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
(386) 736-5919

INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

10526-24 OCTOBER 13, 2026

NOTICE

Date of Notice: **OCTOBER 13, 2026** Certificate No: **10526-24**

Parcel ID No: **840500000120** Legal Description: **5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701**

In accordance with Chapter 197 of the Florida Statutes, the above-listed property was sold at public auction on **OCTOBER 13, 2026**. After the reimbursement of certain expenses, there remains excess funds in the amount of **$354,857.36**. In accordance with Florida Statutes, these surplus funds may be subject to a service charge prior to disbursement.

The surplus funds will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). The surplus funds will be used to satisfy, to the fullest extent possible, all governmental liens in the property, including any tax certificates not incorporated in the tax deed application and omitted taxes, if any, followed by each senior mortgage or lien in the property, before distribution of any funds to any junior mortgage or lien. Any valid lien in the property is entitled to payment before any payment is made to the titleholder of record.

To be considered for distribution of these funds, you must submit a notarized statement of claim along with evidence supporting the validity of your claim within 120 days of this notice. With respect to liens, the statement of claim should detail the particulars of your lien and should include the amounts currently due. A copy of this notice and a completed Internal Revenue Service Form W-9 must accompany your statement of claim. *The above-listed documentation should be received by this office at the close of business day 120-days from the date of this Notice.* **AS STATED IN §197.582(5), FLORIDA STATUTES, THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120-DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.** After examining all filed statements of claim, this office will notify you if you are entitled to any payment. Dated this **13TH** day of **10**, **2026**.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

CL-0277-1810

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
(386) 736-5919

SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 OCTOBER 13, 2026

NOTICE

Date of Notice: **OCTOBER 13, 2026** Certificate No: **10526-24**

Parcel ID No: **840500000120** Legal Description: **5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701**

In accordance with Chapter 197 of the Florida Statutes, the above-listed property was sold at public auction on **OCTOBER 13, 2026**. After the reimbursement of certain expenses, there remains excess funds in the amount of **$354,857.36**. In accordance with Florida Statutes, these surplus funds may be subject to a service charge prior to disbursement.

The surplus funds will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). The surplus funds will be used to satisfy, to the fullest extent possible, all governmental liens in the property, including any tax certificates not incorporated in the tax deed application and omitted taxes, if any, followed by each senior mortgage or lien in the property, before distribution of any funds to any junior mortgage or lien. Any valid lien in the property is entitled to payment before any payment is made to the titleholder of record.

To be considered for distribution of these funds, you must submit a notarized statement of claim along with evidence supporting the validity of your claim within 120 days of this notice. With respect to liens, the statement of claim should detail the particulars of your lien and should include the amounts currently due. A copy of this notice and a completed Internal Revenue Service Form W-9 must accompany your statement of claim. *The above-listed documentation should be received by this office at the close of business day 120-days from the date of this Notice.* **AS STATED IN §197.582(5), FLORIDA STATUTES, THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120-DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.** After examining all filed statements of claim, this office will notify you if you are entitled to any payment. Dated this **13TH** day of **10, 2026**.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

CL-0277-1810

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
(386) 736-5919

SERENITY SPRINGS RECOVERY HOLDINGS LLC REGISTERED AGENT O/B/O SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 OCTOBER 13, 2026

NOTICE

Date of Notice: **OCTOBER 13, 2026** Certificate No: **10526-24**

Parcel ID No: **840500000120** Legal Description: **5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701**

In accordance with Chapter 197 of the Florida Statutes, the above-listed property was sold at public auction on **OCTOBER 13, 2026**. After the reimbursement of certain expenses, there remains excess funds in the amount of **$354,857.36**. In accordance with Florida Statutes, these surplus funds may be subject to a service charge prior to disbursement.

The surplus funds will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). The surplus funds will be used to satisfy, to the fullest extent possible, all governmental liens in the property, including any tax certificates not incorporated in the tax deed application and omitted taxes, if any, followed by each senior mortgage or lien in the property, before distribution of any funds to any junior mortgage or lien. Any valid lien in the property is entitled to payment before any payment is made to the titleholder of record.

To be considered for distribution of these funds, you must submit a notarized statement of claim along with evidence supporting the validity of your claim within 120 days of this notice. With respect to liens, the statement of claim should detail the particulars of your lien and should include the amounts currently due. A copy of this notice and a completed Internal Revenue Service Form W-9 must accompany your statement of claim. *The above-listed documentation should be received by this office at the close of business day 120-days from the date of this Notice.* **AS STATED IN §197.582(5), FLORIDA STATUTES, THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120-DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.** After examining all filed statements of claim, this office will notify you if you are entitled to any payment. Dated this **13TH** day of **10, 2026**.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

CL-0277-1810

STATEMENT OF CLAIM AFFIDAVIT
VOLUSIA COUNTY TAX DEED SALE SURPLUS PROCEEDS

Sale Date: ____/____/___ **Certificate Number:** _____ **Parcel ID Number:** _____

COMPLETE CONTACT, PART 1 AND PART 2 or PART 3 & NOTARY (SEE FULL INSTRUCTIONS ON PAGE 2)

Return completed Affidavit & supporting documents by E-Mail: taxdeeds@clerk.org
or by mail: Clerk of the Circuit Court Volusia County, Attn: Tax Deed Dept., PO Box 6043, Deland, FL 32721

CONTACT INFORMATION (Complete in full & **must match W9**)

NOTE: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimants Name: _____

Claimant's Phone Number: _____ Email _____

Address (Address must match W9): _____

Beneficiary Name, Phone number, & email (if different than claimant): _____

_____

PART 1 - I am a: ☐ **Lienholder** ☐ **Titleholder** ☐ **Court Order** ☐ **Third Party Rep**

☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this Tax Deed sale.
☐ I claim surplus proceeds resulting from the above Tax Deed sale.

PART 2 – LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

Type of Lien: ☐ Governmental ☐ Mortgage ☐ Court Judgment ☐ Condo/Homeowner Assn ☐ Other_____

If your lien(s) is/are recorded in the Volusia County's Office Records, list the following:

Recording Date:_____ Instrument Number:_____ Book:_____ Page:_____ Amount Due:$_____

Recording Date:_____ Instrument Number:_____ Book:_____ Page:_____ Amount Due:$_____

Recording Date:_____ Instrument Number:_____ Book:_____ Page:_____ Amount Due:$_____

**Please provide a copy of the recorded lien and amortization schedule to support your claim for each lien.*
**Please provide a completed W9 that exactly matches the Claimant name*

PART 3 – TITLEHOLDER / COURT ORDER / THIRD PARTY REP(Complete if claim is based on title /Court Order)

Nature of Title: ☐ Deed ☐ Court Order / Judgment ☐ Other: _____

Total Amount of Claim $_____ Was Subject Property Homestead Property ☐ Yes ☐ No

**Please provide a copy of all supporting documents, (Deed, Order, Death Cert, Etc.*

Recording Date: _____ Instrument Number: _____ Book: _____ Page: _____

**Please provide the claimants ID, and a completed W9 that exactly matches the claimant name*
****For third party representatives you must also provide a copy of your clients ID, and the Assignment of Interest, POA, etc*

I, acknowledge that I am making the above representations under oath in order to receive payment of such surplus funds, and understand that, if it is later discovered or determined that payment of such surplus funds were received in error and I was not entitled to the surplus funds for any reason, the repayment of such surplus funds will be made to the Clerk of the Circuit Court. If my claim to the funds is based on intentional misrepresentation of fact or false assertion of rights, I acknowledge I may be subject to criminal prosecution in addition to civil liability.

Signature of Claimant: _____

Print Name and Title of Claimant: _____

STATE OF _____
COUNTY OF _____
Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, _____, by _____ who is personally known to me or has produced _____ as identification and did take an oath.

_____
Signature of Notary Public

Print, type, or stamp commissioned name & Seal of Notary Public

STATEMENT OF CLAIM AFFIDAVIT
VOLUSIA COUNTY TAX DEED SALE SURPLUS PROCEEDS

INSTRUCTIONS:

The surplus funds will be held by this office for 120 days beginning on the date of notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). The surplus funds will be used to satisfy, to the fullest extent possible, all governmental liens in the property, including any tax certificates not incorporated in the tax deed application and omitted taxes, if any, followed by each senior mortgage or lien in the property, before distribution of any funds to any junior mortgage or lien. Any valid lien in the property is entitled to payment before any payment is made to the titleholder of record. To be considered for distribution of these funds, you must submit a notarized statement of claim along with evidence supporting the validity of your claim within 120 days of the notice. With respect to liens, the statement of claim should detail the particulars of your lien and should include the amounts currently due. AS STATED IN §197.582(5), FLORIDA STATUTES, THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120-DAYS OF THE NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED. After the 120 days waiting period has expired, this office will review all claims received and notify you if you are entitled to any payment. Typically the review process can take up to 90 days.

Statement of Claim Affidavit & Required Supporting Documentation

All forms and documentation are to be emailed to TaxDeeds@clerk.org or mailed to the
Clerk of Circuit Court, Attn: Tax Deed Department, PO Box 6043, Deland, FL 32721.

As of July 1, 2011 the surplus money is held by the Clerk's office for one year and then sent to the State of Florida per F.S. 197.473. There is no fee to file a claim.

Contact Information – Complete in Full & must match W9

- Claimants name must be written exactly how you would like the check written, exactly how it appears on the W9
  - Example for Trust: ABC Trust *(W9 will read ABC Trust with SSN or EIN)*
  - Example for Third Party Rep: ABC Company FBO John Doe *(W9 will read ABC Company with EIN)*
  - Example for POA: Jane Doe, by John Doe as POA *(W9 will read Jane Doe with SSN)*
- Claimants phone number and email address will be used for correspondence or contact
- Mailing address is where we will mail any disbursements, and must be written exactly as it appears on the W9
- Beneficiary contact info must be included if you are a third party representative or POA, etc

Part 1 – Choose One

- Lienholder is the party that holds a lien
- Title Holder is the person, group, company or entity that holds the ownership of the property
- Beneficiary is the person named to receive property or other benefits from the current title holder (proof must be provided)
- Third Party Rep is the person that the title holder / beneficiary gave authority to handle the claim on their behalf (proof must be provided)

Part 2 – Complete if claim is based on a lien against the sold property

- List all lien information, if you have additional liens in excess of 3, attach a document with the same information for each lien
- You must provide a copy of the recorded lien and amortization schedule to support your claim for each lien
- You must provide a completed W9 that exactly matches the Claimant name, and address

Part 3 - Complete if claim is based on title / Court Order

The name and address on your claim affidavit must exactly match the name and address on your W9. You must provide the following supporting documentation to complete your claim along with your Statement of claim affidavit:

Titleholder	*Beneficiary*	*Third Party Rep*
Copy of Deed Copy of Valid ID Signed and Completed W9	Copy of Judgment or Court Order Copy of Valid ID Signed and Completed W9	Copy of Deeds, Judgment, or Court Order Copy of Valid ID for Rep & Customer Signed and Completed W9 Notarized assignment of Interest or Power of Attorney

Acknowledgment
Statement of Claim Affidavit must be signed in the presence of a notary, and the notary must complete the notary jurat in full.

