael J. Chitwood, SHERIFF, in and for said county and state do hereby certify that I have received:

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 28th day of September, 2026 at 8:20 AM, and that I served the same on the 28th day of September, 2026, at the hour of 3:00 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES CORTAZAR	TITLE:	
PARTY DESCRIPTION			
PERSON SERVED:		TITLE:	

TAX APPLICATION NOTICE: executed this writ on the above date and time by serving the within named defendant by posting a true copy of this writ with the date and hour of service endorsed thereon by me on the premises described which is the last known address of the titleholder as the titleholder could not be served personally. This process was posted on the last known address pursuant to F.S. 197.522.

ADDRESS SERVED:	544 S BEACH ST ORMOND BEACH, FL 32174		
SERVICE STATUS:	Served	SERVICE BY:	Deputy Currie, Forrest 7933



VOLUSIA SHERIFF'S OFFICE

P.O. BOX 2658
DAYTONA BEACH, FL. 32115

I am a FLORIDA SHERIFF, and I certify that the foregoing is true and correct.

MICHAEL J. CHITWOOD, SHERIFF

VOLUSIA SHERIFF'S OFFICE
STATE OF FLORIDA

DATE: 9/29/2026
ENTRD BY: KONEAL

80 : 4 W 5 - 100 9202

BY: *Deputy K. Currie* 7933

FILED

CURRIE, FORREST 7933, DEPUTY

2602/287

LAURAE.ROTH, CLERK
P O BOX 6043
DELAND. FL 32721

**WARNING
SHERIFF'S
NOTICE**

TAX DEED CERTIFICATE NO.: 10445-24

**THERE ARE UNPAID TAXES ON PROPERTY
WHICH YOU OWN OR IN WHICH YOU HAVE A
LEGAL INTEREST.**

VICTOR HUGO CORTAZAR VINCENT CORTAZAR
JAMES CORTAZAR
544 S BEACH ST
ORMOND BEACH FL 32174

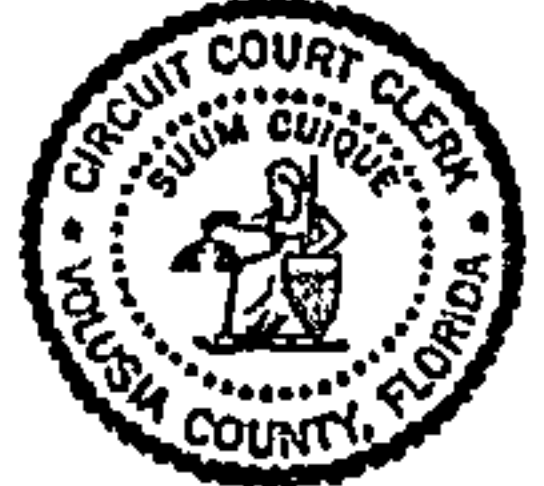
10445-24 NOVEMBER 17, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 17, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

FOR FURTHER INFORMATION, CONTACT THE
CLERK OF THE CIRCUIT COURT, ATTN: **TAX DEED
DEPARTMENT**, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 25TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

SEP 28 '26 8:20

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that HMF FL A LLC TESCO CUSTODIAN the holder of the following certificate
issued on JUNE 1, 2024 has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which
it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

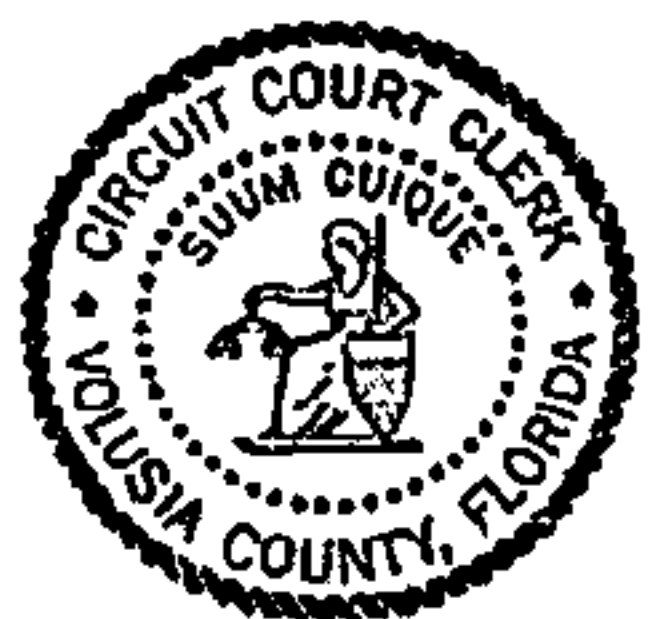
Certificate No.: 10445-24 Name in which assessed: CORTAZAR VICTOR HUGO CORTAZAR VINCENT
CORTAZAR JAMES

Description of Property: Parcel # 402500000040 25 14 30 IRREG PARCEL IN SW 1/4 W OF LOTS 34 & 35 COUNTRY
ACRES PH I MB 42 PG 111 MEAS 1141.12 FT ON N/L & MEAS 403.84 FT ON W/L PER OR 3918 PG 4045.

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
shall be sold to the highest bidder at www.volusia.realtaxdeed.com on NOVEMBER 17, 2026 at 9:00 o'clock A.M.

Dated this 25TH day of SEPTEMBER, 2026.

Laura E. Roth
BY LAURAE ROTH
Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$27,730.64**
OPENING BID AMOUNT: \$27,707.39
The REDEMPTION AMOUNT & OPENING BID AMOUNT
are subject to change without notice. Call (386) 736-5938 to
determine the current totals.

TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. DO NOT SEND CASH OR A PERSONAL CHECK.

Certificate No.: **10445-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$27,730.64***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

VICTOR HUGO CORTAZAR VINCENT CORTAZAR, JAMES CORTAZAR
544 S BEACH ST
ORMOND BEACH FL 32174

2026 OCT 5 PM 4:08

FILED

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