

Pearson, Samantha

From: Jessica Treichel <jtreichel@volusiatax.gov>
Sent: Thursday, September 3, 2026 4:41 PM
To: taxdeeds
Subject: CERTIFICATE # 10899-24

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!

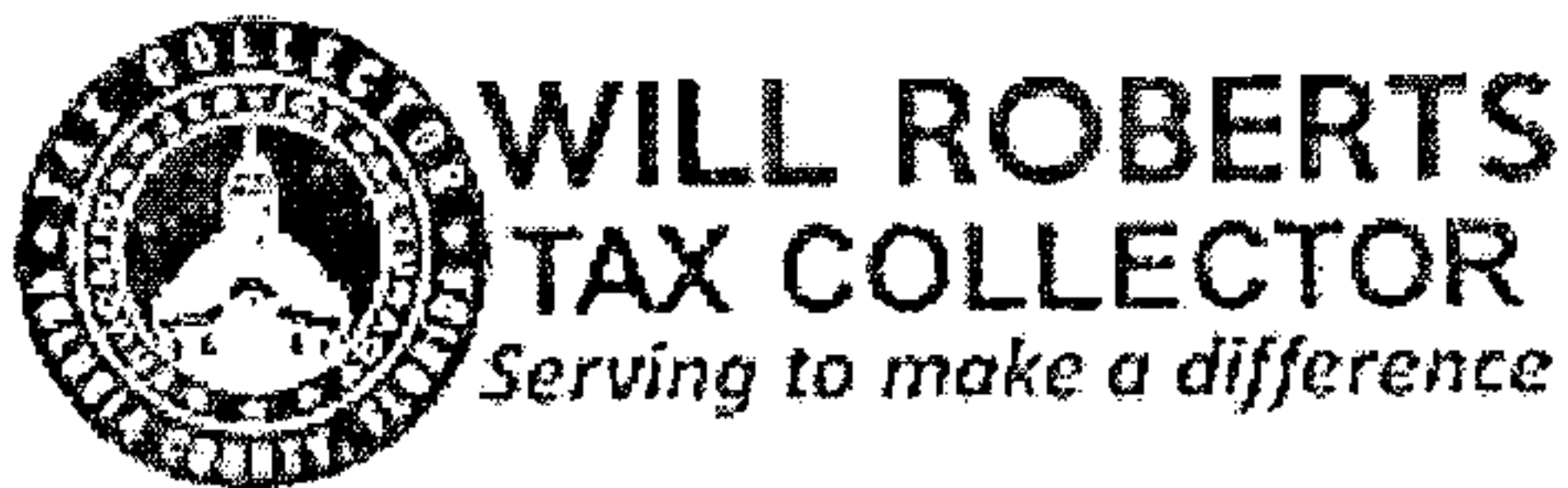
Good Afternoon

Please pull Certificate # 10899-24 KEYS FUNDING LLC 7024 from the 10/13/2026 sale.

This parcel is under US Forfeiture which halts the Tax Deed.

Thank You

Sincerely,
Jesse Treichel
Tax Office Branch Manager
Office of Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
Ext. 12310
(386) 736-5938
Web: volusiatax.gov
Pay online at: volusiatax.gov/online