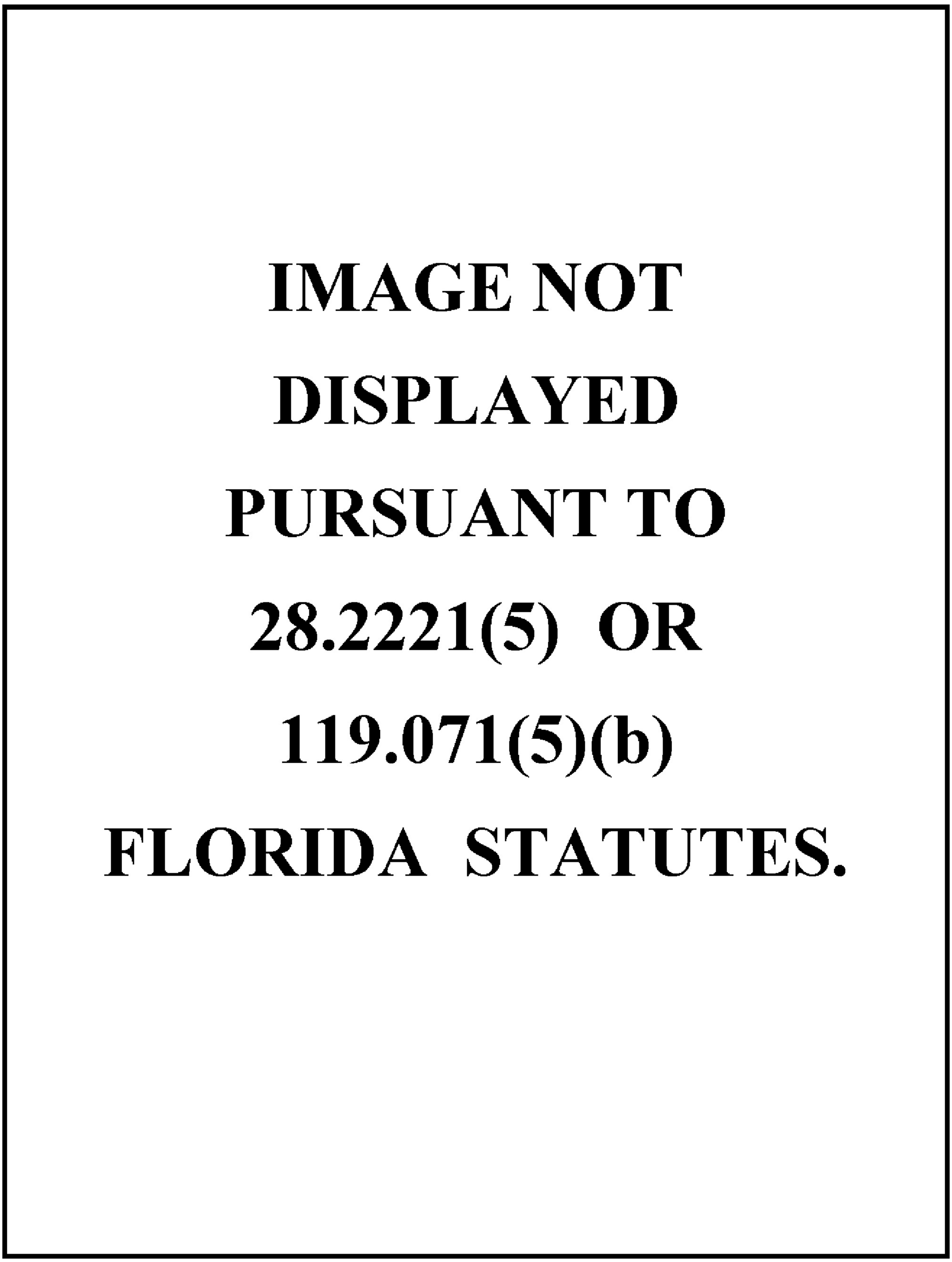


IMAGE NOT
DISPLAYED
PURSUANT TO
28.2221(5) OR
119.071(5)(b)
FLORIDA STATUTES.

10/13/2026 12:06:54 PM Instrument #2026187413 #1 Book:8916 Page:2748
Doc Stamps $2,905.00 Transfer Amt $415,000.00

DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

Tax deed file number: 10526-24

Parcel ID number: 840500000120

TAX DEED

VOLUSIA County, Florida

Tax Certificate numbered 10526-24 issued on 06/01/2024 was filed in the office of the tax collector of Volusia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 13th day of October, 2026 the land was offered for sale. It was sold to **ELDREDGE DEVELOPING LAND TRUST ZQT, TRUSTEE SERVICES, LLC, AS TRUSTEE ONLY, WITH FULL POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE, ENCUMBER OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY UNDER FLORIDA STATUTES SECTION 689.071 address 220 NORTH BEACH STREET #109 DAYTONA BEACH, FL 32114-3302,** who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands:

5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701

On OCTOBER 13, 2026 in Volusia County, Florida, for the sum of ($415,000.00) Four Hundred and Fifteen Thousand Dollars Dollars, the amount paid as required by law.

LAURA E. ROTH
Clerk of the Circuit Court of Volusia County

By: SLaBaw
Selcana LaBaw, Deputy Clerk
Volusia County, Florida

Witness:
Michelle Parrish
101 N Alabama Ave, Deland, FL 32724

Witness:
Beth Poitras
101 N Alabama Ave, Deland, FL 32724

State of Florida
County of Volusia

On this 13TH day of OCTOBER, 2026 before me, Samantha Pearson, personally appeared Selcana LaBaw, Deputy Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be of their own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal on the date aforesaid.

NOTARY PUBLIC STATE OF FLORIDA
SAMANTHA R PEARSON
Commission # HH 327506
Expires February 28, 2027

Samantha R Pearson

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 10526-24

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:

INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS	at	7940 KENTUCKY DR STOP 2850F, FLORENCE, KY 41042.
SERENITY SPRINGS LLC	at	1555 COW CREEK RD, EDGEWATER, FL 32132.
SERENITY SPRINGS RECOVERY HOLDINGS LLC REGISTERED AGENT O/B/O SERENITY SPRINGS LLC	at	1555 COW CREEK RD, EDGEWATER, FL 32132.

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: _____
Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared Barb Shephard, 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 #10526-24 Serenity Springs LLC in the Circuit Court, was published in said newspaper, in the 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 Shephard

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

Melodie W. Robinson

(SEAL)

MELODIE W. ROBINSON
Commission # HH 300225
Expires October 19, 2026

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that RG 20 LLC RG 20 LLC RSO SEC PTY 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. 10526-24
Year of Issuance JUNE 1, 2024
Description of Property: Parcel # 8401000012O 5-18-34 S 591.30 FT OF W 801.67 FT ON EXT & MORE S 990 FT OF N 1010.10 FT ON WAL EOF TECUMSEH LOT 4 EXC E 50 FT FOR CR 4044 PGS 1726-1727 FOR OR 5971 PGS 4543-4544 PER OR 6579 PG 1081 PER OR 6622 PG 0355 PER OR 6625 PG 1347 PER OR 7261 PG 3701

Name in which assessed: SERENITY SPRINGS LLC

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 LASHAW
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

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/13/2026 12:06 PM
Receipt: 303186217 Drawer: 156031

ELDREDGE DEVELOPING LAND TRUST
Operator: slabaw

Instrument #: 2026187413 Type: DE6
Book #: 8916 Page #: 2748 Time: 12:06 PM
Doc Stamps: $2,905.00
6054955 Tax Deed Non-Fee / Redemption - $0.01 $60,549.55
546 Postage - $0.01 $5.46
1000 Tax Deed Surplus Funds - Clerks Fee - $0.01 $10.00
35485739 Tax Deed Surplus - $0.01 $354,857.39
31675 Tax Deed Deposit Fee Court Registry Fee - $0.01 $318.75
CERT# 10526-24 / 10-13-2026 / ELDREDGE DEVELOPING LAND TRUST

Subtotal:	$418,646.15
Sales Tax:	$0.00
Due:	$418,646.15

ESCROW: TAXESC	$403.90
BIDDER# 656051	$20,750.00
BIDDER# 656051	$397,492.25

Labaw, Seleana

From: Keenan, Robert
Sent: Tuesday, October 13, 2026 11:29 AM
To: customerservice@realauction.com; TaxDeedAuction
Subject: RE: volusia.realtaxdeed.com Wire Transfer Notification - Bidder Number 656051

Funds have been added to the bidder's account.

Thank you,
Rob

From: Customer Service Realauction <CustomerService@realauction.com>
Sent: Tuesday, October 13, 2026 10:11 AM
To: customerservice@realauction.com; TaxDeedAuction <TaxDeedAuction@Clerk.org>
Subject: volusia.realtaxdeed.com Wire Transfer Notification - Bidder Number 656051

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!

Attention Finance:

Be advised that the Volusia County bidder referenced below has indicated their intent via volusia.realtaxdeed.com to initiate a wire transaction.

The details of the transaction are as follows:

Account Name:	Clerk of the Circuit Court- Volusia County
Account Number:	**********7142
Bidder ID:	656051
Bidder Name:	Mark Oslizlo
Transaction Type:	payment
payment Amount:	397,492.25
Payment Batch ID:	907472

Please note: After receipt of the funds, action is required by your office. Please log into the site at volusia.realtaxdeed.com and apply the funds to the proper bidder account.

If you have questions regarding the posting of the funds, please contact us at R4C@realauction.com.

Counter Receipt

County:	Volusia
Bidder ID:	656051
Bidder Name:	Mark Oslizlo
Company:	
Type:	Payment
Payment Method:	Pay with Deposit (EFT)
Amount:	($397,492.25)
Settled:	10/13/2026 11:32:49 AM
Notes:	Pay Request: 907472 WIRE
Processed By:	Seleana LaBaw
Processed Date:	10/13/2026 11:32:49 AM
Printed Date:	10/13/2026 11:32:51

Batch Details

Case Number	Invoice Type	Amount
10526-24	Auction Balance after Deposit	$394,250.00
	Clerks Fee	$15.00
	Clerks Fee	$303.75
	Recording Fee	$18.50
	Doc Stamps	$2,905.00
	Total	**$397,492.25**

Date Printed: 13-Oct-26

TAX DEED SALE CALCULATIONS
SOLD TO HIGH BIDDER

Certificate Number 10526-24

Date of Application for Tax Deed Sale	April 10, 2026
Date of Tax Deed Sale	October 13, 2026
Applicant's Name	FIG 20 LLC FIG 20 LLC FBO SEC PTY

Minimum Bid Amount	$ 60,129.15
High Bid at Auction	**$ 415,000.00**
Deposit	**$ 20,750.00**

TOTAL AMOUNT OWED BY HIGH BIDDER AND DUE NO LATER THAN 9:00 AM ON THE DAY FOLLOWING THE SALE - Make payable to "Clerk of Court" (Cashier's Check only) **$ 397,492.25**

Recording Fees (First Page = $10.00)		10.00
Each additional page = $8.50	# of add'l pgs = 1	8.50
State Documentary Stamps ($0.70/$100 bid)		2,905.00

Recording & Receipting Payment Breakdown (DE6)

