Date Printed: 10/5/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

10480-24	Certificate Number
KEYS FUNDING LLC - 7024	Applicant Name
4/21/2026	Application Date
10/13/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	10,042.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,702.56
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		17,269.99
7. Total Interest Accrued by Tax Collector		777.15
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]		69.20
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		18,448.34
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		795.20
20. Total of Lines 18 & 19		19,243.54
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*	$	19,266.79

*The Redemption Amount & Minimum Bid Amount are subject to change without notice.
Call (386) 736-5938 to determine the current totals.

PAYOFF GOOD THROUGH: 10/12/2026

BP

Redemption Date: 10/7/26

Name & Address: Vylla Title LLC
6200 Tennyson Pkwy Ste 110
Plano, TX 75024

Created by: IB

CL-0922-2301

5499219

10/7/2026 12:55:16 PM
Instrument# 2026183977 1 page
Book: 8914 Page: 2741
Electronically Recorded By
Volusia County Clerk of the Court

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED
CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY

Pursuant to § 197.502(5)(c), Florida Statutes, the Clerk of the Circuit Court Volusia County fully releases the Notice of Tax Deed Application recorded at

Book:**8883**

Page: **3969**

Official Records of Volusia County, for the tax certificate, tax deed, and property described below:

Certificate No. **10480-24** Year of Issuance **JUNE 1, 2024**

Description of Property **700603001080**
LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216

Name in which assessed **ARROYO WANDA E**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

Dated: 10/7/2026

CL-0404-1810

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/7/2026 1:01 PM
Receipt: 303183256 Drawer: 155964

TAX DEEDS DELAND

Operator: bpoitras

Instrument #: 2026183992 Type: RE
Book #: 8914 Page #: 2774 Time: 1:01 PM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 10480-24 / KEYS FUNDING LLC - 7024

Subtotal: $17.00
Sales Tax: $0.00
Due: $17.00

ESCROW: 330 $17.00

Date Printed: 10/5/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

10480-24 Certificate Number

KEYS FUNDING LLC - 7024 Applicant Name

4/21/2026 Application Date

10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	10,042.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,702.56
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		17,269.99
7. Total Interest Accrued by Tax Collector		777.15
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]		69.20
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		18,448.34
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		795.20
20. Total of Lines 18 & 19		19,243.54
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*	**$**	**19,266.79**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		19,243.54
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**19,243.54**

***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 10/13/2026

Created by:

CL-0921-2301

Date Printed: 10/5/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

10480-24 Certificate Number
KEYS FUNDING LLC - 7024 Applicant Name
4/21/2026 Application Date
10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	10,042.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,702.56
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		17,269.99
7. Total Interest Accrued by Tax Collector		777.15
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]		69.20
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		18,448.34
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		795.20
20. Total of Lines 18 & 19		19,243.54
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*	**$**	**19,266.79**

***The Redemption Amount & Minimum Bid Amount are subject to change without notice.**
Call (386) 736-5938 to determine the current totals.

PAYOFF GOOD THROUGH: 10/12/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

Date Printed: 9/25/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

10480-24	Certificate Number
KEYS FUNDING LLC - 7024	Applicant Name
4/21/2026	Application Date
10/13/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	10,042.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,702.56
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		17,269.99
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9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		69.20
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		18,448.34
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		795.20
20. Total of Lines 18 & 19		19,243.54
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*	**$**	**19,266.79**

***The Redemption Amount & Minimum Bid Amount are subject to change without notice.**
Call (386) 736-5938 to determine the current totals.

PAYOFF GOOD THROUGH: 10/2/2026

Redemption Date: _____

Name & Address: _____

_____

_____

BP

Created by:

_____

CL-0922-2301

Date Printed: 9/8/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

10480-24 Certificate Number
KEYS FUNDING LLC - 7024 Applicant Name
4/21/2026 Application Date
10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	10,042.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,702.56
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		17,269.99
7. Total Interest Accrued by Tax Collector		777.15
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]		69.20
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		18,448.34
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20. Total of Lines 18 & 19		19,243.54
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*	**$**	**19,266.79**

***The Redemption Amount & Minimum Bid Amount are subject to change without notice.**
Call (386) 736-5938 to determine the current totals.

PAYOFF GOOD THROUGH: 9/16/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

To:
Tax Collector's Office

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

Date:	10/5/2026
Pages:	4
Completed by:	JMT
Date:	10/05/2026

Please fill in the **TOTAL amount of any current or delinquent taxes ACCRUED AFTER THE TAX COLLECTOR'S CERTIFICATION (DR-513) WAS SENT TO THE CLERK'S OFFICE** and return this form back to us as soon as possible. Thank you.

Tax Deed Sale Date: **OCTOBER 13, 2026** NO Changes 10-5-26 SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	TOTAL AMOUNT OF ANY CURRENT OR DELINQUENT TAXES ACCRUED AFTER THE TAX COLLECTOR'S CERTIFICATION (DR-513) WAS SENT TO THE CLERK'S OFFICE
704-24	602903030080	REDEEMED ✓
1377-24	701534000080	REDEEMED ✓
1575-24	701800000440	REDEEMED ✓
2139-24	801403110050	$ 0.00 ✓
2185-24	802303000220	REDEEMED ✓
2231-24	803405060020	REDEEMED ✓
2380-24	313601180010	REDEEMED ✓

2681-24	613201120260	$ 0.00
3789-24	813024030080	$ 0.00
4139-24	813065130050	REDEEMED
4210-24	813074040060	REDEEMED
4212-24	813074050040	$0.00
4369-24	322102000690	$0.00
4376-24	322112020040	REDEEMED
4683-24	42251600D100	$ 0.00
4690-24	422517000161	REDEEMED
4696-24	422522005880	$ 0.00
7480-24	632300000130	REDEEMED

8937-24	853000000110	REDEEMED
9254-24	5327100115B2	REDEEMED
9604-24	424294000240	$ 0.00
9640-24	803605050124	REDEEMED
9703-24	522209000440	$ 0.00
10480-24	700603001080	$ 0.00
10526-24	840500000120	$ 0.00
10581-24	412301000310	REDEEMED
10658-24	530952002060	REDEEMED
10899-24	633013003070	$ 0.00
11024-24	641936008403	$ 0.00

11072-24	533978000280	$ 0.00
11177-24	531631008220	$ 0.00
11505-24	630242000504	REDEEMED
11946-24	521901003310	REDEEMED

To:
Property Appraiser - County of Volusia

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

Date: 10/5/2026

Pages: 4

Completed by: Ashlee Walker

Date: 10/05/2026

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: **OCTOBER 13, 2026**

No Changes 10-5-26 JR

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
704-24	602903030080	No	$229,302
1377-24	701534000080	No	$331,079
1575-24	701800000440	No	$134,223
2139-24	801403110050	No ✓	$180,772
2185-24	802303000220	Yes	$103,280
2231-24	803405060020	No	$119,639
2380-24	313601180010	No	$1,240,512

2681-24	613201120260	No	$1,172
3789-24	813024030080	No	$131,340
4139-24	813065130050	Yes	$224,738
4210-24	813074040060	Yes	$54,637
4212-24	813074050040	Yes	$115,340
4369-24	322102000690	No	$751,825
4376-24	322112020040	No	$219,217
4683-24	42251600D100	Yes	$138,075
4690-24	422517000161	No	$99,756
4696-24	422522005880	No	$68,840
7480-24	632300000130	Yes	$227,369

8937-24	853000000110	No	$159,970
9254-24	5327100115B2	No	$165,750
9604-24	424294000240	No	$215,143
9640-24	803605050124	No	$167,238
9703-24	522209000440	No	$260,175
10480-24	700603001080	No	$356,979
10526-24	840500000120	No	$841,192
10581-24	412301000310	Yes	$285,866
10658-24	530952002060	No	$61,734
10899-24	633013003070	Yes	$607,203
11024-24	641936008403	No	$433,602

11072-24	533978000280	No	$203,420
11177-24	531631008220	No	$80,916
11505-24	630242000504	No	$688,058
11946-24	521901003310	Yes	$470,303

Date Printed: 7/31/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

10480-24 Certificate Number

KEYS FUNDING LLC - 7024 Applicant Name

4/21/2026 Application Date

10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	10,042.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,702.56
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		17,269.99
7. Total Interest Accrued by Tax Collector		777.15
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]		69.20
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		18,448.34
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		795.20
20. Total of Lines 18 & 19		19,243.54
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*	**$**	**19,266.79**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		19,243.54
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**19,243.54**

***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 10/13/2026

Created by:

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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. **10480-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 700603001080 LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216**

Name in which assessed **ARROYO WANDA E**

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 **13TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 21ST day of AUGUST, 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.

SEPTEMBER 10, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 700603001080
Tax Deed #: 32157
Situs Address: 1516 RED PLUM HOLLOW

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

Tax Deed Applicant
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
ARROYO ELIZABETH
1516 RED PLUM HOLW
DELAND, FL 32720-0912

Billing Address on Current Tax Roll

Additional Parties, Per Search

SPECIALTY MANAGEMENT COMPANY OF CENTRAL FLORIDA, REGISTERED AGENT O/B/O CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND, PHASE TWO, INC.
1000 PINE HOLLOW PT.
ALTAMONTE SPRINGS, FL
32714-7111 — Other Party

WANDA E. ARROYO
1516 RED PLUM HOLLOW
DELAND, FL 32720 — Title Holder

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

WANDA E. ARROYO AND
ELIZABETH ARROYO

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

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

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 7024 PO BOX 67514 NEWARK, NJ 07101-8009	Application date	Apr 21, 2026
Situs address	1516 RED PLUM HOLLOW DELAND 32720	Yr Issued/Certificate #	2024 / 10480
Parcel owner	ARROYO ELIZABETH 1516 RED PLUM HOLW DELAND, FL 32720-0912	Date certificate issued	06/01/2024
		Deed application number	32157
Property description	See last page.	Account number	700603001080

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)
# 2024/10480	05/31/2024	2,456.54	223.65	2,680.19
			Part 2: Total*	**2,680.19**

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)
# 2025/10324	05/31/2025	6,972.50	6.25	383.49	7,362.24
				Part 3: Total*	**7,362.24**

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)	10,042.43
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,702.56
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)	777.15
7. **Total Paid** (Lines 1-6)	18,047.14

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
Signature, Tax Collector or Designee

Volusia, Florida

Date 07/14/2026

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)	18,047.14
18. Redemption fee	6.25
19. Total amount to redeem	18,053.39

Sign here: _____ Date of sale

Signature, Clerk of Court or Designee

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):

LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 P G 0216

LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-38 (Full legal attached.)