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

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

Book: 8883

Page: 3999

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

Certificate No. 10899-24

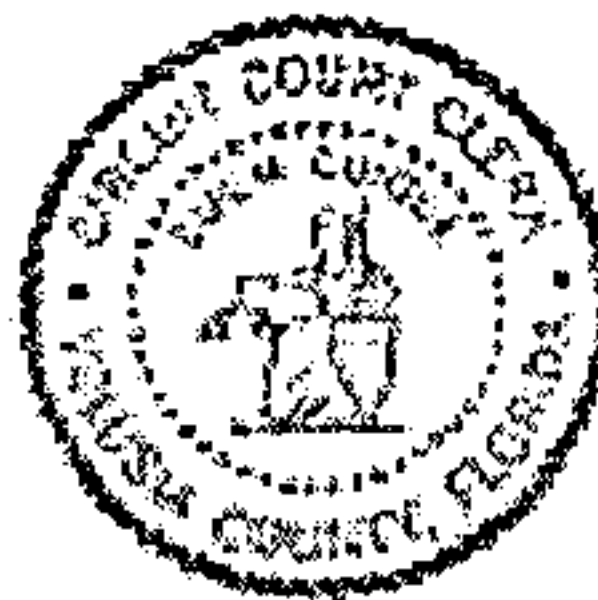
Year of Issuance JUNE 1, 2024

Description of Property 633013003070

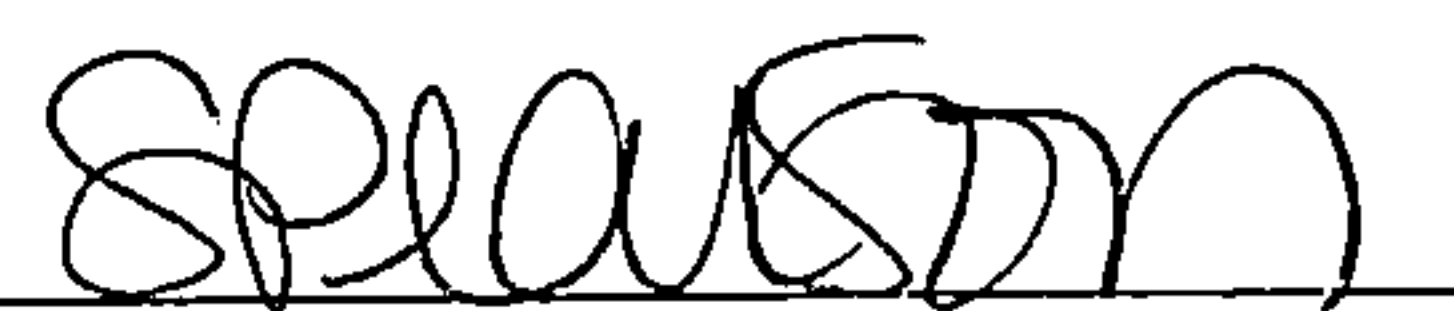
LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-145 PER OR 4688
PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 4017 PER OR 6615 PG 2565 PER OR 7091
PGS 2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590

Name in which assessed

PENNEY JASON PENNEY MELANIE



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: 
S PEARSON
Deputy Clerk

Dated: 9/4/2026

Laura E. Roth	
Clerk of Court Volusia County, Florida	
Official Records: 9/4/2026 2:09 PM	
Receipt: 303166623 Drawer: 155647	
TAX DEEDS DELAND	
Operator: spearson	
Instrument #: 2026163473	Type: RE
Book #: 8901 Page #: 2910	Time: 2:09 PM
Recording Fee:	\$10.00
1 Tax Deed Certificate Sign and Seal -	\$7.00
CERT#10899-24 / KEYS FUNDING LLC -	7024
Subtotal:	\$17.00
Sales Tax:	\$0.00
Due:	\$17.00
ESCROW: 330	\$17.00

CL-0404-1810

TAX COLLECTOR'S CERTIFICATION WORKSHEET**10899-24****KEYS FUNDING LLC - 7024****4/21/2026****10/13/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 19,560.35
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	9,891.48
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	29,976.83
7. Total Interest Accrued by Tax Collector	1,348.96
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]	83.04
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	31,699.83
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	1,365.79
20. Total of Lines 18 & 19	33,065.62
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*	\$ 33,088.87

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

PAYOFF GOOD THROUGH: 9/3/2026

Redemption Date: _____

Name & Address: _____

Created by: _____

BP

TAX COLLECTOR'S CERTIFICATION WORKSHEET**10899-24****KEYS FUNDING LLC - 7024****4/21/2026****10/13/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

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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*	\$ 33,088.87
25.	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	303,601.50
27. Total of Lines 20, 25 & 26	336,667.12
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 336,667.12

*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:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **10899-24** Year of Issuance **JUNE 1, 2024**

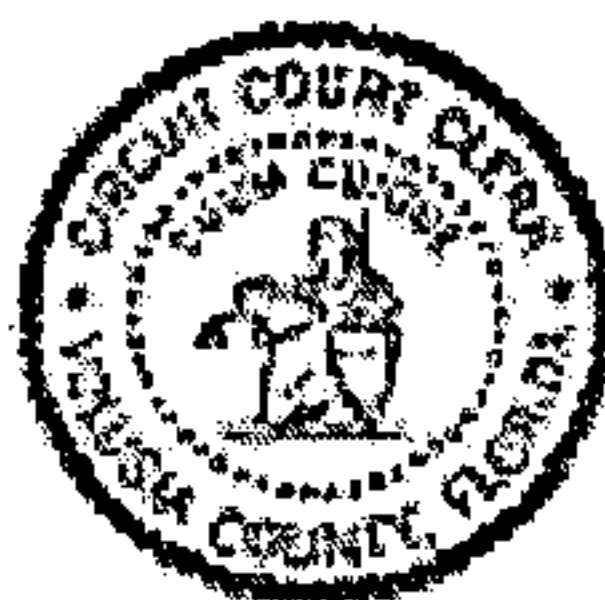
Description of Property **Parcel # 633013003070 LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-145 PER OR 4688 PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 4017 PER OR 6615 PG 2565 PER OR 7091 PGS 2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590**

Name in which assessed **PENNEY JASON PENNEY MELANIE**

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.