Non Fee/Redemption	(TDNF)	$	59,796.63
Clerk's Fee	(TDNF)		60.00
Electronic Auction Fee	(TDNF)		69.00
Advertising Fee	(TDNF)		56.00
Record Notice of Application	(TDNF)		10.00
Clerk of Court Certificate	(TDNF)		7.00
Notice for Newspaper	(TDNF)		7.00
			-
Postage	(TDNF)		41.52
Postage (Surplus Mailings)	(PO)		5.46
Surplus Funds/Clerk's Fee	(TX DD)		10.00
Surplus / Overbid Money	(TDSUR)		354,857.39
Sheriff's Fee	(TDNF)		80.00
Sheriff's Return Postage Fee	(TDNF)		2.00
High Bid			415,000.00
Deposit Registry Fee	(TDCRF)		318.75
OTHER FEES NOT PAID BY APPLICANT			
Refund Doc Stamps	(TDN		403.90
Refund Recording	(TDI	$	18.50

Total (TDNF) = $ 60,549.55

from(TAXESC): *SEE REQUEST FOR DEPOSIT:* *$ 403.90*

CL-0656-2301

Volusia County
Clerk of the Circuit Court
TAX DEED SALE
BID LOG

Certificate Number: 10526-24

Tax Deed Number: 10526-24
Sale Date: 10/13/2026

Proxy

Bidder ID	Bidder Name		Bid	Date/Time	IP Address
676956	Joseph Kaufman		$201,000.00	10/08/2026 10:14:42 PM	24.190.249.202
676956	Joseph Kaufman		$103,200.00	10/08/2026 10:14:42 PM	24.190.249.202
680575	Alessandro Angelini		$61,000.00	10/13/2026 08:35:02 AM	47.199.29.90
681532	mark barone	Not Enough Deposit	$65,100.00	10/13/2026 08:54:03 AM	35.136.77.77
655108	Benjie Sperling		$303,300.00	10/13/2026 09:13:54 AM	76.109.119.195
677924	Mariellen Larzazs		$65,000.00	10/13/2026 09:19:03 AM	104.182.186.153

Auction

		Opening Bid	$60,129.15	10/13/2026 09:24:01 AM	
655108	Benjie Sperling		*$103,300.00	10/13/2026 09:13:54 AM	76.109.119.195
656058	David Hill		*$200,000.00	10/13/2026 09:24:16 AM	16.98.66.105
655108	Benjie Sperling		*$200,100.00	10/13/2026 09:13:54 AM	76.109.119.195
656058	David Hill		*$260,000.00	10/13/2026 09:24:53 AM	16.98.66.105
655108	Benjie Sperling		*$260,100.00	10/13/2026 09:13:54 AM	76.109.119.195
656051	Mark Oslizlo		*$300,300.00	10/13/2026 09:25:28 AM	38.40.86.108
655108	Benjie Sperling		*$300,400.00	10/13/2026 09:13:54 AM	76.109.119.195
656058	David Hill		*$301,200.00	10/13/2026 09:25:29 AM	16.98.66.105
655108	Benjie Sperling		*$301,300.00	10/13/2026 09:13:54 AM	76.109.119.195
655108	Benjie Sperling		$325,500.00	10/13/2026 09:25:38 AM	76.109.119.195
656051	Mark Oslizlo		$355,000.00	10/13/2026 09:25:41 AM	38.40.86.108
655108	Benjie Sperling		*$352,200.00	10/13/2026 09:26:27 AM	76.109.119.195
656051	Mark Oslizlo		*$352,300.00	10/13/2026 09:25:41 AM	38.40.86.108
655108	Benjie Sperling		$355,200.00	10/13/2026 09:26:38 AM	76.109.119.195
655108	Benjie Sperling		$375,000.00	10/13/2026 09:26:51 AM	76.109.119.195
656051	Mark Oslizlo		$388,800.00	10/13/2026 09:27:27 AM	38.40.86.108
655108	Benjie Sperling		*$375,200.00	10/13/2026 09:27:45 AM	76.109.119.195
656051	Mark Oslizlo		*$375,300.00	10/13/2026 09:27:27 AM	38.40.86.108
655108	Benjie Sperling		*$380,800.00	10/13/2026 09:28:08 AM	76.109.119.195
656051	Mark Oslizlo		*$380,900.00	10/13/2026 09:27:27 AM	38.40.86.108
655108	Benjie Sperling		$400,400.00	10/13/2026 09:28:50 AM	76.109.119.195
656051	Mark Oslizlo		*$398,800.00	10/13/2026 09:29:27 AM	38.40.86.108
655108	Benjie Sperling		*$398,900.00	10/13/2026 09:28:50 AM	76.109.119.195
656051	Mark Oslizlo		$403,300.00	10/13/2026 09:29:38 AM	38.40.86.108
655108	Benjie Sperling		$405,100.00	10/13/2026 09:30:28 AM	76.109.119.195
656051	Mark Oslizlo		$408,800.00	10/13/2026 09:30:46 AM	38.40.86.108
655108	Benjie Sperling		*$407,500.00	10/13/2026 09:31:36 AM	76.109.119.195
656051	Mark Oslizlo		*$407,600.00	10/13/2026 09:30:46 AM	38.40.86.108
655108	Benjie Sperling		$409,900.00	10/13/2026 09:32:26 AM	76.109.119.195
656051	Mark Oslizlo		$414,400.00	10/13/2026 09:32:33 AM	38.40.86.108

655108	Benjie Sperling	*$411,000.00	10/13/2026 09:33:36 AM	76.109.119.195
656051	Mark Oslizlo	*$411,100.00	10/13/2026 09:32:33 AM	38.40.86.108
655108	Benjie Sperling	$414,900.00	10/13/2026 09:34:07 AM	76.109.119.195
656051	Mark Oslizlo	$415,000.00	10/13/2026 09:34:27 AM	38.40.86.108
656051	Mark Oslizlo	$415,000.00	10/13/2026 09:34:27 AM	38.40.86.108
	Auction Closed		10/13/2026 09:35:00 AM	

The final bid was made by: Eldredge Developing Land Trust ZQT, Trustee Services, LLC, as Trustee only, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property under Florida statutes section 689.071

In the total amount of: $415,000.00

Name on Title per High Bidder 10/13/2026 09:35:00 AM

Name on Tax Deed:	Eldredge Developing Land Trust ZQT, Trustee Services, LLC, as Trustee only, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property under Florida statutes section 689.071
Address on Tax Deed:	220 North Beach Street #109 Daytona Beach FL 32114-3302

Final Bid Amount:	$415,000.00
Doc Stamps:	$2,905.00
Recording Fees:	$18.50
Registry Fee:	$318.75
Sub Total	$418,242.25
Less Deposit	$20,750.00
Total Due:	$397,492.25

* = Bid via Proxy

Date Printed: 10/9/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

10526-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	36,786.97
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		17,533.60
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		54,845.57
7. Total Interest Accrued by Tax Collector		2,468.05
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]		41.52
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		57,646.14
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,483.01
20. Total of Lines 18 & 19		60,129.15
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*	**$**	**60,152.40**

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

PAYOFF GOOD THROUGH: 10/13/2026

PAYOFF GOOD THROUGH 10-13-26 **BY 9:00 AM** BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

Date Printed: 10/5/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

10526-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	36,786.97
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		17,533.60
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		54,845.57
7. Total Interest Accrued by Tax Collector		2,468.05
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]		41.52
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		57,646.14
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,483.01
20. Total of Lines 18 & 19		60,129.15
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*	**$**	**60,152.40**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		60,129.15
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**60,129.15**

***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

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 S

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

10526-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	36,786.97
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		17,533.60
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		54,845.57
7. Total Interest Accrued by Tax Collector		2,468.05
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]		41.52
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		57,646.14
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,483.01
20. Total of Lines 18 & 19		60,129.15
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*	**$**	**60,152.40**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		60,129.15
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**60,129.15**

***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: SP

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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. **10526-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 840500000120 5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701**

Name in which assessed **SERENITY SPRINGS LLC**

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 #: 840500000120
Tax Deed #: 32075
Situs Address: 1557 COW CREEK RD

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

Owner on Current Tax Roll
SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER, FL 32132

Billing Address on Current Tax Roll

Additional Parties, Per Search
INTERNAL REVENUE SERVICE — Lien Holder
ADVISORY CONSOLIDATED
RECEIPTS
7940 KENTUCKY DR
STOP 2850F
FLORENCE, KY 41042

SERENITY SPRINGS LLC — Title Holder
1555 COW CREEK RD
EDGEWATER, FL 32132

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

SERENITY SPRINGS RECOVERY HOLDINGS LLC, REGISTERED AGENT
O/B/O SERENITY SPRINGS, LLC
1555 COW CREEK RD
EDGEWATER, FL 32132

Title Holder's Agent/Rep

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	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, CA 07101-3411	Application date	Apr 10, 2026
Situs address	1557 COW CREEK RD EDGEWATER 32132	Yr Issued/Certificate #	2024 / 10526
Parcel owner	SERENITY SPRINGS LLC 1555 COW CREEK RD EDGEWATER, FL 32132	Date certificate issued	06/01/2024
		Deed application number	32075
Property description	See last page.	Account number	840500000120

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)
# 2024/10526	05/31/2024	16,343.79	2,192.79	18,536.58
			Part 2: Total*	**18,536.58**

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)
# 2025/10375	05/31/2025	17,181.06	6.25	1,063.08	18,250.39
				Part 3: Total*	**18,250.39**

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)	36,786.97
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	17,533.60
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)	2,468.05
7. **Total Paid** (Lines 1-6)	57,313.62

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 07/07/2026

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)	57,313.62
18. Redemption fee	6.25
19. Total amount to redeem	57,319.87

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):

5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 10
10.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 464
4 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 108
2 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 170
1

5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 10
10.10 FT ON W/L E OF FEC R/R US LOT 4 E (Full legal attached.)

TDA #: 32075

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
840500000120	5555429	1555 COW CREEK RD 1557 COW CREEK RD EDGEWATER 32132

Legal Description

5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-10526	$1,172,054	No	Yes	Yes	No

Owner of Record on Current Tax Roll
SERENITY SPRINGS LLC

1555 COW CREEK RD
EDGEWATER FL 32132

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

Sue Servas
Title Examiner

General Examiner Comments:

The legal description on the 2006 conveyance and the Property Appraiser record differs from the rest of the conveyances. The 2006 and PA show the first easterly distance to be 591.10 feet and the rest of the conveyances show this distance to be 519.10.