TDA #: 32157

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
700603001080	5499219	1516 RED PLUM HOLLOW DELAND 32720

Legal Description

LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216 PER OR 8547 PG 1858

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-10480	$356,979	No	No	Yes	No

Owner of Record on Current Tax Roll
ELIZABETH ARROYO

1516 RED PLUM HOLW
DELAND FL 32720-0912

Billing Name & Address

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: 06/12/2026 **Search covers** **20 years** **through:** 05/28/2026

Brian Johnson
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
WANDA E. ARROYO AND ELIZABETH ARROYO	Quit Claim Deed Bk:8547 Pg:1858	No address found on document.
WANDA E. ARROYO 1516 RED PLUM HOLLOW DELAND FL 32720	Quit Claim Deed Bk:8547 Pg:1858	

Related Documents (for Reference)

Warranty Deed
Bk:4126 Pg:529

Corrective Warranty Deed
Bk:4163 Pg:4459

Warranty Deed
Bk:6245 Pg:3859

Death Certificate
Bk:8426 Pg:216

Power of Attorney
Bk:8547 Pg:1850

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
SPECIALTY MANAGEMENT COMPANY OF CENTRAL FLORIDA, REGISTERED AGENT O/B/O CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND, PHASE TWO, INC. 1000 PINE HOLLOW PT. ALTAMONTE SPRINGS FL 32714-7111	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

4/24/2024 10:58:13 AM Instrument #2024079070 #1 Book:8547 Page:1858
Doc Stamps $0.70 Transfer Amt $10.00

Document prepared by
Name: Janelle Woods
Company: JW Legal Documents
Address: 210 E. New York Avenue
City, State, Zip: Deland, FL 32724
Phone: 386-337-8896

After recording return to:
1516 Red Plum Hollow
Deland, FL 32720

_____--Above this line reserved for official use only--

Property Appraiser Parcel Identification Number: 700603001080

QUITCLAIM DEED
[Individual to two Individuals]

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR THE CONSIDERATION OF $10.00 and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, *Wanda E. Arroyo*, 1516 Red Plum Hollow, Deland, FL 32720 (hereinafter referred to as the "Grantor") do hereby grant, convey and quit claim to *Wanda E. Arroyo and Elizabeth Arroyo*, (hereinafter referred to as the "Grantees") as Joint Tenants with Right of Survivorship, the following lands and property, together with all improvements located on the property, situated in the County of VOLUSIA, State of Florida:

Legal Description:
1516 Red Plum Hollow, Deland, FL 32720

LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same unto the Grantees and the Grantees' heirs and assigns forever, with all appurtenances thereunto belonging and all the estate, right, title, interest, equity and claim whatsoever of the Grantor, either in law or equity.

WITNESS the Grantor's hands this the __22ND__ day of ___APRIL, 2024

Signed, Sealed and Delivered in the presence of:

Dionne Dixon
Witness Signature
Print Name – DIONNE DIXON
218 E. NEW YORK AVE.
DELAND, FL 32724

Per P.O.A.
Wanda E. Arroyo by Elizabeth Arroyo
Signature of Grantor
Print Name – WANDA E. ARROYO
1516 RED PLUM HOLLOW
DELAND, FL 32720

Janelle Woods
Witness Signature
Print Name – JANELLE WOODS
218 E. NEW YORK AVE.
DELAND, FL 32724

STATE OF FLORIDA)

COUNTY OF VOLUSIA, ss:)

The foregoing instrument was acknowledged before me this _22ND__day of _APRIL_, 2024 by WANDA E. ARROYO by Elizabeth arroyo [name(s) of Grantors(s)], who have produced the following identification: FWDL In Person

Janelle Woods
Notary Public

Print Name: Janelle Woods

My Commission expires: 7/13/2025
Commission No.:

NOTARY PUBLIC STATE OF FLORIDA
JANELLE WOODS
Commission # HH 144204
Expires July 13, 2025
Bonded Thru Budget Notary Services

Corporate Warranty Deed

07/29/1996 16:18
Doc stamps 168.00
(Transfer Amt $ 24000)
Instrument # 96128735
Book: 4126
Page: 529
Diane M. Matousek
Volusia County, Clerk of Court

This Indenture, made this 23 day of July A.D. 1996, **Between**

AMICORP, INC.

whose post office address is: 836 FARMINGTON AVENUE
WEST HARTFORD, CT 06119

a corporation existing under the laws of the State of FLORIDA, Grantor, and

BRETT H. BENNETT and MARY PATRICIA BENNETT, husband and wife

whose post office address is: 109 E. VILLA CAPRI CIRCLE
DELAND, FLORIDA 32724

Grantees' Tax Id # :

Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (Ten & NO/100) Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Volusia, State of Florida, to wit:

Lot 108, CROSS CREEK DELAND, Phase 2, a subdivision according to map in Map Book 41, Pages 176 to 181, inclusive, Public Records of Volusia County, Florida.

Subject to covenants, restrictions and easements of record. Subject also to taxes for 1996 and subsequent years.
Parcel Identification Number: 7006-03-00-1080

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

AMICORP, INC.

Signed and Sealed in Our Presence:

Name: Noreen Baker

Name: Mark Otto

By: Kent S. Titcomb
KENT S. TITCOMB
Its VICE-PRESIDENT

(Corporate Seal)

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 23 day of July, 1996, by KENT S. TITCOMB of AMICORP, INC. a corporation existing under the laws of the State of FLORIDA on behalf of the corporation. He/She is personally known to me or has produced as identification and take and oath.

LYNNE LARSON
MY COMMISSION # CC 364812
EXPIRES: May 14, 1998
Bonded Thru Notary Public Underwriters

95-506DA

Print Name: LYNNE LARSON
Notary Public
My Commission Expires:

PREPARED BY: JULIE D. BERTRAND
Volusia Title Services, Inc.
2730 Enterprise Road, Suite C
Orange City, Florida 32763

CWD-1
11/91

Corporate Warranty Deed

12/20/1996 13:39
Doc stamps 0.70
(Transfer Amt $ 10)
Instrument # 96215839
Book: 4163
Page: 4459
Diane M. Matousek
Volusia County, Clerk of Court

This Indenture, made this 17 day of DECEMBER A.D. 19 96 , Between

AMICORP, INC.

whose post office address is: 836 FARMINGTON AVENUE
WEST HARTFORD, CT 06119

a corporation existing under the laws of the State of FLORIDA , Grantor and

BRETT H. BENNETT and MARY PATRICIA BENNETT, husband and wife

whose post office address is: 109 E. VILLA CAPRI CIRCLE
DELAND, FLORIDA 32724

Grantees' Tax Id # :

Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (Ten & NO/100) Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Volusia , State of Florida, to wit:

Lot 108, CROSS CREEK DELAND, Phase 2, a subdivision according to map in Map Book 44, Pages 176 to 181, inclusive, Public Records of Volusia County, Florida.

THIS IS A CORRECTIVE DEED BEING RE-RECORDED TO CORRECT THE MAP BOOK ON THAT ORIGINAL DEED FILED IN OFFICIAL RECORDS BOOK 4126 , PAGE 529 , PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Subject to covenants, restrictions and easements of record. Subject also to taxes for 1996 and subsequent years.

Parcel Identification Number: 7006-03-00-1080

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

AMICORP, INC.

Signed and Sealed in Our Presence:

Name:

Name:

By: _____
KENT S. TITCOMB
Its VICE-PRESIDENT

(Corporate Seal)

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 17 day of DECEMBER , 19 96 , by KENT S. TITCOMB
of AMICORP, INC.

a corporation existing under the laws of the State of FLORIDA , on behalf of the corporation.
He/She is personally known to me or has produced as identification.

Print Name:
Notary Public
My Commission Expires:

LYBNE LARSON
MY COMMISSION # CC 364612
EXPIRES: May 14, 1998
Bonded Thru Notary Public Underwriters

PREPARED BY: JULIE D. BERTRAND
RECORD & RETURN TO:
Volusia Title Services, Inc.
2730 Enterprise Road, Suite C
Orange City, Florida 32763

CWD-1
5/93

06/19/2008 02:19 PM
Doc stamps 1575.00
(Transfer Amt $ 225000)
Instrument# 2008-124960 # 1
Book: 6245
Page: 3859

RETURN TO:
Sunbelt Title Agency
809 South Orlando Avenue
Suites K-O
Winter Park, Florida 32789
799007091 6

Prepared By:
Michael D. Morelly, Esq.
1200 S. Pine Island Road, Suite 220
Plantation, Florida 33324

File No: **1811838**

Warranty Deed

THIS INDENTURE, made this 16 **day of** June, 2008, **between Brett H. Bennett and Mary Patricia Bennett, husband and wife , whose address is 1516 Red Plum Hollow, Deland, FL** ~~32721~~ 32720 **hereinafter called the Grantor, and** ANTHONY J. ARROYO and WANDA E. ARROYO husband and wife, **whose address is:** 1516 Red Plum Hollow Deland FL 32720, **hereinafter called the Grantee.**

(Wherever used herein the terms "Grantor and Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Volusia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any, all applicable zoning ordinances, and taxes for the current year and all subsequent years.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever and the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of any and all persons whomsoever.

Instrument# 2008-124960 # 2
Book: 6245
Page: 3860

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in his/her/their/its name, and if Grantor is a corporation, its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence:

Cathleen J Reid
Witness #1
Print Name: Cathleen J Reid

Brett H Smith
Brett H. Bennett

C Wayne Reid
Witness #2
Print Name: C WAYNE REID

Mary Patricia Bennett
Mary Patricia Bennett

STATE Florida)

COUNTY OF Volusia)

THE FOREGOING INSTRUMENT was acknowledged before me this 7 **day of** October **200**7 **by** Brett H. Bennett & Mary Patricia Bennett **who is (or are) personally known to me or has produced** _____ **as identification.**

NOTARY PUBLIC:

Signature: Cathleen J Reid
Print Name: Cathleen J Reid
My commission expires: _____ **(seal)**

CATHLEEN J. REID
MY COMMISSION # DD 290604
EXPIRES: April 7, 2008
Bonded Thru Notary Public Underwriters