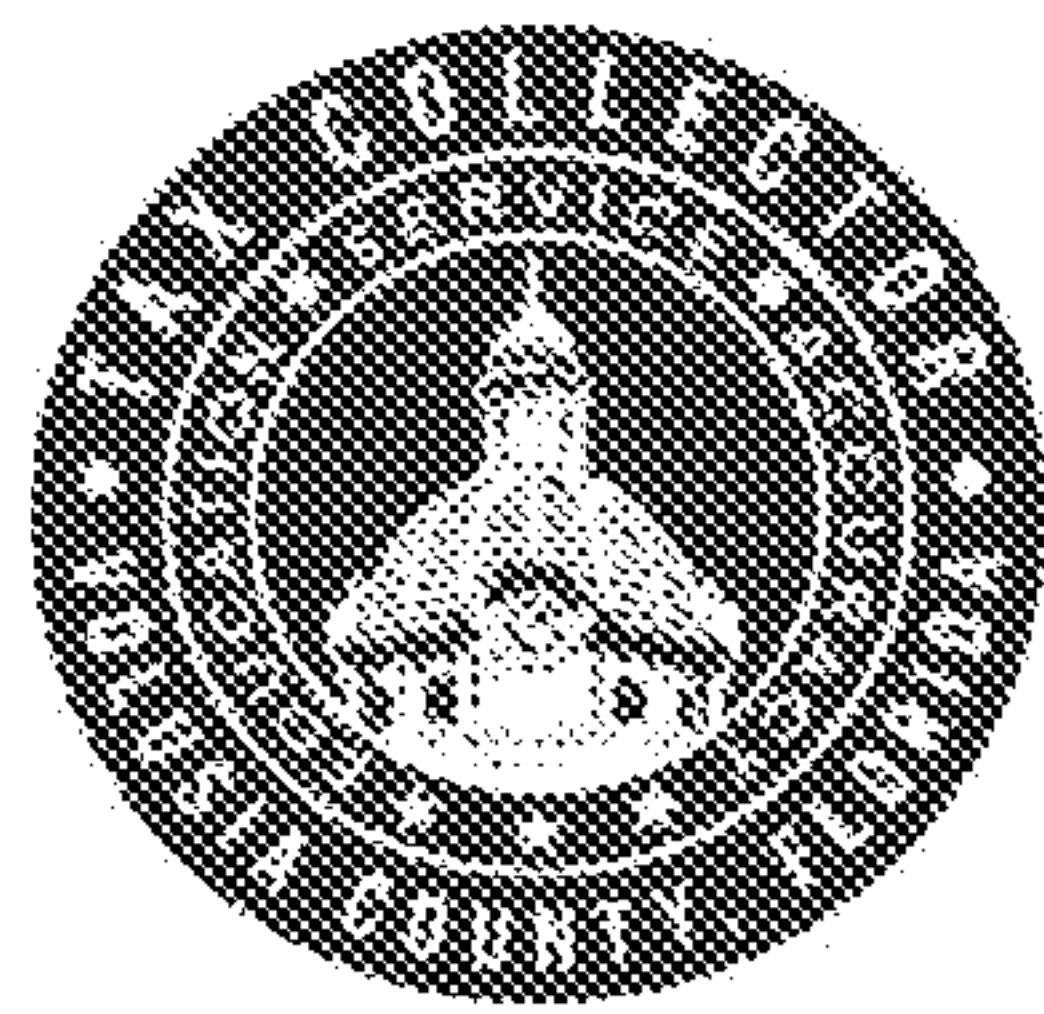


LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 633013003070

Tax Deed #: 32153

Situs Address: 6100 SANCTUARY GARDEN BLVD

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

Tax Deed Applicant

KEYS FUNDING LLC - 7024

PO BOX 67514

NEWARK, NJ 07101-8009

Owner on Current Tax Roll

PENNEY JASON

PENNEY MELANIE

6100 SANCTUARY GARDEN BLVD

PORT ORANGE, FL 32128

Billing Address on Current Tax Roll

Additional Parties, Per Search

SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION INC

C/O ROBERT ROBINS ESQ

PO BOX 1649

DAYTONA BEACH, FL 32115

Lien Holder

UNITED STATES OF AMERICA

FINANCIAL LITIGATION UNIT

US ATTORNEY OFFICE

601 NW LOOP 410 SUITE 600

SAN ANTONIO, TX 78216

Lien Holder

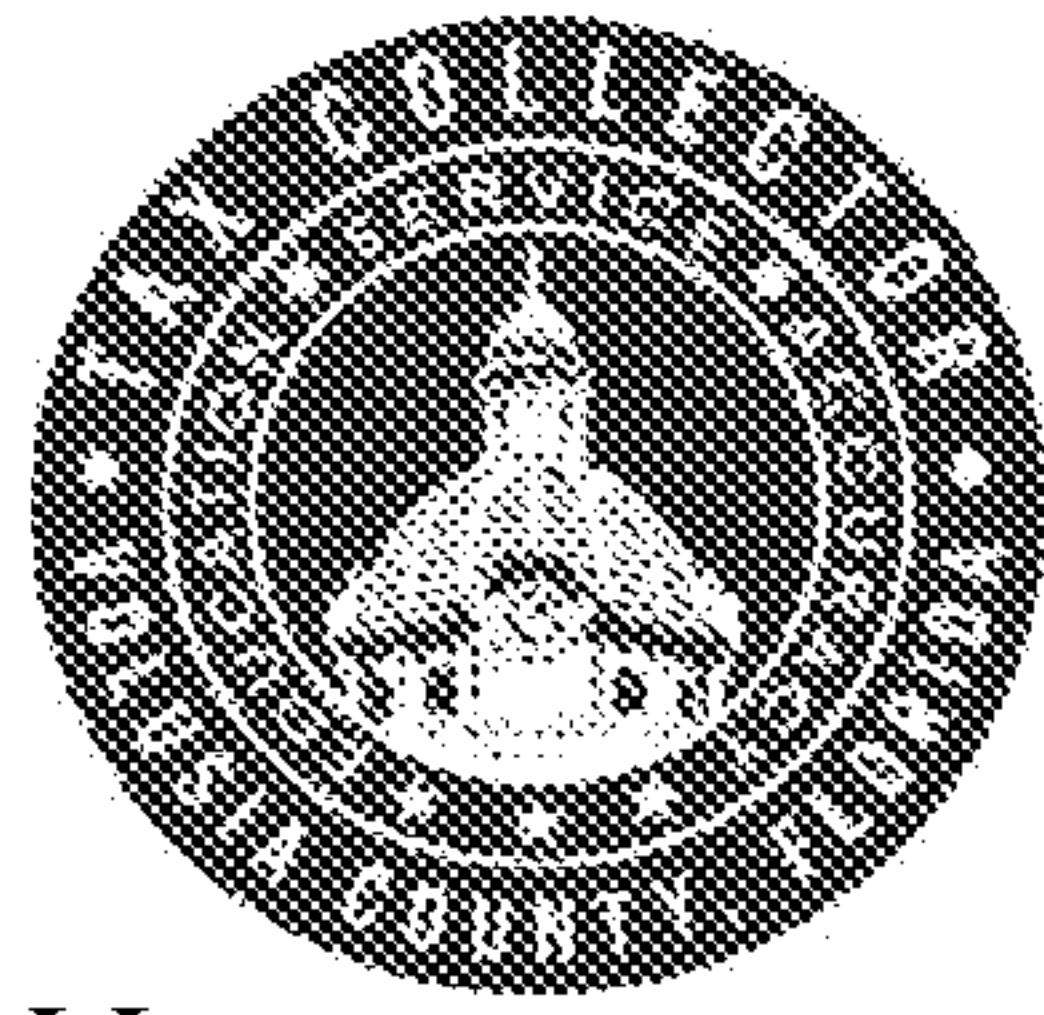
UNITED STATES OF AMERICA

Lien Holder

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

Tel: 386-736-5938 • Fax: 386-822-5729

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



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

MARK TINDALL
MARGARET F LEACHMAN
903 SAN JACINTO BLVD SUITE 334
AUSTIN, TX 78701

TOUT MANAGEMENT LLC,
REGISTERED AGENT O/B/O THE
SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION, INC.
1326 S RIDGEWOOD AVE SUITE 12
DAYTONA BEACH, FL 32114

Lien Holder's Agent/Rep

JASON PENNEY AND MELANIE
PENNEY
6100 SANCTUARY GARDEN
BOULEVARD
PORT ORANGE, FL 32128

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	KEYS FUNDING LLC - 7024 PO BOX 67514 NEWARK, NJ 07101-8009		Application date	Apr 21, 2026	
Situs address	6100 SANCTUARY GARDEN BLVD PORT ORANGE 32128		Yr Issued/Certificate #	2024 / 10899	
Parcel owner	PENNEY JASON PENNEY MELANIE 6100 SANCTUARY GARDEN BLVD PORT ORANGE, FL 32128	Date certificate issued	06/01/2024		
		Deed application number	32153		
Property description	See last page.		Account number	633013003070	
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)	