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
SERENITY SPRINGS LLC 1555 COW CREEK RD EDGEWATER FL 32132	Warranty Deed Bk:7261 Pg:1701	
SERENITY SPRINGS RECOVERY HOLDINGS LLC, REGISTERED AGENT O/B/O SERENITY SPRINGS, LLC 1555 COW CREEK RD EDGEWATER FL 32132	Sunbiz	

Related Documents (for Reference)

Warranty Deed
Bk:5771 Pg:4543

Certificate of Title
Bk:6574 Pg:1082

Warranty Deed
Bk:6622 Pg:355

Quit Claim Deed
Bk:6625 Pg:4347

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
INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS 7940 KENTUCKY DR STOP 2850F FLORENCE KY 41042	Tax Lien Bk:8843 Pg:4789	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

6/6/2016 08:37 AM Instrument # 2016101743 # 1 Book: 7261 Page: 1701
Doc Stamps $0.70 Transfer Amt $10.00

Prepared By: **Terry Prompovitch**
Professional Title Agency, Inc.
400 Canal Street
New Smyrna Beach, Florida 32168
incidental to the issuance of a title insurance policy.
File Number: **N-9923**
Parcel ID# **8405-00-00-0120**

WARRANTY DEED
(INDIVIDUAL)

This *WARRANTY DEED*, dated 5/31/2016 by
A New Sunrise, LLC
Whose post office address is **1555 Cow Creek Road, Edgewater, FL 32132**
hereinafter called the GRANTOR, to

Serenity Springs, LLC
whose post office address is **1555 Cow Creek Road, Edgewater, Florida 32132**
hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Volusia** County, Florida, viz:

PARCEL 1: A PORTION OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LYING EASTERLY OF THE FLORIDA EAST COAST RAILWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, SAID POINT BEING A 1/2 INCH ELECTRICAL METAL TUBING PIPE BEING A CERTIFIED CORNER #0005904; THENCE SOUTH 21 DEGREES 27 MINUTES 28 SECONDS EAST ALONG THE EASTERLY LINE OF SAID U.S. LOT 4 A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21 DEGREES 27 MINUTES 28 SECONDS EAST ALONG THE EASTERLY LINE OF U.S. LOT 4 A DISTANCE OF 519.10 FEET; THENCE SOUTH 72 DEGREES 02 MINUTES 08 SECONDS WEST A DISTANCE OF 772.20 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY-EDGEWATER CUT OFF, A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT; THENCE NORTH 17 DEGREES 57 MINUTES 52 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 590.00 FEET; THENCE NORTH 72 DEGREES 02 MINUTES 08 SECONDS EAST A DISTANCE OF 737.18.FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EASTERLY 50 FEET THEREOF.

AND TOGETHER WITH THE RIGHT TO USE A 60 FOOT ROAD AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 4, 5, AND 6, LYING EASTERLY OF AND PARALLEL TO THE FLORIDA EAST COAST RAILWAY - EDGE WATER CUT OFF, AND NORTHERLY OF STATE ROAD #442, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST SAID POINT BEING A 1/2 INCH ELECTRICAL METAL TUBING PIPE BEING CERTIFIED CORNER #0005904; THENCE SOUTH 21 DEGREES 27 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID U.S. LOT 4, A DISTANCE OF 801.67 FEET; THENCE SOUTH 72 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 713.20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 57 MINUTES 52 SECONDS EAST ALONG A LINE THAT IS 60 FEET EASTERLY OF AND PARALLEL WITH SAID FLORIDA EAST COAST RAILWAY - EDGE WATER CUT OFF, A DISTANCE OF 3071.11 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD #442; THENCE SOUTH 79 DEGREES 02 MINUTES 02.5 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE ROAD #442, A DISTANCE OF 60.45 FEET; THENCE NORTH 17 DEGREES 57 MINUTES 52 SECONDS WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 3063.74 FEET; THENCE NORTH 72 DEGREES 02 MINUTES 09 SECONDS EAST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE WESTERLY 60 FEET OF THE ABOVE DESCRIBED PARCEL 1, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4644, PAGES 1726 AND 1727, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

This Conveyance is for the purpose of winding up affairs of A New Sunrise, LLC

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: _____
Witness #1 Print Name: Jennifer Esher-Hess

Witness #2 Signature: _____
Witness #2 Print Name: Tiffany MacFee

_____
Joseph Adevai, Managing Member

STATE OF New Jersey
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me on 6/1/16 by:

Joseph Adevai, Managing Member of A New Sunrise, LLC

[check one:]

☐ who was personally known to me

☒ who presented the following identification: drivers license

Notary Seal

NANCY SWEET
Notary Public
State of New Jersey
My Commission Expires Apr 23, 2020

Notary Signature: _____
Notary Print Name: Nancy Sweet

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: _____
Witness #1 Print Name: Jennifer Decker Herring

Witness #2 Signature: _____
Witness #2 Print Name: Chris Ronan

Sharon Marshall
Sharon Marshall, Managing Member

STATE OF New Jersey
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me on 6/1/16 by:

Sharon Marshall, Managing Member of A New Sunrise, LLC

[check one:]

☐ who was personally known to me

☒ who presented the following identification: Driver License

Notary Seal

NANCY SWEET
Notary Public
State of New Jersey
My Commission Expires Apr 23, 2020

Notary Signature: _____
Notary Print Name:

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: _____
Witness #1 Print Name: Teresa A. Prompovitch

James Marshall, III, Managing Member

Witness #2 Signature: _____
Witness #2 Print Name: URSULA WORKMAN

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me on 6/1/16 by:

James Marshall, III, Managing Member of A New Sunrise, LLC

[check one:]

☐ who was personally known to me

☒ who presented the following identification: drivers license

Notary Seal

TERESA A. PROMPOVITCH
Notary Public - State of Florida
My Comm. Expires Mar 21, 2018
Commission # FF 092702

Notary Signature: _____
Notary Print Name: Teresa A. Prompovitch

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
SERENITY SPRINGS, LLC

Filing Information

Document Number	L11000093035
FEI/EIN Number	30-0695968
Date Filed	08/12/2011
Effective Date	08/11/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/08/2025

Principal Address

1555 COW CREEK ROAD
EDGEWATER, FL 32132

Mailing Address

1555 COW CREEK ROAD
EDGEWATER, FL 32132

Registered Agent Name & Address

Serenity Springs Recovery Holdings LLC
1555 COW CREEK ROAD
EDGEWATER, FL 32132

Name Changed: 01/02/2020

Address Changed: 06/06/2012

Authorized Person(s) Detail

Name & Address

Title Authorized Member

Cassidy, Jayne
76 Narrows Road
Bedford Hills, NY 10507

Title Authorized Member

Cassidy, Kerry e
211 Schrade Road
2C
Briarcliff Manor, NY 10510

Title Authorized Representative

Cassidy, Kevin
1555 COW CREEK ROAD
EDGEWATER, FL 32132

Annual Reports

Report Year	Filed Date
2024	04/03/2024
2025	10/08/2025
2026	05/07/2026

Document Images

05/07/2026 -- ANNUAL REPORT	View image in PDF format
10/08/2025 -- REINSTATEMENT	View image in PDF format
04/03/2024 -- ANNUAL REPORT	View image in PDF format
01/29/2023 -- ANNUAL REPORT	View image in PDF format
03/16/2022 -- ANNUAL REPORT	View image in PDF format
01/13/2021 -- ANNUAL REPORT	View image in PDF format
02/07/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
01/02/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
09/29/2017 -- REINSTATEMENT	View image in PDF format
01/15/2016 -- ANNUAL REPORT	View image in PDF format
11/09/2015 -- REINSTATEMENT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
06/06/2012 -- ANNUAL REPORT	View image in PDF format
09/01/2011 -- LC Article of Correction	View image in PDF format
08/12/2011 -- Florida Limited Liability	View image in PDF format

02/22/2006 01:34 PM
Doc stamps .70
(Transfer Amt $ 1)
Instrument# 2006-044865 # 1
Book: 5771
Page: 4543

Corporate Warranty Deed

This Indenture made this 19 day of **January** A.D. **2006**
between
Blue Diamond Ranch, Inc., a Florida dissolved corporation
whose post office address is:
a corporation previously existing under the laws of the State of **Florida,** Grantor,
and
Lawrence J. Tomei, Jr. and Liana D. Tomei, husband and wife
whose post office address is:
1555 Cow Creek Road
Edgewater, Florida 32141
Grantee

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars **($10.00)**, 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:

See Schedule "A" attached hereto and made a part hereof.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 8405-00-00-0120

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.

Blue Diamond Ranch, Inc., a Florida dissolved corporation

Signed and Sealed in Our Presence:

By: Lawrence J. Tomei Jr.
Lawrence J. Tomei, Jr.
Its: President

Witness Print Name: Scott W. Wagner

Witness Print Name: KATHERINE JACKSON

(Corporate Seal)

State of **Florida**
County of **Volusia**

The foregoing instrument was acknowledged before me this 19 day of **January, 2006**, by **Lawrence J. Tomei, Jr.**, the **President** of **Blue Diamond Ranch, Inc., a Florida dissolved corporation**, on behalf of the corporation. He is personally known to me or has produced driver's license as identification.

Colleen Vollmer
My Commission DD195991
Expires May 12, 2007

Colleen Vollmer
(Seal)
Notary Public
Notary Printed Name: Colleen Vollmer

My Commission Expires:: MAY 27, 2007

Prepared by:

Columbia Title Research Corporation,
200 Forest Lake Blvd.
Daytona Beach, Florida 32119

File Number: 05-1764

Instrument# 2006-044865 # 2
Book: 5771
Page: 4544
Diane M. Matousek
Volusia County, Clerk of Court

Schedule A

PARCEL 1: A PORTION OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LYING EASTERLY OF THE FLORIDA EAST COAST RAILWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, SAID POINT BEING A 1/2" ELECTRICAL METAL TUBING PIPE BEING A CERTIFIED CORNER #0005904; THENCE SOUTH 21 DEGREES 27' 28" EAST ALONG THE EASTERLY LINE OF SAID U.S. LOT 4 A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21 DEGREES 27' 28" EAST ALONG THE EASTERLY LINE OF U.S. LOT 4 A DISTANCE OF 591.10 FEET; THENCE SOUTH 72 DEGREES 02' 08" WEST A DISTANCE OF 772.20 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY - EDGEWATER CUT OFF, A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT; THENCE NORTH 17 DEGREES 57' 52" WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 590.00 FEET; THENCE NORTH 72 DEGREES 02' 08" EAST A DISTANCE OF 737.18 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 50 FEET THEREOF.

AND TOGETHER WITH THE RIGHT TO USE A 60 FOOT ROAD AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:
A PORTION OF LOTS 4, 5, AND 6, LYING EASTERLY OF AND PARALLEL TO THE FLORIDA EAST COAST RAILWAY - EDGEWATER CUT OFF, AND NORTHERLY OF STATE ROAD #442, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, SAID POINT BEING A 1/2" ELECTRICAL METAL TUBING PIPE BEING CERTIFIED CORNER #0005904; THENCE SOUTH 21 DEGREES 27' 28" EAST, ALONG THE EAST LINE OF SAID U.S. LOT 4, A DISTANCE OF 801.67 FEET; THENCE SOUTH 72 DEGREES 02' 08" WEST, A DISTANCE OF 713.20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 57' 52" EAST ALONG A LINE THAT IS 60 FEET EASTERLY OF AND PARALLEL WITH SAID FLORIDA EAST COAST RAILWAY - EDGEWATER CUT OFF, A DISTANCE OF 3071.11 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD #442; THENCE SOUTH 79 DEGREES 02' 02.5" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE ROAD #442, A DISTANCE OF 60.45 FEET; THENCE NORTH 17 DEGREES 57' 52" WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 3063.74 FEET; THENCE NORTH 72 DEGREES 02' 09" EAST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR ROAD AND UTILITIES PURPOSES OVER THE WESTERLY 60 FEET OF THE ABOVE DESCRIBED PARCEL 1, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4644, PAGES 1726 AND 1727, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

File No.: 05-1764

5

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2008 20978 CINS

D10'02

03/17/2011 03:50 PM
Doc stamps .70
(Transfer Amt $ 100)
Instrument# 2011-044824 # 1
Book: 6574
Page: 1082

WILLIAM STEINER, an individual; SUSAN C. FISCHER AS TRUSTEE OF THE SUSAN C. FISCHER REVOCABLE TRUST; EDILBERTO J. RODRIGUEZ AS TRUSTEE OF THE EDILBERTO J. RODRIGUEZ REVOCABLE TRUST; MICHEAL STEINER AND CAROL STEINER, husband and wife as tenants by the entireties; MORTGAGEX, INC., CHARLES FLAXMAN AND GERRI FLAXMAN, husband and wife as tenants by the entireties; JEFFREY M. COHEN AND BETSY Z. COHEN, husband and wife as tenants by the entireties; all as assignees of Mortgage Wholesalers of Florida Inc., a Florida corporation,

Plaintiffs,

vs.