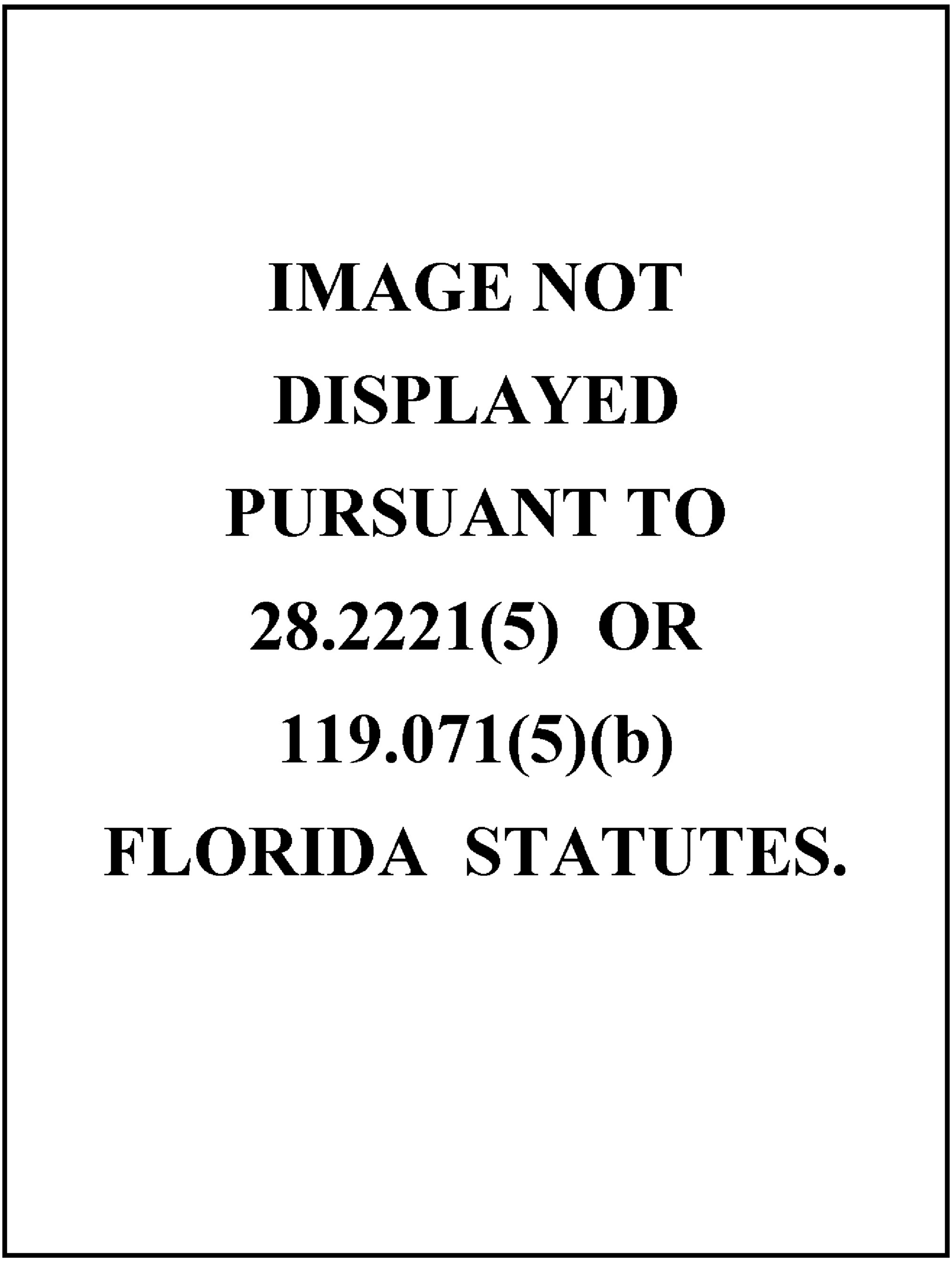
Instrument# 2008-124960 # 3
Book: 6245
Page: 3861
Diane M. Matousek
Volusia County, Clerk of Court

Cartus File No. 1811838

Property Address: 1516 Red Plum Hollow, Deland, FL ~~32721~~ 32720

EXHIBIT "A"

Lot 108, CROSS CREEK DELAND PHASE 2, a Subdivision according to map in Map Book 44, Pages 176 to 181, inclusive, Public Records of Volusia County, Florida.


IMAGE NOT
DISPLAYED
PURSUANT TO
28.2221(5) OR
119.071(5)(b)
FLORIDA STATUTES.

4/24/2024 10:58:13 AM Instrument #2024079069 #1 Book:8547 Page:1850

Document Prepared by
Georgina Roman-Secor
Law Office of Roman-Secor, PA
2290 S. Volusia Ave, Suite D
Orange City, FL 32763

DURABLE POWER OF ATTORNEY

OF

WANDA ELBA ARROYO

KNOW ALL MEN BY THESE PRESENTS, that

I. PRINCIPAL AND ATTORNEY-IN-FACT

I, **WANDA ELBA ARROYO,** of Deland, Volusia County, Florida, do hereby appoint my Adult Daughter, **ELIZABETH ARROYO**, of Deland, Volusia County, Florida to be my true and lawful attorney in-fact, for me, and in my name, to do and perform the following things, to-wit:

II. EFFECTIVE TIME

This durable power of attorney is effective immediately and is not terminated by the subsequent incapacity of the principal except as provided in Chapter 709, Florida Statutes.

III. POWERS OF ATTORNEY-IN-FACT

To the extent permitted by law, my attorney-in-fact may act in my name, place, and stead in any way that I myself could with respect to the following matters:

W E A
W.E.A.

YOUR ATTORNEY-IN-FACT SHALL BE AUTHORIZED TO ENGAGE ONLY IN THOSE ACTIVITIES THAT ARE INITIALED

W E A 1. To buy, receive, lease, manage, accept or otherwise acquire, to sell, convey, mortgage, hypothecate, pledge, quitclaim, or otherwise dispose of, or to contract or agree for the acquisition, disposal or encumbrance of any property whatsoever, and wheresoever situated, be it real, personal or mixed, or in any custody, interest, possession, or right therein or pertaining thereto, including, without limitation, the authority to mortgage and sell any and all real property which may be deemed to be my homestead property, upon such terms as my attorney-in-fact shall think proper.

W E A 2. To join with other persons with whom I may own property as tenants in common, as joint tenants with rights of survivorship, or as tenants by the entirety, in any transaction regarding that property.

W E A 3. To take, hold, possess, invest, lease or let, or otherwise manage any or all of my real, personal or mixed property, or any interest therein or pertaining thereto; to eject, remove or relieve tenants or other persons from, and recover possession of, such property by all lawful means; and to maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify or improve the same or any part thereof.

W E A 4. With respect to any property, real, personal or mixed, to make, do, and transact all and every kind of business of whatever kind or nature, including the receipt, recovery, collection, payment, compromise, settlement and adjustment of all accounts, legacies, bequests taxes and obligations, which may now or hereafter be due, owing or payable by me or to me.

W E A 5. To make, endorse, guarantee, accept, receive, negotiate, sign, seal, execute, acknowledge and deliver deeds, assignments, bills of sale, agreements, certificates, hypothecations, checks, notes, negotiable or non-negotiable instruments or documents, mortgages, bonds, vouchers, receipts, releases, and such other instruments in writing of whatever kind and nature, as may be necessary, convenient or proper in the premises.

WEA 6. My attorney-in-fact/agent has full authority to conduct banking transactions as provided in Section 709.2208(1), Florida Statutes (2013), as amended, including, but not limited to: opening, closing, making deposits or investments in, or withdrawals from, any account, holding, or interest which I may now or hereafter have or be entitled to, in any banking, trust, or investment institution, including, but not limited to, postal savings depository offices, credit unions, banks, savings and loan associations, brokerage offices, and similar institutions; to exercise any right, option or privilege pertaining thereto; to open, establish, or close accounts, holdings, or interests of whatever kind or nature with any such institution, in my name, or in my said attorney-in-fact's name, or in both our names jointly, either with or without the right of survivorship; and to inquire and receive information pertaining to any such accounts or holdings, whether of a confidential nature or not.

WEA 7. To enter any and all safe deposit boxes in which I may have any ownership interest, whether owned solely in my name or jointly by me with any other person or persons, to remove from and take possession of any and all items in said safe deposit box(es), and to place items into said safe deposit box(es), as my attorney-in-fact shall from time to time deem necessary.

WEA 8. To institute, prosecute, defend, continue, compromise, settle, abandon, dismiss, arbitrate, mediate, assign, release, satisfy and dispose of legal, equitable or administrative hearings, actions, suits, attachments, arrests, liens, levies, distresses or other proceedings, legal or equitable, or to otherwise engage in litigation in connection with the premises.

WEA 9. My attorney-in-fact/agent has full authority to conduct investment transactions as provided in Section 709.2208(2) Florida Statutes (2013), as amended, including, but not limited to: buying and selling securities of all kinds in my name and for my account, at such prices and upon such terms as my attorney-in-fact, in the exercise of absolute discretion, shall deem appropriate, and to transfer, convert, endorse, assign, set over and deliver any and all securities (which term includes, but is not limited to, shares of stock, bonds, debentures, notes, subscription warrants, stock purchase warrants, or evidences of indebtedness), now or hereafter standing in my name or owned by me, and to make, execute, and deliver any and all written

instruments of assignment and transfer necessary or proper to effectuate the authority hereby conferred.

WEA 10. To vote any securities for any purpose, to exercise any subscription or conversion rights, to consent to and join in or oppose any voting trusts, reorganizations, consolidations, mergers, foreclosures and liquidations, and in connection therewith, to deposit securities and accept and hold other securities or property received therefor, and to act as my attorney or proxy in respect to any stocks, shares, bonds, other securities, or other investments, rights or interests, I may now or hereafter hold.

WEA 11. To purchase, sell, or redeem United States Savings Bonds.

WEA 12. To exercise any power of appointment held by me now or in the future.

WEA 13. To exercise or to disclaim any property interest that I would otherwise receive.

WEA 14. To engage and dismiss (with or without cause) agents, counsels, custodians for securities, investment managers, physicians, nurses, attorneys, accountants, domestics, and employees, and to appoint and remove at pleasure any substitute for, or agent of, my said attorney-in-fact, in respect to all or any of the matters or things herein mentioned and upon such terms as my attorney-in-fact shall think fit in connection with the premises.

WEA 15. To prepare, execute and file income, ad valorem, gift, estate, and other tax returns, and other governmental reports, declarations, applications, requests and documents in connection with the premises.

WEA 16. To take possession, and order the removal and shipment, of any of my property to or from any residence, warehouse, depot, dock, or other place of storage or safekeeping, governmental or private; and to execute and deliver any release, voucher, receipt, shipping ticket, certificate, or any other instrument necessary or convenient for such purpose.

WEA 17. To act as my attorney-in-fact or proxy in respect to any policy of insurance on my life, and in that capacity to exercise any right, privilege or option which I may

have thereunder or pertaining thereto, excluding, however, the right to change the beneficiary, the right to change the method of payment of the insurance proceeds, and the right to make a cash surrender of the policy, as distinguished from a surrender of the policy for loan, conversion or other purposes as provided therein.