# 2024/10899	05/31/2024	6,735.38	613.20	7,348.58	
Part 2: Total*				7,348.58	
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)
# 2025/10753	05/31/2025	11,569.21	6.25	636.31	12,211.77
Part 3: Total*					12,211.77
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)					19,560.35
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					9,891.48
4. Property information report fee					300.00
5. Tax deed application fee					225.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					1,348.96
7. Total Paid (Lines 1-6)					31,325.79
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 07/14/2026		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	303,601.50
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)	334,927.29
18. Redemption fee	6.25
19. Total amount to redeem	31,332.04
Sign here: _____ Signature, Clerk of Court or Designee Date of sale	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-14
5 PER OR 4688 PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 401
7 PER OR 6615 PG 2565 PER OR 7091 PGS 2658-2659 PER OR 7287
PG 2814 PER OR 8373 PG 4590

LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-14
5 PER OR 4688 PG 4741 PER OR 5585 PG 49 (Full legal attached.)

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Account #	Alt. Key	Property Address
633013003070	5920038	6100 SANCTUARY GARDEN BLVD PORT ORANGE 32128

Legal Description

LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-145 PER OR 4688 PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 4017 PER OR 6615 PG 2565 PER OR 7091 PGS 2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-10899	\$607,203	Yes	No	Yes	No
Owner of Record on Current Tax Roll			Billing Name & Address		
JASON PENNEY MELANIE PENNEY					
6100 SANCTUARY GARDEN BLVD PORT ORANGE FL 32128					

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 06/15/2026 **Search covers** **20 years** **through:** 05/28/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