LAWRENCE J. TOMEI, JR. and LIANA D. TOMEI, his wife; JOHN DOE AND JANE DOE AS UNKNOWN TENANT(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants,

_____/

CERTIFICATE OF TITLE

FILED
2011 MAR 15 PM 3:34
CLERK OF THE CIRCUIT COURT VOLUSIA CTY., FL
CC 68

The undersigned, Clerk of the Court, certifies that he/she executed and filed a Certificate of Sale in this action on the 1 day of February, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Volusia County, Florida:

SEE EXHIBIT "A"

Was sold to: 1555 Cow Creek LLC, a Florida limited liability company
5821 Hollywood BLVD Suite 200, Hollywood FL 33021

Witness my hand and Seal of the Court on this 15 day of March, 2011.

DIANE M. MATOUSEK
Clerk of the Court

/s/JENNIFER VAZQUEZ

By: _____
Deputy Clerk

Parcel 8405-00-00-0120

$.70 1 D/S VOL JV

Instrument# 2011-044824 # 2
Book: 6574
Page: 1083

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on this 15 day of March, 2011, a true and correct copy of the foregoing was sent by U.S. mail to: Eric P. Stein, P.A., 1820 NE 163rd Street, Suite 100, North Miami Beach, Florida 33162; Lawrence J. Tomei, Jr. and Liana D. Tomei at PO Box 730 Edgewater, Florida 32132 and 1555 Cow Creek Road, Edgewater, Florida 32132.

DIANE M MATOUSEK
CLERK OF THE CIRCUIT COURT
BY: /s/ JENNIFER VAZQUEZ
DEPUTY CLERK

THIS INSTRUMENT PREPARED BY:
Daniel Wagner, Esq.
Eric P. Stein, P.A.
1820 NE 163rd Street, Suite 100
North Miami Beach, Florida 33162
Tel.: (786) 248-1000
Fax: (786) 248-1004

Instrument# 2011-044824 # 3
Book: 6574
Page: 1084
Diane M. Matousek
Volusia County, Clerk of Court

EXHIBIT A

PARCEL 1: A PORTION OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LYING EASTERLY OF THE FLORIDA EAST COAST RAILWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER 0F U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, SAID POINT BEING A 1/2" ELECTRICAL METAL TUBING PIPE BEING A CERTIFIED CORNER #0005904; THENCE SOUTH 21 DEGREES 27' 28" EAST ALONG THE EASTERLY LINE OF SAID U.S. LOT 4 A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21 DEGREES 27' 28" EAST ALONG THE EASTERLY LINE OF U.S. LOT 4 A DISTANCE OF 519.10 FEET; THENCE SOUTH 72 DEGREES 02' 08" WEST A DISTANCE OF 772.20 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY- EDGEWATER CUT OFF, A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT THENCE NORTH 17 DEGREES 57' 52" WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 590.00 FEET THENCE NORTH 72 DEGREES 02' 08" EAST A DISTANCE OF 737.18.FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 50 FEET THEREOF.

AND TOGETHER WITH THE RIGHT TO USE A 60 FOOT ROAD AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:
A PORTION OF LOTS 4,5, AND 6, LYING EASTERLY OF AND PARALLELTO THE FLORIDA EAST COAST RAILWAY - EDGEWATER CUT OFF, AND NORTHERLY OF STATE ROAD #442, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF U.S. LOT 4, SECTION 5, TOWNSHIP 13 SOUTH, RANGE 34 EAST SAID POINT BEING A 1/2" ELECTRICAL METAL TUBING PIPE BEING CERTIFIED CORNER #0005904; THENCE SOUTH 21 DEGREES 27' 28" EAST, ALONG THE EAST LINE OF SAID U.S. LOT 4, A DISTANCE OF 801.67 FEET; THENCE SOUTH 72 DEGREES 02' 08" WEST, A DISTANCE OF 713.20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 57' 52" EAST ALONG A LINE THAT IS 60 FEET EASTERLY OF AND PARALLEL WITH SAID FLORIDA EAST COAST RAILWAY - EDGEWATER CUT OFF, A DISTANCE OF 3071.11 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD #442; THENCE SOUTH 79 DEGREES 02' 02.5" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE ROAD #442, A DISTANCE OF 60.45 FEET; THENCE NORTH 17 DEGREES 57' 52" WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 3063.74 FEET; THENCE NORTH 72 DEGREES 02' 09" EAST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR ROAD AND UTILITIES PURPOSES OVER THE WESTERLY 60 FEET OF THE ABOVE DESCRIBED PARCEL 1, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4644, PAGES 1726 AND 1727, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

08/15/2011 04:05 PM
Doc stamps 1820.00
(Transfer Amt $ 260000)
Instrument# 2011-136642 # 1
Book: 6622
Page: 355

Prepared By: Teri Sapp
Professional Title Agency, Inc.
400 Canal Street
New Smyrna Beach, Florida 32168
incidental to the issuance of a title insurance policy.
File Number: **N-8183**
Parcel ID #: **8405-00-00-0120**

WARRANTY DEED
(CORPORATE)

This WARRANTY DEED, dated **08/12/2011** by
1555 Cow Creek LLC, a Florida limited liability company,
Whose post office address is
5821 Hollywood Blvd. Ste 200, Hollywood, FL 33021
hereinafter called the GRANTOR, to
James Marshall III, a Single Man, Sharon Marshall, a Married Person, Linda Marshall, a Single Person and Joseph Adevai, a Married Person, all as Joint Tenants with full Right of Survivorship
whose post office address is
1555 Cow Creek Road, Edgewater, FL 32132
hereinafter called the GRANTEE:

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

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Volusia** County, Florida, viz:

PARCEL 1: A PORTION OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LYING EASTERLY OF THE FLORIDA EAST COAST RAILWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, SAID POINT BEING A 1/2 INCH ELECTRICAL METAL TUBING PIPE BEING A CERTIFIED CORNER #0005904; THENCE SOUTH 21 DEGREES 27 MINUTES 28 SECONDS EAST ALONG THE EASTERLY LINE OF SAID U.S. LOT 4 A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21 DEGREES 27 MINUTES 28 SECONDS EAST ALONG THE EASTERLY LINE OF U.S. LOT 4 A DISTANCE OF 519.10 FEET; THENCE SOUTH 72 DEGREES 02 MINUTES 08 SECONDS WEST A DISTANCE OF 772.20 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY - EDGEWATER CUT OFF, A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT; THENCE NORTH 17 DEGREES 57 MINUTES 52 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 590.00 FEET; THENCE NORTH 72 DEGREES 02 MINUTES 08 SECONDS EAST A DISTANCE OF 737.18.FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 50 FEET THEREOF.

AND TOGETHER WITH THE RIGHT TO USE A 60 FOOT ROAD AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 4, 5, AND 6, LYING EASTERLY OF AND PARALLEL TO THE FLORIDA EAST COAST RAILWAY - EDGE WATER CUT OFF, AND NORTHERLY OF STATE ROAD #442, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST SAID POINT BEING A 1/2 INCH ELECTRICAL METAL TUBING PIPE BEING CERTIFIED CORNER #0005904; THENCE SOUTH 21 DEGREES 27 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID U.S. LOT 4, A DISTANCE OF 801.67 FEET; THENCE SOUTH 72 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 713.20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 57 MINUTES 52 SECONDS EAST ALONG A LINE THAT IS 60 FEET EASTERLY OF AND PARALLEL WITH SAID FLORIDA EAST COAST RAILWAY - EDGE WATER CUT OFF, A DISTANCE OF 3071.11 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD #442; THENCE SOUTH 79 DEGREES 02 MINUTES 02.5 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE ROAD #442, A DISTANCE OF 60.45 FEET; THENCE NORTH 17 DEGREES 57 MINUTES 52 SECONDS WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 3063.74 FEET; THENCE NORTH 72 DEGREES 02 MINUTES 09 SECONDS EAST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE WESTERLY 60 FEET OF THE ABOVE DESCRIBED PARCEL 1, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4644, PAGES 1726 AND 1727, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

1F

Instrument# 2011-136642 # 2
Book: 6622
Page: 356
Diane M. Matousek
Volusia County, Clerk of Court

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2011** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: _____
Witness #1 Print Name: CLARIVEL FINLAY

Witness #2 Signature: _____
Witness #2 Print Name: Angela M. Tari

1555 COW CREEK LLC, a Florida limited liability company by CITY FIRST MORTGAGE CORP., a Florida coporation, Manager/Member, by STEPHEN FISKE, President

By: _____
STEPHEN FISKE, President of City First Mortgage Corp., a Florida corporation, as Manager of 1555 Cow Creek LLC, a Florida limited liability company

STATE OF FLORIDA)
) ss
COUNTY OF Brevard)

I am a notary public of the state of **Florida** and my commission expires: 1-21-2015.

THE FOREGOING INSTRUMENT was acknowledged before me on 08/10/2011 by: STEPEHEN FISKE, President of City First Mortgage Corp., a Florida corporation, as Manager of 1555 Cow Creek LLC, a Florida limited liability company, on behalf of the corporation.
He/She is personally known to me or who has produced drivers license as identification.

Notary Seal

Signature: _____
Print Name: , Notary Public

CLARIVEL FINLAY
Notary Public - State of Florida
My Comm. Expires Jan 21, 2015
Commission # EE 52985

08/26/2011 10:57 AM
Doc stamps .70
(Transfer Amt $ 10)
Instrument# 2011-144123 # 1
Book: 6625
Page: 4347

Prepared by:
Christine Alexis Gay, P.A.
P.O. Box 1305
New Smyrna Beach, Florida 32170

When recorded return to:
Christine Alexis Gay, P.A.
P.O. Box 1305
New Smyrna Beach, Florida 32170

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Joseph Adevai,
Sharon Marshall
Linda Marshall
Joseph Marshall, III
1555 Cow Creek Road
Edgewater, FL 32132

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: A New Sunrise, LLC
1555 Cow Creek Road
Edgewater, FL 32132

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Attached Exhibit "A"

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 8405-00-00-0120.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars ($10.00) received by me from you.

Instrument# 2011-144123 # 2
Book: 6625
Page: 4348

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

7. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

8. TITLE

Title Examination was not requested nor approved by the grantors or grantees. Grantee takes without title examination.

Executed on August 12, 2011.

8/12/11
Joseph Adevai (Date)

8/12/11
Sharon Marshall (Date)

8-12-11
Linda Marshall (Date)

8/12/11
James Marshall, III (Date)

Signed in the presence of:

Witness ALICIA ADEVAI

Signed in the presence of:

Witness (Date)
JAMES J MARSHALL, TR

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 12TH day of August, 2011, by Joseph Adevai, who is personally known to me or has produced identification.