WEA 18. To authorize any and all emergency and all other medical and surgical treatment(s) and procedure(s), including the administration of drugs, as may be deemed necessary by my attorney-in-fact, including hospital, post-hospital, nursing, and nursing home care, or to authorize the withholding of any and all emergency and all other medical and surgical treatments(s) and procedure(s), including the withholding of drugs, and in connection with said medical and surgical treatments(s) and procedure(s), including drugs, to incur any and all necessary costs and expenses in my name; but in no event shall my said attorney-in-fact have any authority to act in any manner contrary to my wishes as expressed and set forth in any Living Will which I have executed and which is then in effect. To make, endorse, guarantee, accept, receive, sign, seal, execute, acknowledge and deliver any and all instruments in writing, of whatever kind or nature, as may be necessary, convenient or proper for the securing of any of said medical or surgical treatment(s) or procedure(s) or both, including drugs, and including hospital, post-hospital, and nursing home care, or to incur any and all necessary costs and expenses in my name.

WEA 19. To file or process claims for any medical bills with all insurance companies through which I have coverage, including, but not limited to, Medicare and Medicaid.

WEA 20. To demand, obtain, review, and release to others medical records or other documents protected by the physician-patient privilege (including, but not limited to, any and all medical information which would be protected and private under the provisions of the Health Insurance Portability and Accountability Act of 1996 [HIPAA], 45 CFR, § 164.508, and any amendments thereto), the attorney-client privilege, accountant-client privilege, or any similar privilege. My attorney-in-fact named in this document is hereby designated as my "Personal Representative" as defined by the provisions of the Health Insurance Portability and Accountability Act of 1996 [HIPAA], 45 CFR, § 164.502(g), and any amendments thereto. This individual is to have the same access to my health care and treatment information as I would

have if I were able to act for myself. My attorney-in-fact and Personal Representative named herein is also authorized to take any legal steps necessary to ensure his or her access to this information and such action shall include, but shall not be limited to, resorting to legal process to enforce my rights under the law and including the right to recover attorney's fees, as authorized by the State of Florida in enforcing my rights.

WEA 21. To create, execute and fund, as may be permissible, with my funds or with the I funds of third persons, one or more intervivos trusts for my benefit, including, but not limited to Special Needs Trusts, Qualified Income Trusts, and Income Cap Trusts, on my behalf, so as to enable me to qualify for Medicaid benefits or any other governmental assistance programs; and to amend, modify, revoke, or terminate any such trust created by my attorney-in-fact/agent pursuant to the authority granted in this durable power of attorney.

WEA 22. SUBSTITUTE AGENT: If my Adult Daughter, **ELIZABETH ARROYO**, ceases to act as my Agent due to death, incapacity, or resignation, I appoint, my Adult Daughter, **CATHERINE JOHNSON** of Powhatan, Powhatan County, VA, to serve as my alternative agent.

WEA 23. GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform all and every act or deed, matter and thing whatsoever in and about my estate, property and affairs set forth above, as fully and effectually to all intents and purposes as I might or could do in my own proper person if personally present, the above enumerated powers being in aid and exemplification of the full, complete and general power granted herein, and not in limitation or definition thereof; and hereby ratifying all that my said attorney-in-fact shall lawfully do or cause to be done by virtue of these presents.

WEA 24. AND I HEREBY DECLARE that any act or thing lawfully done hereunder by my said attorney-in-fact will be binding on myself, and my heirs, legal and personal representatives, and assigns, whether the same shall have been done before or after my death or other revocation of this instrument. This power of attorney shall be recordable and may be filed for record in any public office. Further, this power of attorney shall be construed under and by the laws as they exist in the State of Florida, United States of America.

WEA 25. THIS DURABLE POWER OF ATTORNEY IS NOT AFFECTED BY SUBSEQUENT **INCAPACITY** OF THE PRINCIPAL EXCEPT AS PROVIDED IN CHAPTER 709, FLORIDA STATUTES (2013), AS AMENDED.

IN WITNESS WHEREOF, I sign, seal, publish and declare this instrument to be my *Durable Power of Attorney*, this on this 8th day of November 2022.

WANDA E ARROYO (Seal)
WANDA ELBA ARROYO, *Principal*

WITNESS ATTESTATION

By signing as a witness, I am acknowledging the signature of the principal who signed in my presence, and the fact that she stated that this Power of Attorney reflects her wishes and is being executed voluntarily. I believe the Principal to be of sound mind. I have not been appointed as attorney-in-fact by the Principal, am not related to her by blood, marriage, or adoption, and, to the best of my knowledge, am not entitled to any portion of her estate under her last will and testament.

Sebastian Pacheco
SEBASTIAN ROMAN-PACHECO, *Witness*
Law Office of Roman-Secor, PA
2290 S. Volusia Avenue, Suite D
Orange City, FL 32763

GEORGINA ROMAN-SECOR, *Witness*
Law Office of Roman-Secor, PA
2290 S. Volusia Avenue, Suite D
Orange City, FL 32763

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF VOLUSIA

Before me, the undersigned authority, on this day personally appeared, **WANDA ELBA ARROYO**, sworn to (or affirmed) and subscribed before me **by means of ☒ physical presence or ☐ online notarization** who produced a FL DL that contained her photograph and signature as identification thereby proving her to be the person whose mark is made on the foregoing instrument as Principal, such mark having been made in the presence of **GEORGINA ROMAN-SECOR**, a witness who is personally known to me, and **SEBASTIAN ROMAN-PACHECO**, a witness who is personally known to me, each of whom acknowledged to me that such Principal executed the foregoing instrument in the presence of such witnesses for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, on this 8th day of November 2022.

Notary Public State of Florida
Timothy G Secor
My Commission GG 302208
Expires 02/14/2023

Notary Public, State of Florida
Notary's printed name: TIMOTHY G. SECOR

____ Personally Known
__✓__ Produced Identification: FL DL

W.E.A.
W.E.A.

Division of Corporations

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND, PHASE TWO, INC.

Filing Information

Document Number	N94000004937
FEI/EIN Number	59-3042207
Date Filed	10/07/1994
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	04/20/2023
Event Effective Date	NONE

Principal Address

1000 Pine Hollow Pt.
Altamonte Springs, FL 32714-7111

Changed: 06/09/2025

Mailing Address

1000 Pine Hollow Pt.
Altamonte Springs, FL 32714-7111

Changed: 06/09/2025

Registered Agent Name & Address

Specialty Management Company of Central Florida
1000 Pine Hollow Pt.
Altamonte Springs, FL 32714-7111

Name Changed: 06/09/2025

Address Changed: 06/09/2025

Officer/Director Detail

Name & Address

Title Treasurer, Secretary

CORRELL-HUGHES, LARRY
1000 Pine Hollow Pt.
Altamonte Springs, FL 32714-7111

Title VICE PRESIDENT

RYBINSKI, DESIREE
1000 Pine Hollow Pt.
Altamonte Springs, FL 32714-7111

Title TREASURER

Ridgway, Brad
1000 Pine Hollow Pt.
Altamonte Springs, FL 32714-7111

Title PRESIDENT

KING, Casey
1000 Pine Hollow Pt.
Altamonte Springs, FL 32714-7111

Title Director

Fenske, Jacqueline
1000 Pine Hollow Pt.
Altamonte Springs, FL 32714-7111

Title Manager

Specialty Management Company of Central Florida
1000 Pine Hollow Pt.
Altamonte Springs, FL 32714-7111

Annual Reports

Report Year	Filed Date
2025	03/12/2025
2025	06/09/2025
2026	03/10/2026

Document Images

03/10/2026 -- ANNUAL REPORT	View image in PDF format
06/09/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
03/12/2025 -- ANNUAL REPORT	View image in PDF format
05/25/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
01/25/2024 -- ANNUAL REPORT	View image in PDF format
06/30/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/20/2023 -- Merger	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format

01/12/2022 -- ANNUAL REPORT	View image in PDF format
01/06/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
02/21/2018 -- ANNUAL REPORT	View image in PDF format
02/13/2017 -- ANNUAL REPORT	View image in PDF format
02/19/2016 -- ANNUAL REPORT	View image in PDF format
01/10/2015 -- ANNUAL REPORT	View image in PDF format
03/07/2014 -- ANNUAL REPORT	View image in PDF format
01/26/2013 -- ANNUAL REPORT	View image in PDF format
03/10/2012 -- ANNUAL REPORT	View image in PDF format
02/13/2011 -- ANNUAL REPORT	View image in PDF format
01/25/2010 -- ANNUAL REPORT	View image in PDF format
01/21/2009 -- ANNUAL REPORT	View image in PDF format
02/11/2008 -- ANNUAL REPORT	View image in PDF format
08/27/2007 -- ANNUAL REPORT	View image in PDF format
05/04/2006 -- ANNUAL REPORT	View image in PDF format
07/06/2005 -- ANNUAL REPORT	View image in PDF format
05/18/2004 -- ANNUAL REPORT	View image in PDF format
01/09/2003 -- ANNUAL REPORT	View image in PDF format
01/30/2002 -- ANNUAL REPORT	View image in PDF format
04/16/2001 -- ANNUAL REPORT	View image in PDF format
04/19/2000 -- ANNUAL REPORT	View image in PDF format
03/09/1999 -- ANNUAL REPORT	View image in PDF format
02/12/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
07/16/1996 -- ANNUAL REPORT	View image in PDF format

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:	5499219
Parcel ID:	700603001080
Township-Range-Section:	17 - 30 - 06
Subdivision-Block-Lot:	03 - 00 - 1080
Owner(s):	ARROYO ELIZABETH - FS - Fee Simple - 100%
Mailing Address On File:	1516 RED PLUM HOLW DELAND FL 32720 0912
Physical Address:	1516 RED PLUM HOLLOW, DELAND 32720
Building Count:	1
Neighborhood:	1389 - CROSS CREEK PHASE 1,2 &AND 3
Subdivision Name:	CROSS CREEK DELAND PHASE 2
Property Use:	0100 - SINGLE FAMILY
Tax District:	012-DELAND
2025 Final Millage Rate:	18.2289
Homestead Property:	No
Agriculture Classification:	No
Short Description:	LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 P G 0216 PER OR 8547 PG 1858

Property Values

	2026 Working	2025 Final	2024 Final
Tax Year:			
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	$290,773	$301,979	$303,051
Land Value:	$55,000	$55,000	$45,000
Just/Market Value:	$345,773	$356,979	$348,051

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.