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

JASON PENNEY AND MELANIE PENNEY
 6100 SANCTUARY GARDEN BOULEVARD
 PORT ORANGE FL 32128

Document

Warranty Deed
 Bk:8373 Pg:4590

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

Warranty Deed
 Bk:5585 Pg:4982

Warranty Deed
 Bk:6349 Pg:4017

Warranty Deed
 Bk:6615 Pg:2565

Warranty Deed
 Bk:7091 Pg:2658

Warranty Deed
 Bk:7287 Pg:2814

Lady Bird Deed
 Bk:8245 Pg:4851

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

UNITED STATES OF AMERICA
 MARK TINDALL
 MARGARET F LEACHMAN
 903 SAN JACINTO BLVD SUITE 334
 AUSTIN TX 78701

Document

Lis Pendens
 Bk:8696 Pg:2193

Examiner Comments

Name & Address of Record**Document****Examiner Comments**

UNITED STATES OF AMERICA
 FINANCIAL LITIGATION UNIT
 US ATTORNEY OFFICE
 601 NW LOOP 410 SUITE 600
 SAN ANTONIO TX 78216

Lien
 Bk:8705 Pg:4342

SANCTUARY ON SPRUCE CREEK
 HOMEOWNERS ASSOCIATION INC
 C/O ROBERT ROBINS ESQ
 PO BOX 1649
 DAYTONA BEACH FL 32115

Lien
 Bk:8816 Pg:2579

TOUT MANAGEMENT LLC, REGISTERED AGENT
 O/B/O THE SANCTUARY ON SPRUCE CREEK
 HOMEOWNERS ASSOCIATION, INC.
 1326 S RIDGEWOOD AVE SUITE 12
 DAYTONA BEACH FL 32114

Sunbiz

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

Prepared by and return to:
Melodie Wagner
Two Rivers Title Company, LLC
40 NJ-36
West Long Branch, NJ 07764

File Number: **TFL00817**
Consideration : **\$735,000.00**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 16 day of February, 2023, between **Thomas R Grimaldi and Holly S Grimaldi, husband and wife** whose post office address is 55 Dorset Crossing Drive, Unit 722, Simsbury, CT 06070, grantor, and **Jason Penney and Melanie Penney, husband and wife** whose post office address is 6100 Sanctuary Garden Boulevard, Port Orange, FL 32128, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Volusia County, Florida**, to-wit:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Port Orange, in the County of Volusia, State of FL, and being more particularly described as follows:

LOT 307, SANCTUARY ON SPRUCE CREEK, PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 47, PAGE(S) 143 THROUGH 145, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PARCEL ID: 633013003070

FOR INFORMATIONAL PURPOSES ONLY: Being known as 6100 Sanctuary Garden Boulevard, Port Orange, FL 32128.
Parcel Identification Number: 633013003070

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

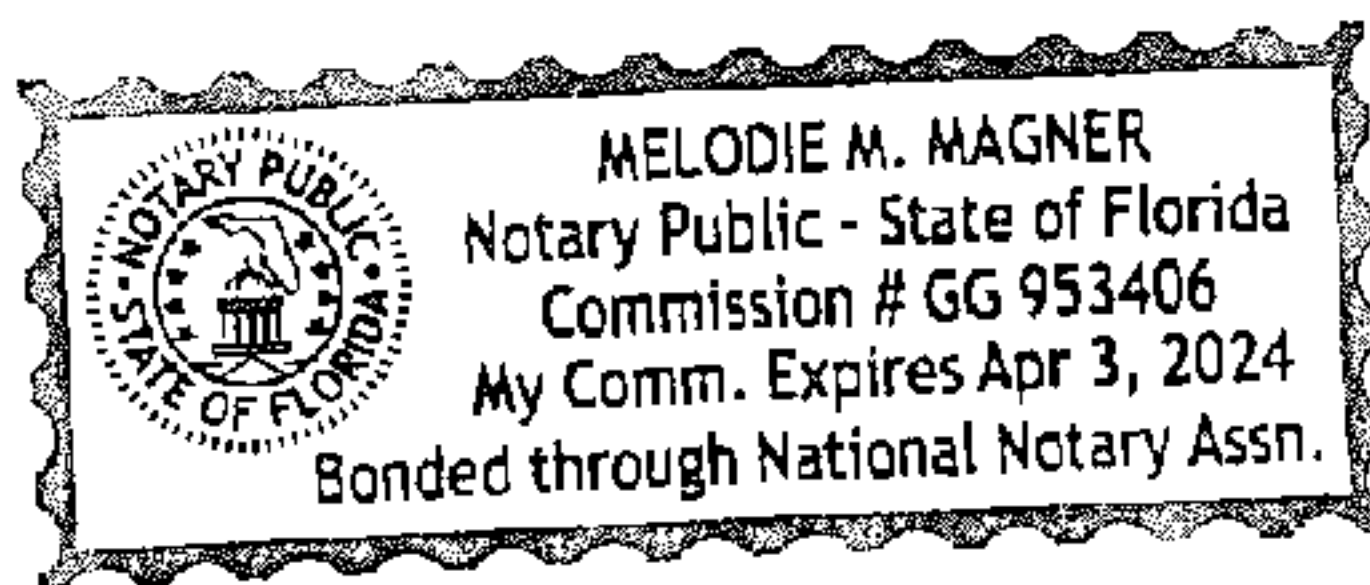
Signed, sealed and delivered in our presence:

Ullagru
Witness Name: Melodie M. Wagner

By: Thomas R. Grimaldi
Thomas R. Grimaldi
By: Holly S. Grimaldi
Holly S. Grimaldi

Alicia Marcum
Witness Name: Alicia Marcum
STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
16 day of February, 2023, by Thomas R. Grimaldi and Holly S. Grimaldi.