CHRISTINE ALEXIS GAY
Notary Public - State of Florida
My Comm. Expires Jun 1, 2015
Commission # EE 94531
Bonded Through National Notary Assn.

Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 12TH day of August, 2011, by Sharon Marshall, who is personally known to me or has

produced Florida Drivers License as identification.

CHRISTINE ALEXIS GAY
Notary Public - State of Florida
My Comm. Expires Jun 1, 2015
Commission # EE 94531
Bonded Through National Notary Assn.

Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 2nd day of August, 2011, by Linda Marshall, who is personally known to me or has produced Florida Drivers License as identification.

CHRISTINE ALEXIS GAY
Notary Public - State of Florida
My Comm. Expires Jun 1, 2015
Commission # EE 94531
Bonded Through National Notary Assn.

Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 12th day of August, 2011, by James Marshall, III who is personally known to me or has produced Florida Drivers License as identification.

CHRISTINE ALEXIS GAY
Notary Public - State of Florida
My Comm. Expires Jun 1, 2015
Commission # EE 94531
Bonded Through National Notary Assn.

Notary Public - State of Florida

Instrument# 2011-144123 # 4
Book: 6625
Page: 4350
Diane M. Matousek
Volusia County, Clerk of Court

EXHIBIT "A"

PARCEL 1: A PORTION OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, LYING EASTERLY OF THE FLORIDA EAST COAST RAILWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST COURNER OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST, SAID POINT BEING A ½ INCH ELECTRICAL METAL TUBING PIPE BEING A CERTIFIED CORNER #0005904; THENCE SOUTH 21 DEGREES 27 MINUTES 28 SECONDS EAST ALONG THE EASTERLY LINE OF SAID U.S. LOT 4 A DISTANCE OF 210.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21 DEGREES 27 MINUTES 28 SECONDS EAST ALONG THE EASTERLY LINE OF U.S. LOT 4 A DISTANCE OF 519.10 FEET: THENCE SOUTH 72 DEGREES 02 MINUTES 08 SECONDS WEST A DISTANCE OF 772.20 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY-EDGEWATER CUT OFF, A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT; THENCE NORTH 17 DEGREES 57 MINUTES 52 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 590.00 FEET; THENCE NORTH 72 DEGREES 02 MINUTES 08 SECONDS EAST A DISTANCE OF 737.18 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EASTERLY 50 FEET THEREOF.

AND TOGETHER WITH THE RIGHT TO USE A 60 FOOT ROAD AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

A PORTION OF LOTS, 4, 5 AND 6, LYING EASTERLY OF AND PARALLEL TO THE FLORIDA EAST COAST RAILWAY- EDGEWATER CUT OFF AND NORTHERLY OF STATE ROAD#442, ALL BEING MORE PARTICULARILY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF U.S. LOT 4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 34 EAST SAID POINT BEING A ½ INCH ELECTRICAL METAL TUBING PIPE BEING CERTIFIED CORNER #00005904; THENCE SOUTH 21 DEGREES 27 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID U.S. LOT 4, A DISTANCE OF 801.67 FEET; THENCE SOUTH 72 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 713.20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 57 MINUTES 52 SECONDS EAST ALONG A LINE THAT IS 60 FEET EASTERLY OF AND PARALLEL WITH SAID FLORIDA EAST COAST RAILWAY-EDGEWATER CUT OFF, A DISTANCE OF 3071.11 FEET TO THE NORTHERLY RIGHT-OF WAY OF STATE ROAD #442; THENCE SOUTH 79 DEGREES 02 MINUTES 02.5 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE ROAD #442, A DISTANCE OF 60.45 FEET; THENCE NORTH 17 DEGREES 57 MINUTES 52 SECONDS WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY OF THE EAST COAST RAILWAY, A DISTANCE OF 3063.74 FEET; THENCE NORTH 72 DEGREES 02 MINUTES 09 SECONDS EAST, A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE WESTERLY 60 FEET OF THE ABOVE DESCRIBED PARCEL 1, MEASURED AT THE RIGHT ANGLES TO THE WESTERLY LINE OF THE SAID PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4644, PAGES 1726 AND 1727, PUBIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

4/22/2026 12:26:41 PM Instrument #2026072638 #1 Book:8843 Page:4789 Laura E. Roth, Volusia County Clerk of Court

Form 668 (Y)(c)
(Rev. February 2004)

5960

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number
538212026

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer SERENITY SPRINGS LLC

Residence
1555 COW CREEK RD
EDGEWATER, FL 32132

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
940	12/31/2025	XX-XXX[redacted]	03/02/2026	04/01/2036	713.66
941	03/31/2025	XX-XXX[redacted]	06/02/2025	07/02/2035	674.37
941	12/31/2025	XX-XXX[redacted]	02/09/2026	03/10/2036	1579.01

Place of Filing
CLERK OF CIRCUIT COURT
VOLUSIA COUNTY
DELAND, FL 32721

Total $ 2967.04

This notice was prepared and signed at BALTIMORE, MD, on this,

the 09th day of April, 2026.

Signature [signature] for A BADALL

Title
REVENUE OFFICER
(386) 202-0569

23-09-3223

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

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:	5555429
Parcel ID:	840500000120
Township-Range-Section:	18 - 34 - 05
Subdivision-Block-Lot:	00 - 00 - 0120
Owner(s):	SERENITY SPRINGS LLC - FS - Fee Simple - 100%
Mailing Address On File:	1555 COW CREEK RD EDGEWATER FL 32132
Physical Address:	1557 COW CREEK RD, EDGEWATER 32132
Additional Address:	1555 COW CREEK RD, EDGEWATER
Building Count:	2
Neighborhood:	4326 - SAMUEL BETTS GRANT SE 1/4
Subdivision Name:	
Property Use:	0100 - SINGLE FAMILY
Tax District:	604-EDGEWATER
2025 Final Millage Rate:	18.0414
Homestead Property:	No
Agriculture Classification:	No
Short Description:	5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 10 10.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 464 4 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 108

Property Values

Tax Year:	2026 Working	2025 Final	2024 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement Value:	Cost	Cost	Cost
Land Value:	$875,849	$905,379	$794,707
Just/Market Value:	$215,250	$266,675	$266,675
	$1,091,099	$1,172,054	$1,061,382

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	$1,091,099	$1,091,099	$0	$1,091,099	1.5000	$1,636.65
0012	DISCRETIONARY	$1,091,099	$1,091,099	$0	$1,091,099	0.7480	$816.14
0011	REQ LOCAL EFFORT	$1,091,099	$1,091,099	$0	$1,091,099	3.0310	$3,307.12
0050	GENERAL FUND	$1,091,099	$925,311	$165,788	$925,311	3.2007	$2,961.64
0053	LAW ENFORCEMENT FUND	$1,091,099	$925,311	$165,788	$925,311	1.5994	$1,479.94
0055	LIBRARY	$1,091,099	$925,311	$165,788	$925,311	0.3697	$342.09

0520	MOSQUITO CONTROL	$1,091,099	$925,311	$165,788	$925,311	0.1573	$145.55
0530	PONCE INLET PORT AUTHORITY	$1,091,099	$925,311	$165,788	$925,311	0.0660	$61.07
0058	VOLUSIA ECHO	$1,091,099	$925,311	$165,788	$925,311	0.2000	$185.06
0057	VOLUSIA FOREVER	$1,091,099	$925,311	$165,788	$925,311	0.2000	$185.06
0065	FLORIDA INLAND NAVIGATION DISTRICT	$1,091,099	$925,311	$165,788	$925,311	0.0270	$24.98
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$1,091,099	$925,311	$165,788	$925,311	0.3101	$286.94
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$1,091,099	$925,311	$165,788	$925,311	0.1793	$165.91
0290	EDGEWATER	$1,091,099	$925,311	$165,788	$925,311	6.3300	$5,857.22
0291	EDGEWATER I&S 2005	$1,091,099	$925,311	$165,788	$925,311	0.0100	$9.25
0292	EDGEWATER I&S 2016	$1,091,099	$925,311	$165,788	$925,311	0.1129	$104.47

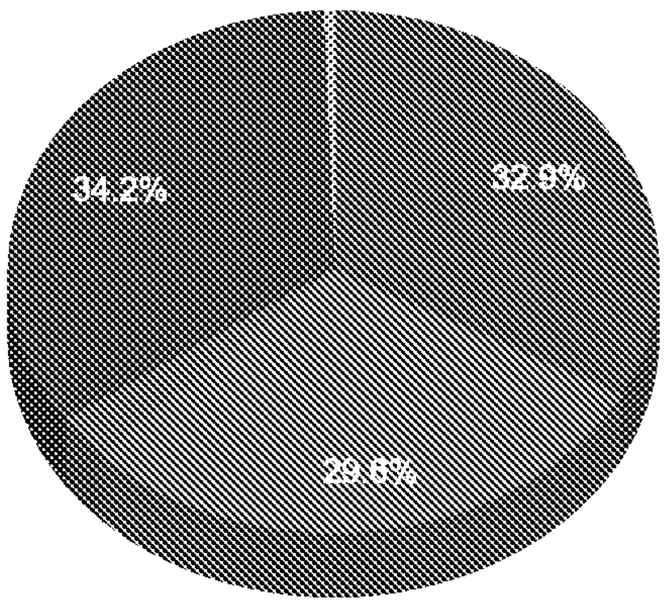
	18.0414	$17,569.10

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
6044-EDGEWATER FIRE - RESIDENTIAL	2.00	$50.00	$100.00

Estimated Ad Valorem Tax:	$17,569.10
Estimated Non-Ad Valorem Tax:	$100.00
Estimated Taxes:	**$17,669.10**
Estimated Tax Amount without SOH/10CAP ⓘ	$19,784.95

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	$266,675	$905,379	$1,172,054	$841,192	$0	$841,192	$0
2024	$266,675	$794,707	$1,061,382	$764,720	$0	$764,720	$0
2023	$266,675	$775,824	$1,042,499	$695,200	$0	$695,200	$0
2022	$175,925	$752,940	$928,865	$632,000	$0	$632,000	$0
2021	$84,756	$615,891	$700,647	$574,545	$0	$574,545	$0
2020	$71,036	$451,278	$522,314	$522,314	$0	$522,314	$0
2019	$71,036	$526,672	$597,708	$597,708	$0	$597,708	$0
2018	$71,036	$527,081	$598,117	$570,196	$0	$570,196	$0

2017	$71,036	$447,156	$518,192	$518,192	$0	$518,192	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0117-IMP UNPVD 5 - 9.99 AC	N	A-ACRE		5.0500				35,000	$176,750
2	9500-SUBMERGED	N	A-ACRE		3.5000				1,000	$3,500
3	0117-IMP UNPVD 5 - 9.99 AC	N	A-ACRE		1.0000				35,000	$35,000
									Total Land Value:	$215,250