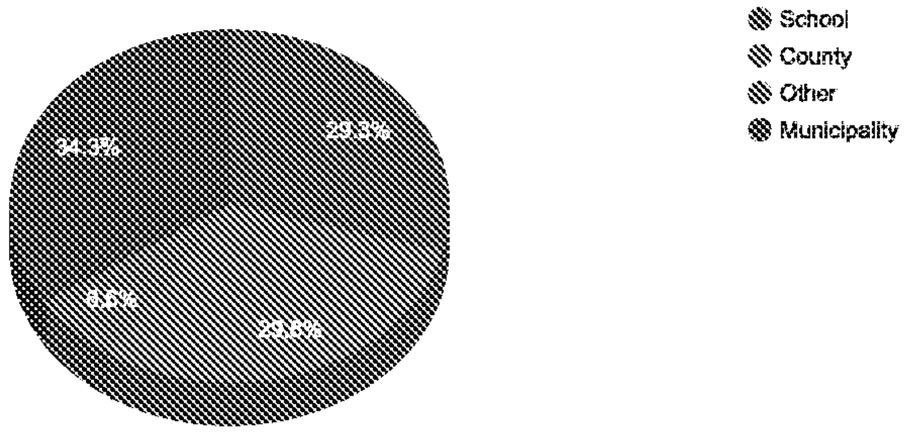
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$345,773	$345,773	$0	$345,773	1.5000	$518.66
0012	DISCRETIONARY	$345,773	$345,773	$0	$345,773	0.7480	$258.64
0011	REQ LOCAL EFFORT	$345,773	$345,773	$0	$345,773	3.0310	$1,048.04
0050	GENERAL FUND	$345,773	$345,773	$0	$345,773	3.2007	$1,106.72
0053	LAW ENFORCEMENT FUND	$345,773	$345,773	$0	$345,773	1.5994	$553.03
0055	LIBRARY	$345,773	$345,773	$0	$345,773	0.3697	$127.83
0058	VOLUSIA ECHO	$345,773	$345,773	$0	$345,773	0.2000	$69.15
0057	VOLUSIA FOREVER	$345,773	$345,773	$0	$345,773	0.2000	$69.15
0065	FLORIDA INLAND NAVIGATION DISTRICT	$345,773	$345,773	$0	$345,773	0.0270	$9.34
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$345,773	$345,773	$0	$345,773	0.1793	$62.00
0070	WEST VOLUSIA HOSPITAL AUTHORITY	$345,773	$345,773	$0	$345,773	0.9897	$342.21
0150	DELAND	$345,773	$345,773	$0	$345,773	6.1841	$2,138.29
						18.2289	$6,303.06

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$6,303.06
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$6,303.06**
Estimated Tax Amount without SOH/10CAP ⓘ	$6,303.06

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2025	$55,000	$301,979	$356,979	$356,979	$0	$356,979	$0
2024	$45,000	$303,051	$348,051	$348,051	$0	$348,051	$0
2023	$40,000	$284,260	$324,260	$167,386	$55,000	$112,386	$156,874
2022	$40,000	$260,457	$300,457	$162,511	$55,000	$107,511	$137,946
2021	$30,000	$217,367	$247,367	$157,778	$55,000	$102,778	$89,589
2020	$30,000	$198,685	$228,685	$155,600	$55,000	$100,600	$73,085
2019	$27,000	$191,986	$218,986	$152,102	$55,000	$97,102	$66,884
2018	$22,000	$188,753	$210,753	$149,266	$55,000	$94,266	$61,487
2017	$22,000	$173,343	$195,343	$146,196	$55,000	$91,196	$49,147

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	U-UNIT	1					55,000	$55,000
									Total Land Value:	$55,000

Building(s) - Residential

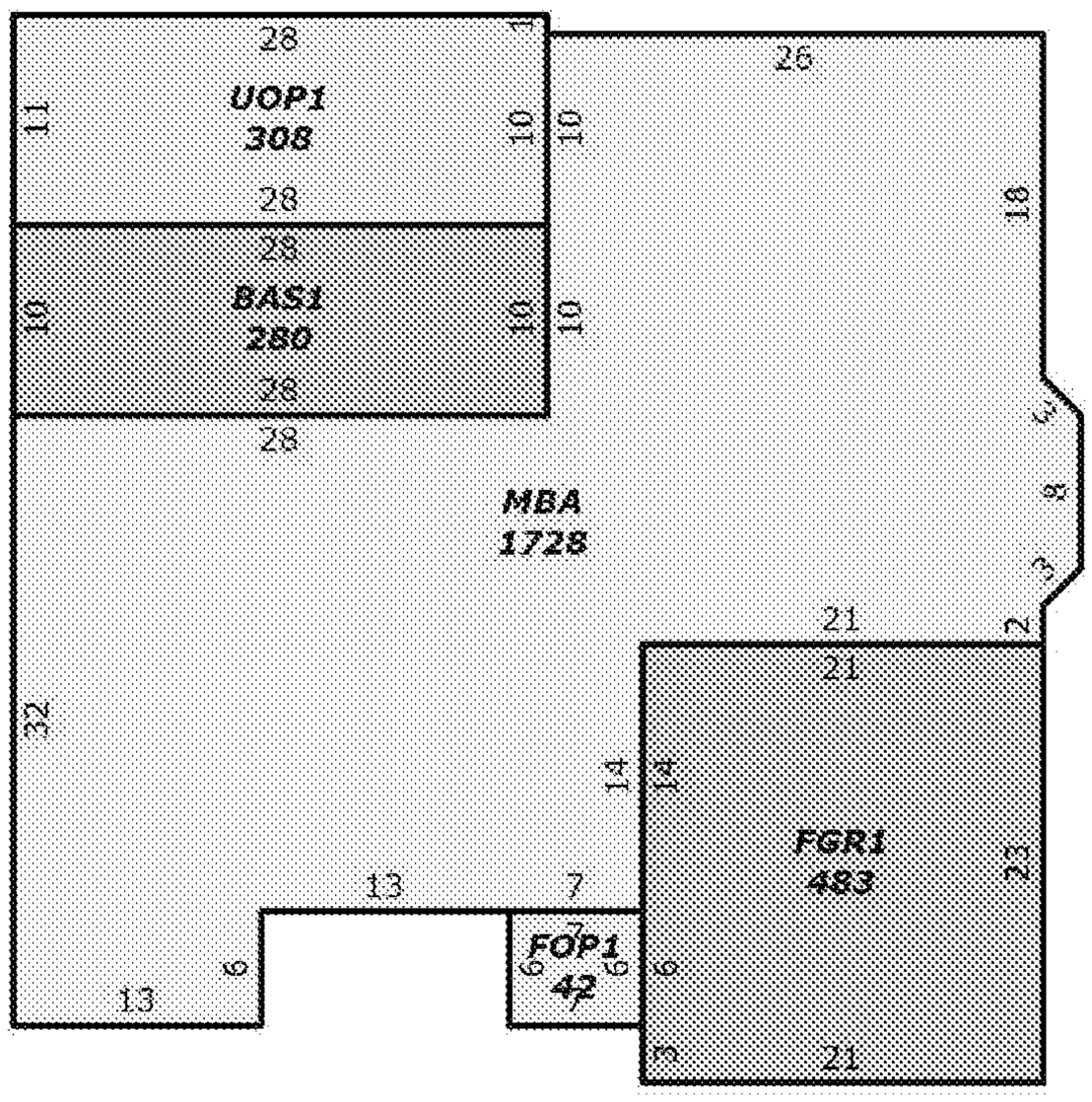
Card (Bldg) #: 1

Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	3	**3 Fixture Baths:**	1
Quality Grd:	375	**Floor Type:**	14 - CARPET	**4 Fixture Baths:**	0
Arch Design:		**Wall Type:**	5 - DRYWALL	**5 Fixture Baths:**	1
Year Built:	1996	**Exterior Wall:**	17 - CONCRETE BLOCK STUCCO	**6 Fixture Baths:**	0
Total SFLA:	2,008			**7 Fixture Baths:**	0
HVAC:	Y - AIR CONDITIONING	**Foundation:**	3 - CONCRETE SLAB	**Add'l Fixtures:**	0
		Roof Cover:	3 - ASPHALT SHINGLE		
Heat Method:	6 - FORCED DUCTED	**Roof Type:**	14 - HIP		
Heat Source:	1 - ELECTRICITY	**FPL:**	//		

Total Building Value: $272,496

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

Description	Area	Year Built
MAIN BUILDING	1728	
Base Area	280	
Porch, Open Finished	42	
Porch, Open Unfinished	308	2006
Finished Garage	483	
Total Building Area	2,841	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RSP-POOL, RESIDENTIAL SWIMMING	2006	240	1		$13,052
2	PTO-PATIO/CONCRETE SLAB	2006	650	1		$2,041
3	SER-ENCLOSURE, SCREEN RESIDENTIAL	2006	874	1	23 x 38	$3,184

Total Miscellaneous Value:	$18,277

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
8547 / 1858	202407080070	04/22/2024	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
6245 / 3859	200812049860	06/16/2008	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$225,000
4163 / 4459	199612150039	12/15/1996	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$10
4126 / 0529	199607280735	07/15/1996	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$24,000

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
LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216 PER OR 8547 PG 1858	012	17 - 30 - 06	03 - 00 - 1080	20-DEC-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
10/12/2017	0524336	RE-ROOF	$14,340
04/01/2011	0511414	HEAT PUMP CHG OUT	$6,307
04/11/2007	05-4932		$0
07/13/2006	05-3334		$29,174
06/29/2006	05-03259		$9,885
05/08/2002	02-00523	ADDITIONS/ALTERATION	$6,200
12/06/1996	19960806016	IMPACT CITY	$0
08/09/1996	960000631	SINGLE FAMILY-DETACH	$103,992

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 700603001080
Tax Deed #: 32157
Situs Address: 1516 RED PLUM HOLLOW

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

Tax Deed Applicant
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
(1) ARROYO ELIZABETH
SN 1516 RED PLUM HOLW
(VOL) DELAND, FL 32720-0912

Billing Address on Current Tax Roll

Additional Parties, Per Search

(2) SPECIALTY MANAGEMENT COMPANY OF CENTRAL FLORIDA, REGISTERED AGENT O/B/O CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND, PHASE TWO, INC.
1000 PINE HOLLOW PT.
ALTAMONTE SPRINGS, FL
32714-7111 — Other Party

SN (3) ☆
(VOL) WANDA E. ARROYO
1516 RED PLUM HOLLOW
DELAND, FL 32720 — Title Holder

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(4) WANDA E. ARROYO AND ELIZABETH ARROYO — Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

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

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Tuesday, July 14, 2026 12:43 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #10480-24 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 #10480-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
ARROYO ELIZABETH
1516 RED PLUM HOLW
DELAND, FL 32720-0912

Also the owner of Record for the base tax year is as follows:
(5) SNT (VOL)
ARROYO WANDA E
1516 RED PLUM HOLLOW ADV
DELAND, FL 32720

SITUS ADDRESS
1516 RED PLUM HOLLOW,
DELAND,
32720

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

July 20, 2026

Payment Due: August 19, 2026

KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NUMBER: **10480-24**
PARCEL ID NUMBER: **700603001080**

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]		69.20
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]		129.50
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**549.20**

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.: **10480-24**
AMOUNT ENCLOSED: **$549.20**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

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

CL-0142-1910

CL-0142-1910

Applicant's Name & Address:
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

CERTIFICATE NO.: 10480-24

AMOUNT ENCLOSED: $549.20

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

FILED
2026 JUL 24 PM 2:14
CLERK OF THE CIRCUIT CTY. COURT VOLUSIA CTY.
CC 40

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

MAKE CHECK PAYABLE TO: Clerk of the Circuit Court

Applicant's Deposit

CERTIFICATE NUMBER: 10480-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	60.00
Postage	(PO)	69.20
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	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	129.50
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 549.20

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/24/2026 3:26 PM
Receipt: 303142909 Drawer: 155158

KEYS FUNDING LLC -7024
Operator: slabaw

Instrument #: 2026135003 Type: NO
Book #: 8883 Page #: 3969 Time: 3:26 PM

Recording Fee:	$10.00
1 Tax Deed Processing Fee - $60.00	$60.00
6920 Postage - $0.01	$69.20
5600 Advertising Fee - $0.01	$56.00
12000 Sheriffs Fee/Tax Deed - $0.01	$120.00
300 Postage - $0.01	$3.00
1 Tax Deed Proof of Pub / Cert Mail Record - $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
12950 Tax Deed Deposit Escrow Doc Stamps only - $0.01	$129.50
6900 Tax Deed Auction Fee - $0.01	$69.00
CERT# 10480-24 KEYS FUNDING LLC -7024	
Subtotal:	$549.20
Sales Tax:	$0.00
Due:	$549.20
CHK# 3466039	$549.20

7/24/2026 3:26:41 PM
Instrument# 2026135003 1 page
Book: 8883 Page: 3969
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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. **10480-24** Year of Issuance **JUNE 1, 2024**

Description of Property **700603001080**
LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216

Name in which assessed **ARROYO WANDA E**

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 **13TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/24/2026.