Ullagru
(Signature of Notary Public, State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced

dr. license

This Warranty Deed

Made this 17th day of June A.D. 2005

by William J. Zaun and Sylvia A. Zaun, husband
and wife

hereinafter called the grantor, to

Shawn Belz and Christine Belz, husband and wife

whose post office address is:

6100 Sanctuary Garden Blvd

Port Orange, Florida 32128

hereinafter called the grantee:

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

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

**Lot 307, SANCTUARY ON SPRUCE CREEK, PHASE III, according to the plat thereof
recorded in Map Book 47, Pages 143 through 145, Public Records of Volusia County,
Florida.**

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 6330-13-00-3070

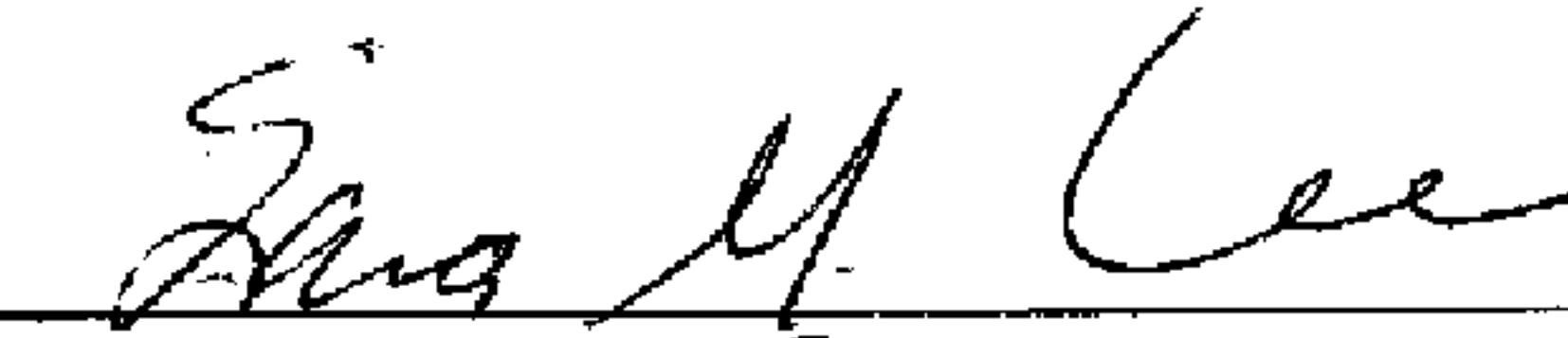
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

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

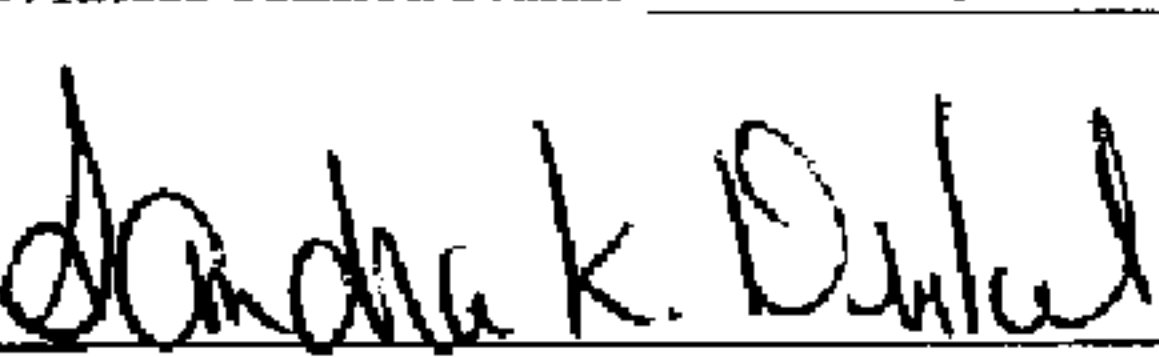
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all
persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to
December 31, 2004.

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

Signed, sealed and delivered in our presence:



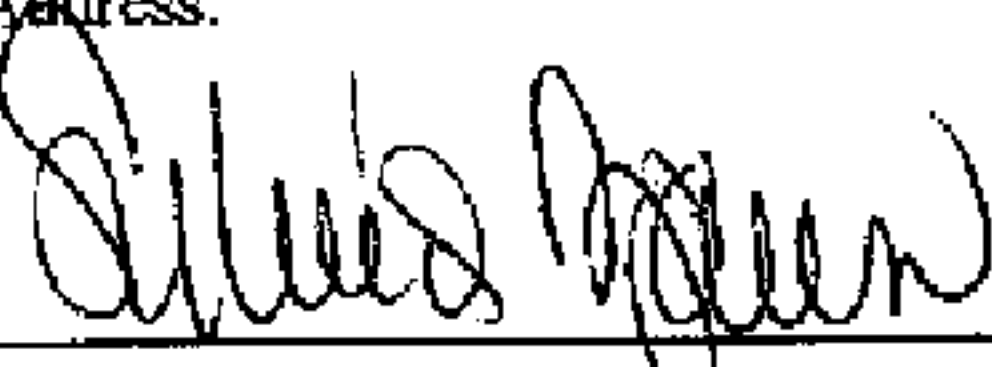
Witness Printed Name SARA M. LEE



Witness Printed Name Sandra K. Driskel



William J. Zaun (Seal)
Address:



Sylvia A. Zaun (Seal)
Address:

State of **Florida**

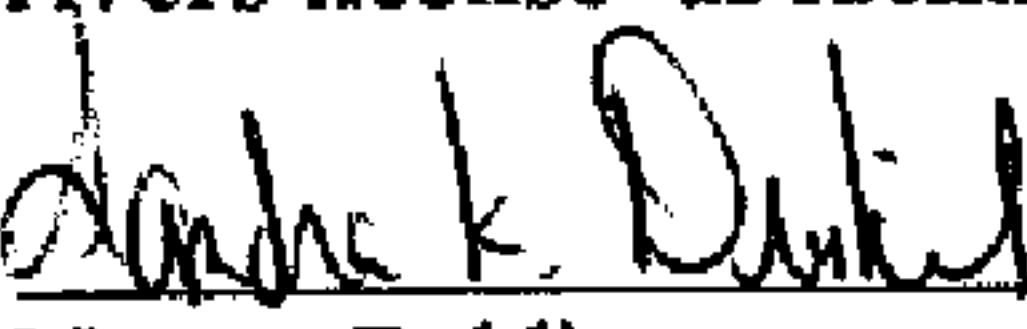
County of **Volusia**

The foregoing instrument was acknowledged before me this **17th** day of **June, 2005**, by

William J. Zaun and Sylvia A. Zaun, husband and wife

who is/are personally known to me or who has produced **drivers license** as identification.





Notary Public
Print Name:

My Commission Expires: _____

This Warranty Deed

Made this **30th** day of **April A.D. 2009**
by **Shawn Belz and Christine Belz, husband and wife**

hereinafter called the grantor, to
Ruth Everett a single woman

whose post office address is:
**6100 Sanctuary Garden Blvd.
Port Orange, Florida 32128**

hereinafter called the grantee:

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

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

Lot 307, SANCTUARY ON SPRUCE CREEK, PHASE III, according to the plat thereof recorded in Map Book 47, Pages 143 through 145, Public Records of Volusia County, Florida.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 6330-13-00-3070

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, **2008**.

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

Signed, sealed and delivered in our presence:

Kristina Settle
Witness Printed Name Kristina Settle

Shawn Belz (Seal)
Shawn Belz

Christine Belz (Seal)
Christine Belz

Leslie G. Starkey
Witness Printed Name Leslie G. Starkey

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

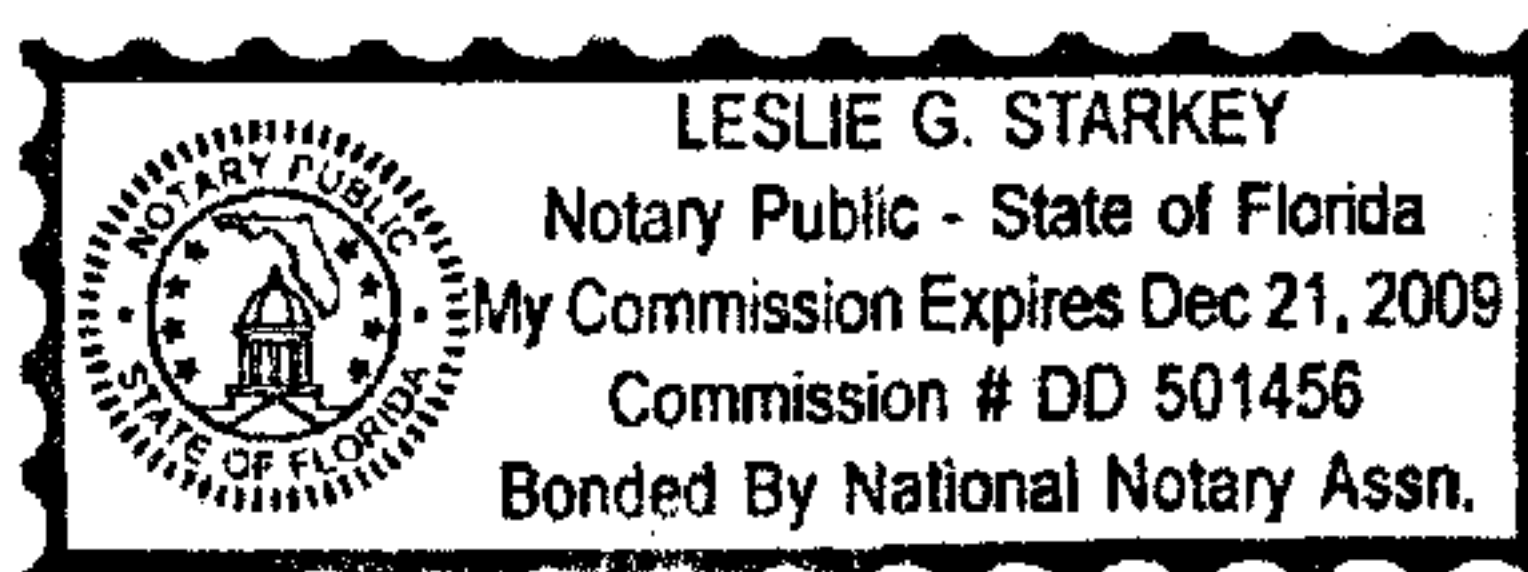
The foregoing instrument was acknowledged before me this **30th** day of **April. 2009**, by

Shawn Belz and Christine Belz, husband and wife

who is/are personally known to me or who has produced **drivers license** as identification.