Building(s) - Residential

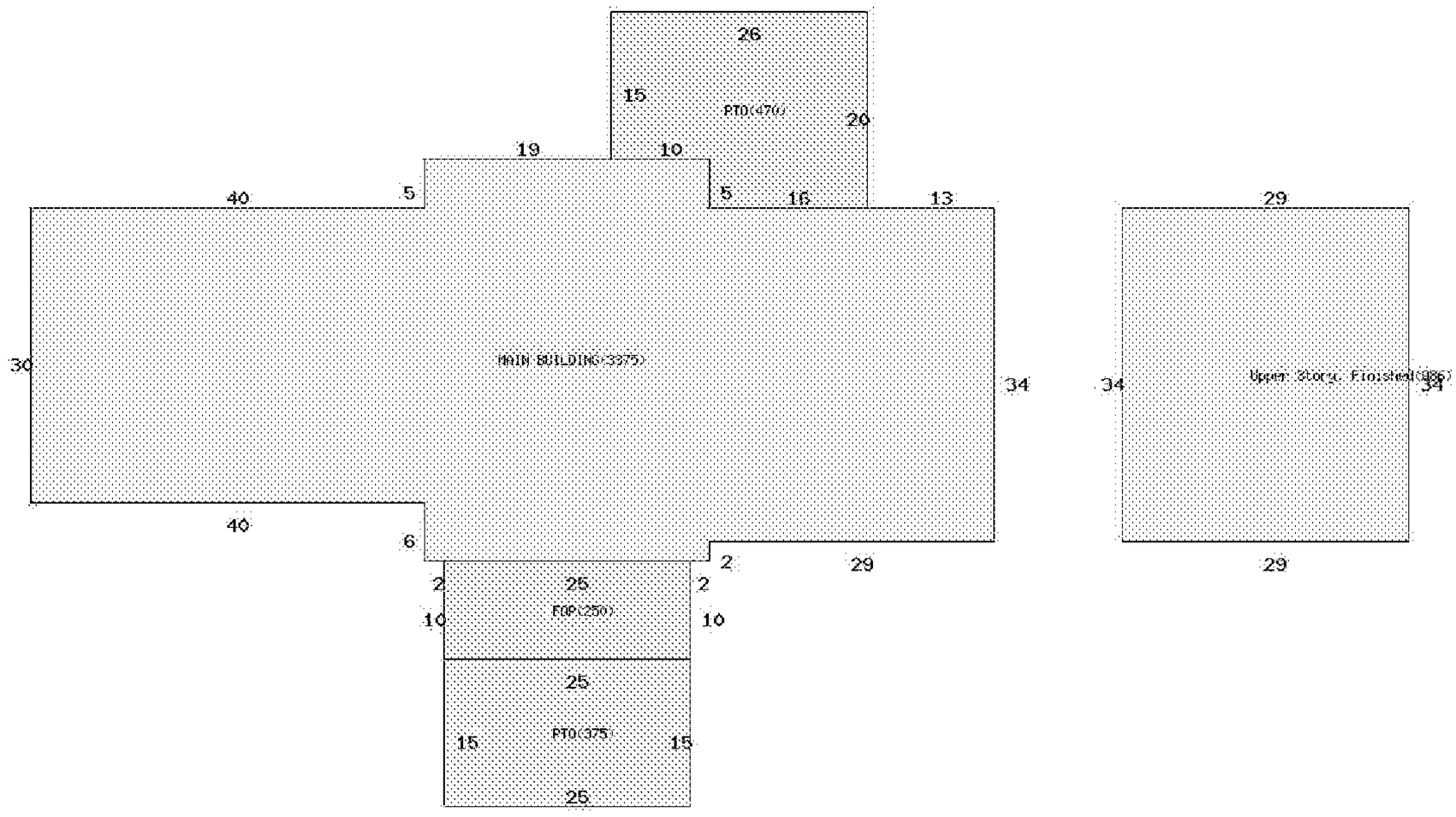
Card (Bldg) #: 1

Style:	R2 - RANCH, STANDARD 2STORY	**# Stories:**	2	**2 Fixture Baths:**	2
Description:	R1 - Single Family	**# Bedrooms:**	5		
Quality Grd:	375	**Floor Type:**	11 - TILE - CERAMIC/CLAY	**3 Fixture Baths:**	2
Arch Design:		**Wall Type:**	5 - DRYWALL	**4 Fixture Baths:**	1
Year Built:	2002	**Exterior Wall:**	17 - CONCRETE BLOCK STUCCO	**5 Fixture Baths:**	2
Total SFLA:	4,361			**6 Fixture Baths:**	0
HVAC:	Y - AIR CONDITIONING	**Foundation:**	3 - CONCRETE SLAB	**7 Fixture Baths:**	0
Heat Method:	6 - FORCED DUCTED	**Roof Cover:**	3 - ASPHALT SHINGLE	**Add'l Fixtures:**	0
Heat Source:	1 - ELECTRICITY	**Roof Type:**	14 - HIP		
		FPL:	/ /		

Total Building Value: $696,287

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

Description	Area	Year Built
MAIN BUILDING	3375	
Porch, Open Finished	250	
Upper Story, Finished	986	
Patio	470	
Patio	375	
Total Building Area	5,456	



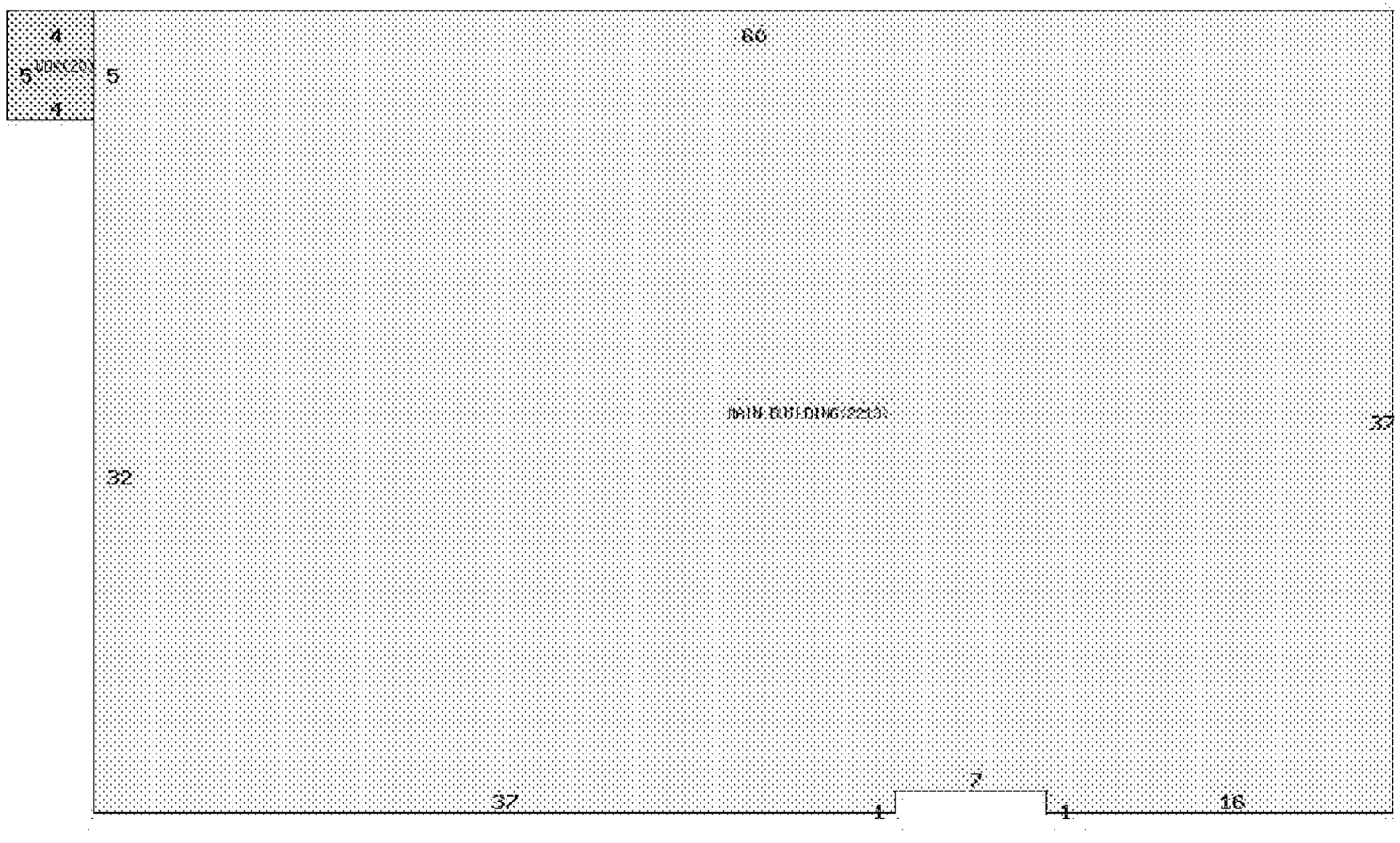
Card (Bldg) #: 2

Style:	MH - MANUFACTURED	**# Stories:**	1	**2 Fixture Baths:**	0
Description:	MH - Manufactured/ Mobile Home	**# Bedrooms:**	3	**3 Fixture Baths:**	1
Quality Grd:	275	**Floor Type:**	14 - CARPET	**4 Fixture Baths:**	1
Arch Design:	4 - Manufactured Home	**Wall Type:**	5 - DRYWALL	**5 Fixture Baths:**	0
Year Built:	2007	**Exterior Wall:**	40 - SIDING - VINYL	**6 Fixture Baths:**	0
Total SFLA:	2,213	**Foundation:**	1 - WOOD CONCRETE/PIERS	**7 Fixture Baths:**	0
HVAC:	Y - AIR CONDITIONING	**Roof Cover:**	3 - ASPHALT SHINGLE	**Add'l Fixtures:**	0
Heat Method:	6 - FORCED DUCTED	**Roof Type:**	03 - GABLE		
Heat Source:	1 - ELECTRICITY	**FPL:**	/ /		

Total Building Value: $167,130

Additions to Base Area - Card (Bldg) #: 2

Description	Area	Year Built
MAIN BUILDING	2213	
Wood Deck	20	2017
Total Building Area	2,233	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	BRN-BARN	2002	320	1	40 x 8	$2,448
2	FEP-FINISHED ENCLOSED PORCH	2002	720	1	30 x 24	$9,322
3	PTO-PATIO/CONCRETE SLAB	2012	143	1	13 x 11	$662

Total Miscellaneous Value: $12,432

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
7261 / 1701	2016101743	06/01/2016	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$100
6625 / 4347	2011144123	08/12/2011	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
6622 / 0355	2011136642	08/12/2011	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$260,000
6574 / 1082	2011044824	03/15/2011	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	$100
5771 / 4543	2006044865	01/19/2006	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$100
4644 / 1726	2001026054	02/15/2001	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$85,000
4011 / 2978	1995081175	05/15/1995	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$54,000

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	Annexed
5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701	604	18 - 34 - 05	00 - 00 - 0120	30-JUN-95	2014

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
03/21/2025	25-00000650	FIRE ALARM/NEW SMOKE ALARM (PHOTOELECTRIC) *MAINFIRE ALARM	$4,995
03/21/2025	25-00000651	FIRE ALARM/NEW SMOKE ALARM (PHOTOELECTRIC) *PHPFIRE ALARM	$4,895
08/22/2017	17-2504	DOUBLE WIDE MODULAR HOME	$72,000
08/02/2012	20120705023	NONRESIDENTIAL	$30,000
03/01/2006	20060207052	PLUMBING REP/MISC	$12,000
05/21/2001	20010403056	SINGLE FAMILY-DETACH	$232,020
03/07/2001	20010305068	WELL/PUMP/IRRIGATION	$0
10/21/1999	19991021018	MISCELLANEOUS	$10,000
01/15/1998	19980113039	MISCELLANEOUS	$36,000
09/17/1997	19970904053	MISCELLANEOUS	$34,000
05/30/1997	19970530034	MISCELLANEOUS	$7,500
02/10/1997	19970205032	STORES/CUST SERVICES	$20,000
01/22/1997	19970122046	ELEC UPGRD/REP/MISC	$0
11/15/1996	19961115013	ELEC UPGRD/REP/MISC	$0
10/25/1996	19961008033	MISCELLANEOUS	$60,000