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.

SEPTEMBER 10, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/10/26

Pages: 4

Completed by: Laura Huff

Date: 08/10/2026

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: **OCTOBER 13, 2026**

8H-26 NO Changes 87

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
704-24	602903030080	ROBERTSON RICHARD A JR	ROBERTSON RICHARD A JR ✓ 6703 BEDFORD VALLEY RD BEDFORD PA 15522
1377-24	701534000080	WEAVER NEKETRA SMITH JACQUELINE HARRIS LONDAREL SR	WEAVER NEKETRA ✓ SMITH JACQUELINE HARRIS LONDAREL SR 4601 DE ZAVALA RD APT 111 SAN ANTONIO TX 78249
1575-24	701800000440	OLGA DE LA HOZ HOMES LLC	OLGA DE LA HOZ HOMES LLC ✓ 215 W PANAMA RD WINTER SPRINGS FL 32708 3478
2139-24	801403110050	NUVIEW IRA INC % GLEN ASHLEY MATHER 401K	NUVIEW IRA INC ✓ % GLEN ASHLEY MATHER 401K 280 S RONALD REAGAN BLVD 200 LONGWOOD FL 32750
2185-24	802303000220	GOLINE JEANETTE LOUISE GOLINE JOSEPH JOHN SMITH KATHLEEN ALICE	GOLINE JEANETTE LOUISE ✓ GOLINE JOSEPH JOHN SMITH KATHLEEN ALICE 2245 SE 2ND ST ORANGE CITY FL 32763
2231-24	803405060020	GLOBAL COMMERCIAL PROPERTIES LLC	GLOBAL COMMERCIAL PROPERTIES LLC ✓ 5224 W STATE ROAD 46 UNIT 152 SANFORD FL 32771 9230

2380-24	313601180010	KRYSTAL HOSPITALITY	KRYSTAL HOSPITALITY 25 HERITAGE CT TUXEDO NY 10987
2681-24	613201120260	PELFREY MARGARTE EST % BELITA HARVEY	SUPER STOP STORES INC 6221 W ATLANTIC BLVD MARGATE FL 33063 5128
3789-24	813024030080	NEWMAN LORI EST	NEWMAN LORI EST 839 ROCKHILL ST DELTONA FL 32725
4139-24	813065130050	CLEMENTS DONALD S CLEMENTS CHRISTINA	CLEMENTS DONALD S CLEMENTS CHRISTINA 1781 ESMONT TER DELTONA FL 32725
4210-24	813074040060	FELICIANO HERNAN COLON FELICIANO ALBA IRIS	FELICIANO HERNAN COLON FELICIANO ALBA IRIS 2541 SABLE AVE DELTONA FL 32738
4212-24	813074050040	COLON EVELYN	COLON EVELYN 2465 ADAMS AVE DELTONA FL 32738
4369-24	322102000690	ASK BOATS LLC	ASK BOATS LLC 3080 JOHN ANDERSON DR ORMOND BEACH FL 32176
4376-24	322112020040	PREECE BENNY PREECE BOBBIE	PREECE BENNY PREECE BOBBIE 2418 BROADWAY CATLETTSBURG KY 41129
4683-24	42251600D100	NGUYEN TUAN HUU THEIN	NGUYEN TUAN HUU THEIN 2800 N ATLANTIC AVE UNIT 310 DAYTONA BEACH FL 32118
4690-24	422517000161	PRING JOHN ARTHUR III	PRING JOHN ARTHUR III 3000 N ATLANTIC AVE #16 ORMOND BEACH FL 32176
4696-24	422522005880	PAYNE KATHERINE A EST GEE TRUMAN D JR	GEE TRUMAN D JR GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX 2711 N HALIFAX AVE APT 588 DAYTONA BEACH FL 32118 3159

7480-24	632300000130	OLSON GORDON C OLSON CHRISTINA L	OLSON GORDON C ✓ OLSON CHRISTINA L 6180 HARBOR RD PORT ORANGE FL 32127
8937-24	853000000110	RIVERA SAMUEL	RIVERA SAMUEL ✓ 2618 BRIANA CT ORLANDO FL 32837
9254-24	5327100115B2	SIEBERT BETTY	SIEBERT BETTY ✓ 1 OCEANS WEST BLVD 15B2 DAYTONA BEACH SHORES FL 32118 7925
9604-24	424294000240	HO WILLIAM W K	HO WILLIAM W K ✓ PO BOX 1824 ORMOND BEACH FL 32174
9640-24	803605050124	BELLTOWER MANAGEMENT LLC	AGUILAR ROBERTO AD RODRIQUEZ JR ✓ 1282 W PORTILLO DR DELTONA FL 32725
9703-24	522209000440	LUCACOS JOHN MICHAEL	LUCACOS JOHN MICHAEL ✓ 123 W FARNUM AVE APT 202 ROYAL OAK MI 48067
10480-24	700603001080	ARROYO WANDA E	ARROYO ELIZABETH ✓ 1516 RED PLUM HOLLOW DELAND FL 32720 0912
10526-24	840500000120	SERENITY SPRINGS LLC	SERENITY SPRINGS LLC ✓ 1555 COW CREEK RD EDGEWATER FL 32132
10581-24	412301000310	FRANCE CHARLES D	FRANCE CHARLES D ✓ 3 BENT STREAM WAY ORMOND BEACH FL 32174
10658-24	530952002060	HURLEY PATRICK	HURLEY PATRICK ✓ 1138 WILEY BRIDGE RD WOODSTOCK GA 30188
10899-24	633013003070	PENNEY JASON PENNEY MELANIE	PENNEY JASON ✓ PENNEY MELANIE 6100 SANCTUARY GARDEN BLVD PORT ORANGE FL 32128

11024-24	641936008403	HILL KARL J CURRY-HILL NICOLE	HILL KARL J CURRY-HILL NICOLE 182 S THORNTON AVE ORLANDO FL 32807
11072-24	533978000280	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT 760 WHITE ST DAYTONA BEACH FL 32114 1738
11177-24	531631008220	COSBY KIRK	COSBY KIRK PO BOX 7511 DAYTONA BEACH FL 32116
11505-24	630242000504	HASANI CAPITAL LLC	RPL REAL ESTATE LLC 6401 CONGRESS AVE STE 215A BOCA RATON FL 33487
11946-24	521901003310	FF FLORIDA LAND HOLDINGS LLC	SWANN-MCNULTY WENDI MCNULTY COLIN SWANN CINDY 685 MOSAIC BLVD DAYTONA BEACH FL 32124 3696

To:
Property Appraiser - County of Volusia

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

Date:	8/10/2026
Pages:	4
Completed by:	Laura Huff
Date:	08/10/2026

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: **OCTOBER 13, 2026**

8-11-26 Updated Changes BL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
704-24	602903030080	NO ✓	$229,302
1377-24	701534000080	NO ✓	$331,079
1575-24	701800000440	NO ✓	$134,223
2139-24	801403110050	NO ✓	$180,772
2185-24	802303000220	YES ✓	$103,280
2231-24	803405060020	NO ✓	$119,639

2380-24	313601180010	NO ✓	$1,240,512
2681-24	613201120260	NO ✓	$1,172
3789-24	813024030080	NO ✓	$131,340
4139-24	813065130050	YES ✓	$224,738
4210-24	813074040060	YES ✓	$54,637
4212-24	813074050040	NO ✓	$115,340
4369-24	322102000690	NO ✓	$751,825
4376-24	322112020040	NO ✓	$219,217
4683-24	42251600D100	NO ✓	$138,075
4690-24	422517000161	NO ✓	$99,756
4696-24	422522005880	NO ✓	$68,840

7480-24	632300000130	YES ✓	$227,369
8937-24	853000000110	NO ✓	$159,970
9254-24	5327100115B2	NO ✓	$165,750
9604-24	424294000240	NO ✓	$215,143
9640-24	803605050124	NO ✓	$167,238
9703-24	522209000440	NO ✓	$260,175
10480-24	700603001080	NO ✓	$356,979
10526-24	840500000120	NO ✓	$841,192
10581-24	412301000310	YES ✓	$285,866
10658-24	530952002060	NO ✓	$61,734
10899-24	633013003070	YES ✓	$607,203

11024-24	641936008403	NO ✓	$433,602
11072-24	533978000280	NO ✓	$203,420
11177-24	531631008220	NO ✓	$80,916
11505-24	630242000504	NO ✓	$688,058
11946-24	521901003310	YES ✓	$470,303

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 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.**

TAX DEED CERTIFICATE NO.: 10480-24

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

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.

ARROYO ELIZABETH
1516 RED PLUM HOLW
DELAND FL 32720-0912

DATED THIS 21ST DAY OF AUGUST, 2026.

10480-24 OCTOBER 13, 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 **KEYS FUNDING LLC - 7024** 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.: **10480-24** Name in which assessed: **ARROYO WANDA E**
Description of Property: **Parcel # 700603001080 LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216.**

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 **OCTOBER 13, 2026 at 9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$19,266.79**
OPENING BID AMOUNT: $19,243.54
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.: **10480-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$19,266.79***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

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

ARROYO ELIZABETH
1516 RED PLUM HOLW
DELAND FL 32720-0912

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]

CL-0917-2101

9589 0710 5270 0345 4937 17

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AUG 21 2026

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

USPS 32724

Postage

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$

$

ARROYO ELIZABETH
1516 RED PLUM HOLW
DELAND FL 32720-0912

10480-24 OCTOBER 13, 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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:

ARROYO ELIZABETH
1516 RED PLUM HOLW
DELAND FL 32720-0912

10480-24 - OCTOBER 13, 2026

9590 9402 8217 3030 9810 13

9589 0710 5270 0345 4937 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below:

☐ Yes
☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ il
☐ il Restricted Delivery
(over $500)

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

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

WARNING

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TAX DEED CERTIFICATE NO.:. 10480-24

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SPECIALTY MANAGEMENT COMPANY OF CENTRAL FLORIDA REGISTERED AGENT O/B/O CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND PHASE TWO INC
1000 PINE HOLLOW PT
ALTAMONTE SPRINGS FL 32714-7111

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

10480-24 OCTOBER 13, 2026

DR-451
R. 9/76

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Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$19,266.79**
OPENING BID AMOUNT: $19,243.54

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Certificate No.: **10480-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$19,266.79***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

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

SPECIALTY MANAGEMENT COMPANY OF CENTRAL FLORIDA REGISTERED AGENT O/B/O CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND PHASE TWO INC
1000 PINE HOLLOW PT
ALTAMONTE SPRINGS FL 32714-7111

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]

CL-0917-2101

9589 0710 5270 0345 4937 24

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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 $ _____

Postage

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Tot

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City

AUG 21 2026

Postmark Here

USPS 32724

SPECIALTY MANAGEMENT COMPANY OF
CENTRAL FLORIDA REGISTERED AGENT
O/B/O CROSS CREEK HOMEOWNERS
1000 PINE HOLLOW PT
ALTAMONTE SPRINGS FL 32714-7111

10480-24 OCTOBER 13, 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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:

SPECIALTY MANAGEMENT COMPANY OF
CENTRAL FLORIDA REGISTERED AGENT
O/B/O CROSS CREEK HOMEOWNERS
1000 PINE HOLLOW PT
ALTAMONTE SPRINGS FL 32714-7111

10480-24 OCTOBER 13, 2026

9590 9402 8217 3030 9810 20

2. Article Number (Transfer from service label)

9589 0710 5270 0345 4937 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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WANDA E ARROYO
1516 RED PLUM HOLLOW
DELAND FL 32720

DATED THIS 21ST DAY OF AUGUST, 2026.

10480-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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:

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Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $19,243.54
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Date of Sale: **OCTOBER 13, 2026**

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WANDA E ARROYO
1516 RED PLUM HOLLOW
DELAND FL 32720

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]

CL-0917-2101

9589 0710 5270 0345 4937 31

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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 $ _____

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DELAND FL
AUG 21 2026
USPS 32724

Postmark Here

WANDA E ARROYO
1516 RED PLUM HOLLOW
DELAND FL 32720

10480-24 OCTOBER 13, 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:

WANDA E ARROYO
1516 RED PLUM HOLLOW
DELAND FL 32720

10480-24 OCTOBER 13, 2026

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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- ☐ Signature Confirmation Restricted Delivery

9590 9402 8217 3030 9810 37

2 [illegible] (Transfer from service label)

9589 0710 5270 0345 4937 31

Restricted Delivery

(over $500)

LAURA E ROTH, CLERK
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DELAND. FL 32721

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WANDA E ARROYO AND ELIZABETH ARROYO

10480-24 OCTOBER 13, 2026

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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CLERK OF THE CIRCUIT COURT
Volusia County

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Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$19,266.79***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

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

WANDA E ARROYO AND ELIZABETH ARROYO

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]

CL-0917-2101

9589 0710 5270 0345 4937 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

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

$

AUG 21 2026

Postmark Here

USPS 32724

WANDA E ARROYO AND ELIZABETH ARROYO

10480-24 OCTOBER 13, 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 0345 4937 48

FIRST-CLASS

US POSTAGE™ PITNEY BOWES

ZIP 32724 $ 010.98⁰
02 7W
#0008028897 AUG 21 2026

FILED
2026 AUG 26 AM 11:37
CLERK OF THE CIRCUIT
CITY COURT VOLUSIA CTY FL
CC 40

WANDA E ARROYO AND ELIZABETH ARROYO

10480-24 OCTOBER 13, 2026

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES

ZIP 32724 $ 000.72[1]
02 7W
0008028397 AUG 21 2026

FILED
2026 AUG 26 AM 11:37
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY. FL
CC 40

WANDA E ARROYO AND ELIZABETH ARROYO

10480-24 OCTOBER 13, 2026

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

WARNING

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TAX DEED CERTIFICATE NO.: 10480-24

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

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.

ARROYO WANDA E
1516 RED PLUM HOLLOW
DELAND FL 32720

DATED THIS 21ST DAY OF AUGUST, 2026.

10480-24 OCTOBER 13, 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 **KEYS FUNDING LLC - 7024** 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.: **10480-24** Name in which assessed: **ARROYO WANDA E**
Description of Property: **Parcel # 700603001080 LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216.**

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 **OCTOBER 13, 2026** at **9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$19,266.79**
OPENING BID AMOUNT: $19,243.54

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.: **10480-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$19,266.79***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

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ARROYO WANDA E
1516 RED PLUM HOLLOW
DELAND FL 32720

MAKE CHECK PAYABLE TO:

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MAIL TO:

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CL-0917-2101

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- ☐ Adult Signature Restricted Delivery $

AUG 21 2026

Postmark Here

USPS 32724

Postage
$

To ARROYO WANDA E
1516 RED PLUM HOLLOW
$
Se DELAND FL 32720

Sti 10480-24 OCTOBER 13, 2026

Cit

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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:

ARROYO WANDA E
1516 RED PLUM HOLLOW
DELAND FL 32720

10480-24 OCTOBER 13, 2026

9590 9402 8217 3030 9810 51

9589 0710 5270 0345 4937 55

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO. FL
CC: CITY COURT VOLUSIA CO.
2026 SEP 16 PM

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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 15, 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, October 13, 2026**
Service of Process must be completed by: **Tuesday, September 22, 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:	64
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$2,560.00**

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
704-24	**1**
ROBERTSON RICHARD A JR	1
1377-24	**1**
WEAVER NEKETRA SMITH JACQUELINE HARRIS LC	1
1575-24	**1**
OLGA DE LA HOZ HOMES LLC	1
2139-24	**1**
NUVIEW IRA INC % GLEN ASHLEY MATHER 401K	1
2185-24	**4**
GOLINE JEANETTE LOUISE GOLINE JOSEPH JOHN S	1
JEANETTE LOUISE GOLINE	1
JOSEPH JOHN GOLINE AND KATHLEEN ALICE SMITI	1
JOSEPH JOHN GOLLNE	1
2231-24	**1**
GLOBAL COMMERCIAL PROPERTIES LLC	1
2380-24	**2**
KRYSTAL HOSPITALITY	1
NEENA WALIA MEMBER REGISTERED AGENT O/B/(	1
3789-24	**1**
NEWMAN LORI EST	1
4139-24	**2**
CLEMENTS DONALD S CLEMENTS CHRISTINA	1
DONALD S CLEMENTS AND CHRISTINA CLEMENTS	1
4210-24	**4**
FELICIANO HERNAN COLON FELICIANO ALBA IRIS	1
HERNAN COLON FELICIANO AND ALBA IRIS FELICI	2

HERNAN COLON JR	1
4212-24	**2**
COLON EVELYN	1
EVELYN COLON	1
4369-24	**1**
ASK BOATS LLC	1
4376-24	**1**
PREECE BENNY PREECE BOBBIE	1
4683-24	**2**
NGUYEN TUAN HUU THEIN	1
TUAN HUU THEIN NGUYEN	1
4690-24	**2**
PRING JOHN ARTHUR III	2
4696-24	**3**
GEE TRUMAN D JRGEE MAKAYLA GEE KAITLYN GE	1
TRUMAN D GEE JR	1
PAYNE KATHERINE A EST GEE TRUMAN D JR	1
7480-24	**2**
OLSON GORDON C OLSON CHRISTINA L	1
GORDON C OLSON AND CHRISTINA L OLSON	1
9254-24	**2**
SIEBERT BETTY	1
BETTY SIEBERT	1
9604-24	**2**
HO WILLIAM W K	1
WILLIAM W K HO	1
9640-24	**4**
AGUILAR ROBERTO AD RODRIQUEZ JR	2
ROBERTO AD RODRIGUEZ AGUILAR JR	1
BELLTOWER MANAGEMENT LLC	1
9703-24	**2**
LUCACOS JOHN MICHAEL	1
JOHN MICHAEL LUCACOS	1
10480-24	**3**

ARROYO ELIZABETH	1
WANDA E ARROYO	1
ARROYO WANDA E	1
10526-24	**2**
SERENITY SPRINGS LLC	1
SERENITY SPRINGS RECOVERY HOLDINGS LLC RE(	1
10581-24	**3**
FRANCE CHARLES D	1
CHARLES D FRANCE	1
KEVIN DOUGLAS FRANCE	1
10658-24	**2**
HURLEY PATRICK	1
PATRICK HURLEY	1
10899-24	**2**
PENNEY JASON PENNEY MELANIE	1
JASON PENNEY AND MELANIE PENNEY	1
11024-24	**1**
HILL KARL J CURRY-HILL NICOLE	1
11072-24	**4**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C(	1
FLAGSTONE COMMUNITY DEVELOPMENT CORPOR/	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C(	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
11177-24	**2**
COSBY KIRK	1
KIRK COSBY	1
11505-24	**1**
RPL REAL ESTATE LLC	1
11946-24	**3**
SWANN-MCNULTY WENDI MCNULTY COLIN SWAN	1
WENDI SWANN-MCNULTY AND COLIN MCNULTY A	1
FF FLORIDA LAND HOLDINGS LLC	1
Grand Total	**64**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 10480-24

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ARROYO ELIZABETH
1516 RED PLUM HOLW
DELAND FL 32720-0912

10480-24 OCTOBER 13, 2026

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DATED THIS 21ST DAY OF AUGUST, 2026.