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 840500000120
Tax Deed #: 32075
Situs Address: 1557 COW CREEK RD

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

Owner on Current Tax Roll
SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER, FL 32132

Billing Address on Current Tax Roll

Additional Parties, Per Search

(1) INTERNAL REVENUE SERVICE — Lien Holder
ADVISORY CONSOLIDATED
RECEIPTS
7940 KENTUCKY DR
STOP 2850F
FLORENCE, KY 41042

(2) SERENITY SPRINGS LLC — Title Holder
1555 COW CREEK RD
EDGEWATER, FL 32132

SN (VOL) ★

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(3) SERENITY SPRINGS RECOVERY HOLDINGS LLC, REGISTERED AGENT
O/B/O SERENITY SPRINGS, LLC
1555 COW CREEK RD
EDGEWATER, FL 32132

Title Holder's Agent/Rep

SN (VOL)

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 7, 2026 3:18 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #10526-24 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 #10526-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER, FL 32132

Also the owner of Record for the base tax year is as follows:
SERENITY SPRINGS LLC
1555 COW CREEK RD ADV
EDGEWATER, FL 32132

SITUS ADDRESS
1557 COW CREEK RD,
EDGEWATER,
32132

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 10, 2026

Payment Due: August 10, 2026

FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

RE: CERTIFICATE NUMBER: **10526-24**
PARCEL ID NUMBER: **840500000120**

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]		41.52
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		80.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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]		403.90
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**754.92**

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.: **10526-24**
AMOUNT ENCLOSED: **$754.92**

Applicant's Name & Address:
FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

Applicant's Deposit

CERTIFICATE NUMBER: 10526-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	41.52
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	80.00
Sheriff's Return Postage Fee	(PO)	2.00
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)	403.90
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 754.92

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

CERTIFICATE NO.: 10526-24

AMOUNT ENCLOSED: ~~$754.92~~ $754.92

Applicant's Name & Address:

FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-01-2-1910

FILED
2026 JUL 24 PM 2:13
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CO. FL

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/24/2026 3:57 PM
Receipt: 303142982 Drawer: 155158

FIG 20 LLC FIG 20 LLC FBO SEC PTY
Operator: slabaw

Instrument #: 2026135081 Type: NO
Book #: 8883 Page #: 4143 Time: 3:57 PM

Recording Fee:	$10.00
1 Tax Deed Processing Fee - $60.00	$60.00
4152 Postage - $0.01	$41.52
5600 Advertising Fee - $0.01	$56.00
8000 Sheriffs Fee/Tax Deed - $0.01	$80.00
200 Postage - $0.01	$2.00
1 Tax Deed Proof of Pub / Cert Mail Recor d - $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
40390 Tax Deed Deposit Escrow Doc Stamps only - $0.01	$403.90
6900 Tax Deed Auction Fee - $0.01	$69.00
CERT# 10526-24 FIG 20 LLC FIG 20 LLC FBO SEC PTY	
Subtotal:	$754.92
Sales Tax:	$0.00
Due:	$754.92
CHK# 29073	$754.92

7/24/2026 3:57:31 PM
Instrument# 2026135081 1 page
Book: 8883 Page: 4143
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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. **10526-24** Year of Issuance **JUNE 1, 2024**

Description of Property **840500000120**
5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 10 10.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701

Name in which assessed **SERENITY SPRINGS LLC**

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**

8-11-26 NO Changes BT

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 Charges 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.: 10526-24

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.

DATED THIS 21ST DAY OF AUGUST, 2026.

INTERNAL REVENUE SERVICE ADVISORY
CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

10526-24 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **10526-24** Name in which assessed: **SERENITY SPRINGS LLC**
Description of Property: **Parcel # 840500000120 5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701.**

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: **$60,152.40**
OPENING BID AMOUNT: $60,129.15

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.: **10526-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$60,152.40***

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.**

INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

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

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

DELAND FL

AUG 21 2026

Postmark Here

USPS 32724

INTERNAL REVENUE SERVICE ADVISORY
CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

10526-24 OCTOBER 13, 2026

7489 0710 5270 0345 4937 62

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:

INTERNAL REVENUE SERVICE ADVISORY
CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

10526-24 OCTOBER 13, 2026

9590 9402 8217 3030 9811 05

2 Article Number *(Transfer from service label)*

9589 0710 5270 0345 4937 62

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

INTERNAL REVENUE SERVICE
RECEIVED
APR 25 2026
CAMPUS SUPPORT
FLORENCE, KY
MAIL UNIT 2931

3. Service Type

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

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.: 10526-24

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.

SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

DATED THIS 21ST DAY OF AUGUST, 2026.

10526-24 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **10526-24** Name in which assessed: **SERENITY SPRINGS LLC**
Description of Property: **Parcel # 840500000120 5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701.**

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: **$60,152.40**
OPENING BID AMOUNT: $60,129.15

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.: **10526-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$60,152.40***

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 .**

SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

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 79

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

AUG 21 2026

USPS 32724

Postmark Here

SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 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:

SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 OCTOBER 13, 2026

9590 9402 8217 3030 9810 68

2 Article Number (Transfer from service label)

9589 0710 5270 0345 4937 79

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

FILED
2026 AUG 27 AM 7:49
CLERK OF THE CIRCUIT
& CTY COURT VOLUSIA CT
DC 40

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

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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

WARNING

TAX DEED CERTIFICATE NO.: 10526-24

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

SERENITY SPRINGS RECOVERY HOLDINGS LLC
REGISTERED AGENT O/B/O SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 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

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **10526-24** Name in which assessed: **SERENITY SPRINGS LLC**
Description of Property: **Parcel # 840500000120 5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701.**

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: **$60,152.40**
OPENING BID AMOUNT: $60,129.15

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.: **10526-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$60,152.40***

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.**

SERENITY SPRINGS RECOVERY HOLDINGS LLC REGISTERED AGENT O/B/O SERENITY SPRINGS
1555 COW CREEK RD
EDGEWATER FL 32132

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 84

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

SERENITY SPRINGS RECOVERY HOLDINGS LLC REGISTERED AGENT O/B/O SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 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:

SERENITY SPRINGS RECOVERY HOLDINGS LLC REGISTERED AGENT O/B/O SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 OCTOBER 13, 2026

9590 9402 8217 3030 9810 75

2. Article Number (Transfer from service label)

9589 0710 5270 0345 4937 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Bert Mall

☐ 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

FILED

2026 AUG 27 AM 7:50

CLERK OF THE CIRCUIT COURT VOLUSIA CC 40

3. Service Type

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

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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.: 10526-24

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

SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 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

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **10526-24** Name in which assessed: **SERENITY SPRINGS LLC**
Description of Property: **Parcel # 840500000120 5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701.**

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: **$60,152.40**
OPENING BID AMOUNT: $60,129.15
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.: **10526-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$60,152.40***

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

SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 10526-24

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

SERENITY SPRINGS RECOVERY HOLDINGS LLC
REGISTERED AGENT O/B/O SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 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

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **10526-24** Name in which assessed: **SERENITY SPRINGS LLC**
Description of Property: **Parcel # 840500000120 5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701.**

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: **$60,152.40**
OPENING BID AMOUNT: $60,129.15

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.: **10526-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$60,152.40***

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.**

SERENITY SPRINGS RECOVERY HOLDINGS LLC REGISTERED AGENT O/B/O SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

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

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 #:
26018788

COURT:	VOLUSIA COURT CIRCUIT		**# ORG DOCUMENTS:** 1
PLAINTIFF:	IN RE		
DEFENDANT:	SERENITY SPRINGS LLC		

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	10526-24

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 11:10 AM, and that I served the same on the 27th day of August, 2026, at the hour of 9:25 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	SERENITY SPRINGS LLC	**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:	1555 COW CREEK RD EDGEWATER, FL 32132		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Gallant, Darin 7793

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

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

MICHAEL J. CHITWOOD, SHERIFF
VOLUSIA SHERIFF'S OFFICE
STATE OF FLORIDA

CLERK OF THE CIRCUIT COURT VOLUSIA FL
2026 SEP -3 AM 9:15
FILED

DATE: 8/28/2026
ENTRD BY: KONEAL

BY: T. Gallant 7793

GALLANT, DARIN 7793, PROCESS SERVER

2600188788

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 10526-24

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

SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 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

DR-451
R. 9/76

AUG 24 '26 11:10

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **10526-24** Name in which assessed: **SERENITY SPRINGS LLC**
Description of Property: **Parcel # 840500000120 5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701.**

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: **$60,152.40**
OPENING BID AMOUNT: $60,129.15
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.: **10526-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$60,152.40***

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.**

SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

CLERK OF THE CIRCUIT & CITY COURT VOLUSIA CO. FL
2026 SEP -3 AM 9:45
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 #:
26018789

COURT: VOLUSIA COURT CIRCUIT **# ORG DOCUMENTS:** 1
PLAINTIFF: IN RE
DEFENDANT: SERENITY SPRINGS RECOVERY HOLDINGS LLC REGISTERED AGENT O/B/O SERENITY SPRINGS LLC

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	10526-24

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 11:10 AM, and that I served the same on the 27th day of August, 2026, at the hour of 9:25 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	SERENITY SPRINGS RECOVERY HOLDINGS LLC REGISTERED AGENT O/B/O SERENITY SPRINGS LLC	**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:	1555 COW CREEK RD EDGEWATER, FL 32132		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Gallant, Darin 7793

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

CLERK OF THE CIRCUIT
& CITY COURT VOLUSIA CITY FL
2026 SEP -3 AM 9:47
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: 8/28/2026
ENTRD BY: KONEAL

BY: T. Gallant 7793

GALLANT, DARIN 7793, PROCESS SERVER

24018789

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 10526-24

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

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **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.

SERENITY SPRINGS RECOVERY HOLDINGS LLC
REGISTERED AGENT O/B/O SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

10526-24 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

AUG 24 '26 11:10

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **10526-24** Name in which assessed: **SERENITY SPRINGS LLC**
Description of Property: **Parcel # 840500000120 5-18-34 S 591.10 FT OF N 801.67 FT ON E/L & S 590 FT OF N 1010.10 FT ON W/L E OF FEC R/R US LOT 4 EXC E 50 FT PER OR 4644 PGS 1726-1727 PER OR 5771 PGS 4543-4544 PER OR 6574 PG 1082 PER OR 6622 PG 0355 PER OR 6625 PG 4347 PER OR 7261 PG 1701.**

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: **$60,152.40**
OPENING BID AMOUNT: $60,129.15
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.: **10526-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$60,152.40***

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.**

SERENITY SPRINGS RECOVERY HOLDINGS LLC REGISTERED AGENT O/B/O SERENITY SPRINGS LLC
1555 COW CREEK RD
EDGEWATER FL 32132

2026 SEP -3 AM 9:47

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