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CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Laura E. Roth

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CL-0918-2101

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DELAND FL 32720

10480-24 OCTOBER 13, 2026

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CL-0918-2101

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DeLand, FL 32720

[Telephone: 386-736-5938]

CL-0918-2101



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 #:
26018748

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: WANDA E ARROYO

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	10480-24

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 24th day of August, 2026 at 11:09 AM, and that I served the same on the 27th day of August, 2026, at the hour of 10:45 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	WANDA E ARROYO	**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:	1516 RED PLUM HOLLOW DELAND, FL 32720		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Sclafani, Frank 4028

VOLUSIA SHERIFF'S OFFICE
P.O. BOX 2658
DAYTONA BEACH, FL. 32115

2026 SEP -2 PM 12:40

FILED

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: 8/27/2026
ENTRD BY: GBONKOV

BY: 4028

SCLAFANI, FRANK 4028, PROCESS SERVER

26018748

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

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WANDA E ARROYO
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DELAND FL 32720

10480-24 OCTOBER 13, 2026

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 24 '26 11:09

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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.: **10480-24** Name in which assessed: **ARROYO WANDA E**
Description of Property: **Parcel # 700603001080 LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216.**

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 **OCTOBER 13, 2026** at **9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

Laura E. Roth

BY LAURA E ROTH
Clerk of the Circuit Court, Volusia County

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$19,266.79**
OPENING BID AMOUNT: $19,243.54

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.: **10480-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$19,266.79***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

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

WANDA E ARROYO
1516 RED PLUM HOLLOW
DELAND FL 32720

CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CO. FL
CC 40
2026 SEP -2 PM 12:40
FILED

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]

CL-0918-2101

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 #:
26018747

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: ARROYO ELIZABETH

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	10480-24

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 24th day of August, 2026 at 11:09 AM, and that I served the same on the 27th day of August, 2026, at the hour of 10:45 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	ARROYO ELIZABETH	**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.

CORRECT ADDRESS

ADDRESS SERVED:	1516 RED PLUM HOLLOW DELAND, FL 32720-0912		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Sclafani, Frank 4028

VOLUSIA SHERIFF'S OFFICE
P.O. BOX 2658
DAYTONA BEACH, FL. 32115

2026 SEP -2 PM 12:40
CLERK OF THE CIRCUIT COURT VOLUSIA DIV.
FILED

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: 8/27/2026
ENTRD BY: GBONKOV

BY: _____
SCLAFANI, FRANK 4028, PROCESS SERVER

2026018747

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 10480-24

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

ARROYO ELIZABETH
1516 RED PLUM HOLW
DELAND FL 32720-0912

10480-24 OCTOBER 13, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 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 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

AUG 24 26 11:09

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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.: **10480-24** Name in which assessed: **ARROYO WANDA E**
Description of Property: **Parcel # 700603001080 LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216.**

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 **OCTOBER 13, 2026** at **9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$19,266.79**
OPENING BID AMOUNT: $19,243.54

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.: **10480-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$19,266.79***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

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

ARROYO ELIZABETH
1516 RED PLUM HOLW
DELAND FL 32720-0912

CLERK OF THE CIRCUIT COURT
8 CLY.COURT VOL.FLA.
2026 SEP -2 PM 12:40
FILED

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]

CL-0918-2101

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 #:
26018749

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: ARROYO WANDA E

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	10480-24

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 24th day of August, 2026 at 11:09 AM, and that I served the same on the 27th day of August, 2026, at the hour of 10:45 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	ARROYO WANDA E	**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:	1516 RED PLUM HOLLOW DELAND, FL 32720		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Sclafani, Frank 4028

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO FL
2026 SEP -2 PM 12:40
FILED

DATE: 8/27/2026
ENTRD BY: GBONKOV

BY: 4028
SCLAFANI, FRANK 4028, PROCESS SERVER

26018749

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 10480-24

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THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 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.

ARROYO WANDA E
1516 RED PLUM HOLLOW
DELAND FL 32720

10480-24 OCTOBER 13, 2026

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

AUG 24 '26 11:09

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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.: **10480-24** Name in which assessed: **ARROYO WANDA E**
Description of Property: **Parcel # 700603001080 LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216.**

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 **OCTOBER 13, 2026** at **9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

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

REDEMPTION AMOUNT: **$19,266.79**
OPENING BID AMOUNT: $19,243.54
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.: **10480-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$19,266.79***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

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

ARROYO WANDA E
1516 RED PLUM HOLLOW
DELAND FL 32720

CLERK OF THE CIRCUIT & CITY COURT VOLUSIA CITY, FL
CC 40
2026 SEP -2 PM 12:40
FILED

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]

CL-0918-2101

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

October 7, 2026

KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NO.: **10480-24**

REFUND OF DEPOSIT

The above listed certificate was redeemed after it was scheduled for Tax Deed Sale but before it was sold at Tax Deed Sale. Therefore, we are refunding to you this unused portion of your deposit. Any additional monies due to you will be sent by the Volusia County Tax Collector's Office:

Recording Affidavit of Publication [Sect 197.512(3) & 28.24]		10.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02].....	$	129.50
TOTAL AMOUNT OF REFUND	**$**	**148.00**

If you have any questions, call the Tax Deed Department at (386) 736-5919.

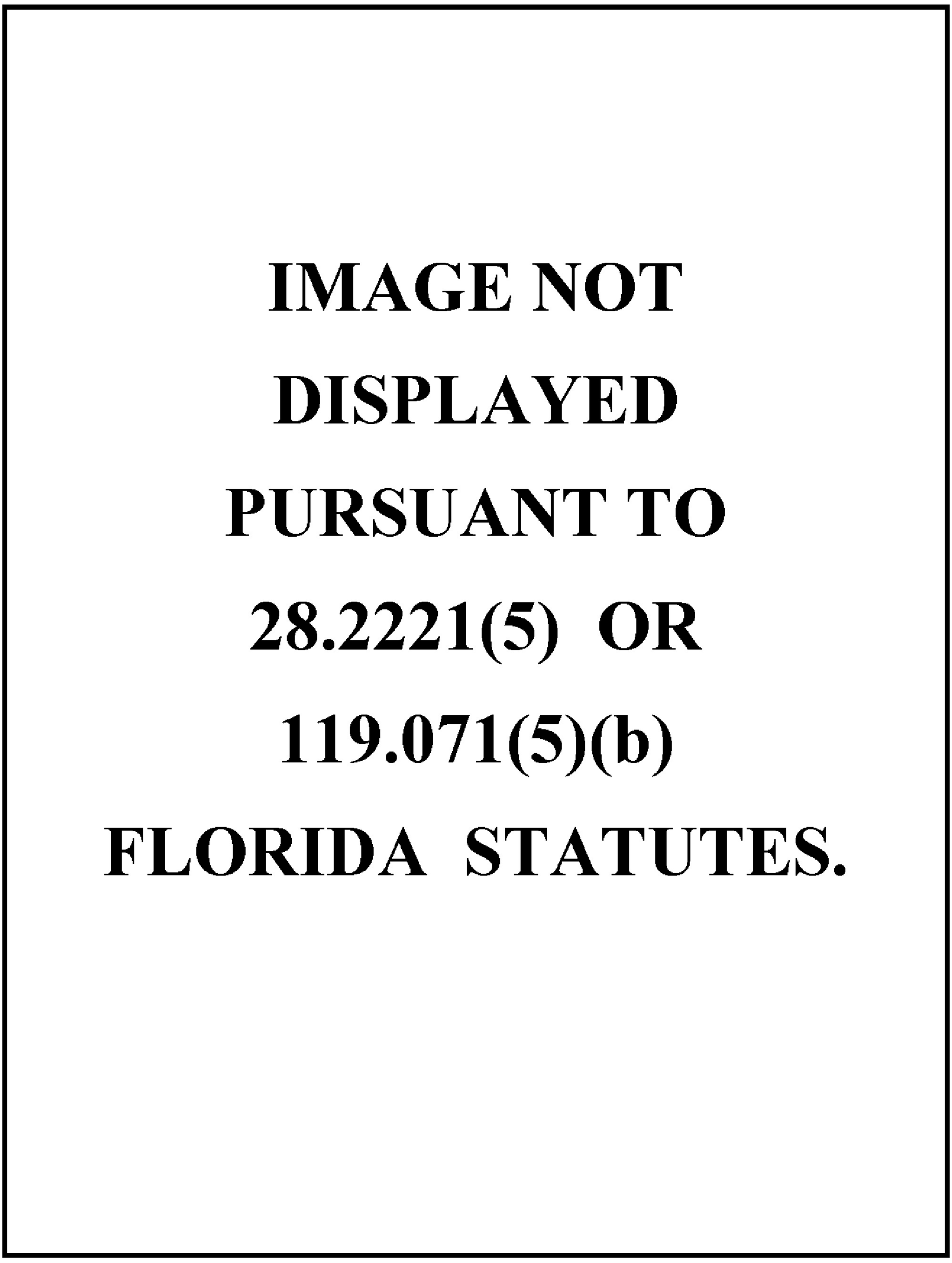
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B POITRAS

B POITRAS
DEPUTY CLERK

CL-0205-2101


IMAGE NOT
DISPLAYED
PURSUANT TO
28.2221(5) OR
119.071(5)(b)
FLORIDA STATUTES.

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 10480-24

CERTIFICATE OF MAILING

I, LAURA E. ROTH, Clerk of the Circuit Court in and for the State and County aforesaid, do hereby certify that on 21ST of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

ARROYO ELIZABETH	at	1516 RED PLUM HOLW, DELAND FL 32720-0912,
SPECIALTY MANAGEMENT COMPANY OF CENTRAL FLORIDA REGISTERED AGENT O/B/O CROSS CREEK HOMEOWNERS ASSOCIATION OF DELAND PHASE TWO INC	at	1000 PINE HOLLOW PT, ALTAMONTE SPRINGS FL 32714-7111,
WANDA E ARROYO	at	1516 RED PLUM HOLLOW, DELAND FL 32720,
WANDA E ARROYO AND ELIZABETH ARROYO	at	
ARROYO WANDA E	at	1516 RED PLUM HOLLOW, DELAND FL 32720,

Witness my hand and official seal this 21ST of AUGUST, 2026

THE HOLDER OF THIS TAX CERTIFICATE APPLIED FOR TAX DEED SALE. PER FLORIDA STATUTE §197.512, THE CERTIFICATE OF MAILING AND PROOF OF PUBLICATION ARE BEING RECORDED IN THE PUBLIC RECORD.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON

Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared Barb Shepherd, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a Tax Deed in the matter of Certificate #10480-24 in the Circuit Court, was published in said newspaper in the Arroyo Wanda E issue(s) of September 10, 17, 24 & October 1, 2026

Affiant further says that the said Beacon is a newspaper published at DeLand, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida, each week and has been entered as second-class mail matter at the post office in DeLand in said Volusia County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Barb Shepherd

Sworn to and subscribed before me this 1st day of October, 2026,

Melodie W. Robinson

MELODIE W. ROBINSON
Commission # HH 306225
Expires October 19, 2026

(SEAL)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 7024 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. 10480-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 700603001080 LOT 108 CROSS CREEK DELAND PHASE 2 MB 44 PGS 176-181 INC PER OR 4163 PG 4459 PER OR 6245 PGS 3859-3861 INC PER OR 8426 PG 0216
Name in which assessed: ARROYO WANDA E

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 13TH day of OCTOBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ 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.

September 10, 17, 24 & October 1, 2026