Leslie G. Starkey
Notary Public
Print Name: Leslie G. Starkey
My Commission Expires: _____

PREPARED BY: Denise E. Hedrick
RECORD AND RETURN TO:
Columbia Title Research Corporation
200 Forest Lake Blvd.
Daytona Beach, Florida 32119
FILE No.:09-0106



05/04/2009 03:26 PM
Doc stamps 2992.50
(Transfer Amt \$ 427500)
Instrument# 2009-079601 # 1
Book: 6349
Page: 4017
Diane M. Matousek
Volusia County, Clerk of Court

07/27/2011 08:17 AM
Doc stamps 2555.00
(Transfer Amt \$ 365000)
Instrument# 2011-124230 # 1
Book : 6615
Page : 2565

Prepared By and Return To:

Tracey Portigo
Fidelity National Title of Florida, Inc.
2244 State Road 44
New Smyrna Beach, FL 32168



File No. FT15-15-11-000251

Property Appraiser's Parcel I.D. (folio) Number(s)
6330-13-00-3070,

For Documentary Stamp Tax purposes
the consideration is \$ 365,000.00

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated July 19, 2011 by

RUTH EVERETT, A SINGLE PERSON

whose post office address is:

15667 Lebanon Crittenden Road, Verona, KY 41092

hereinafter called GRANTOR, to

JUDITH B. BODIFORD AND RICHARD L. BODIFORD, WIFE AND HUSBAND,

whose post office address is:

6100 Sanctuary Garden Blvd., Port Orange, FL 32128

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 successor and assigns of corporations.)

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

Lot 307, Sanctuary on Spruce Creek Phase III, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 143 through 145, inclusive, of the Public Records of Volusia County, Florida.

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.

Instrument# 2011-124230 # 2
Book: 6615
Page: 2566
Diane M. Matousek
Volusia County, Clerk of Court

WARRANTY DEED
(Continued)

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 AND SEALED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Ulrike Reun
(Witness Signature)

ULRIKE REUN
(Print Name of Witness)

[Signature]
(Witness Signature)

TRACEY C. PORTIGO
(Print Name of Witness)

Ruth Everett
Ruth Everett

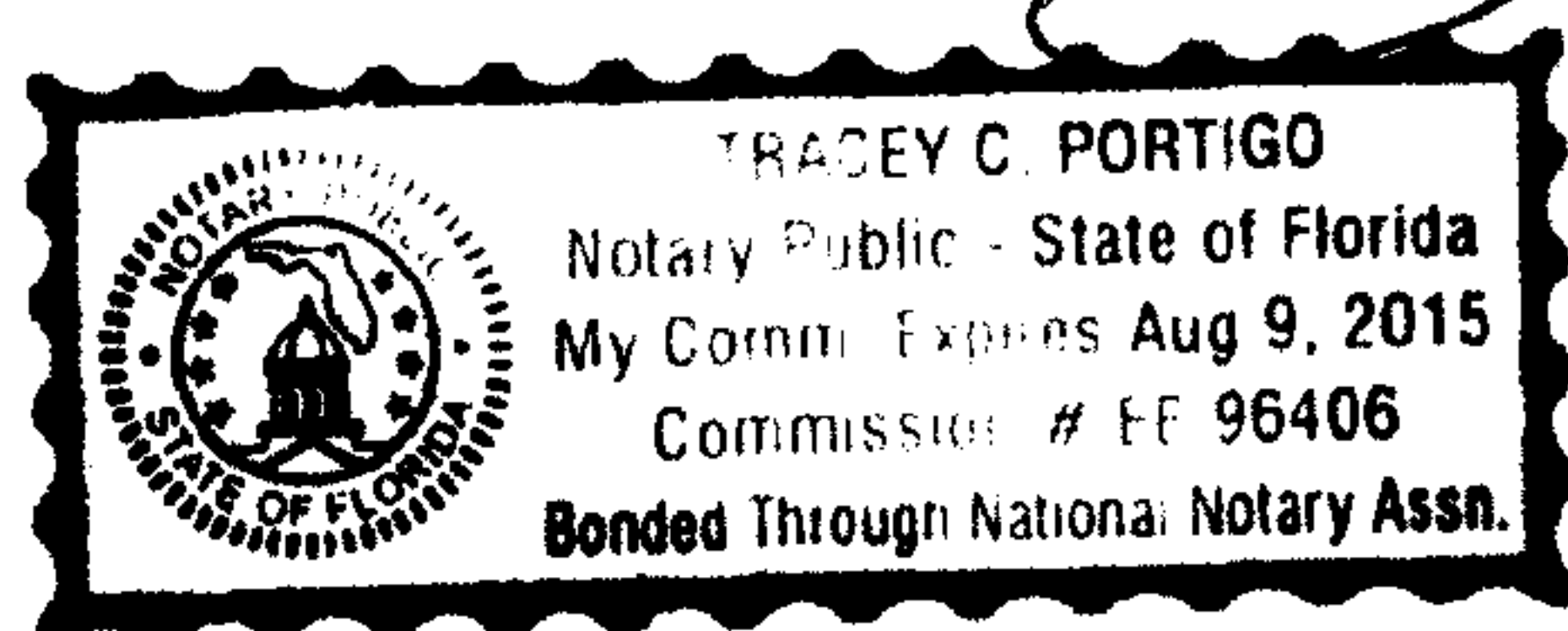
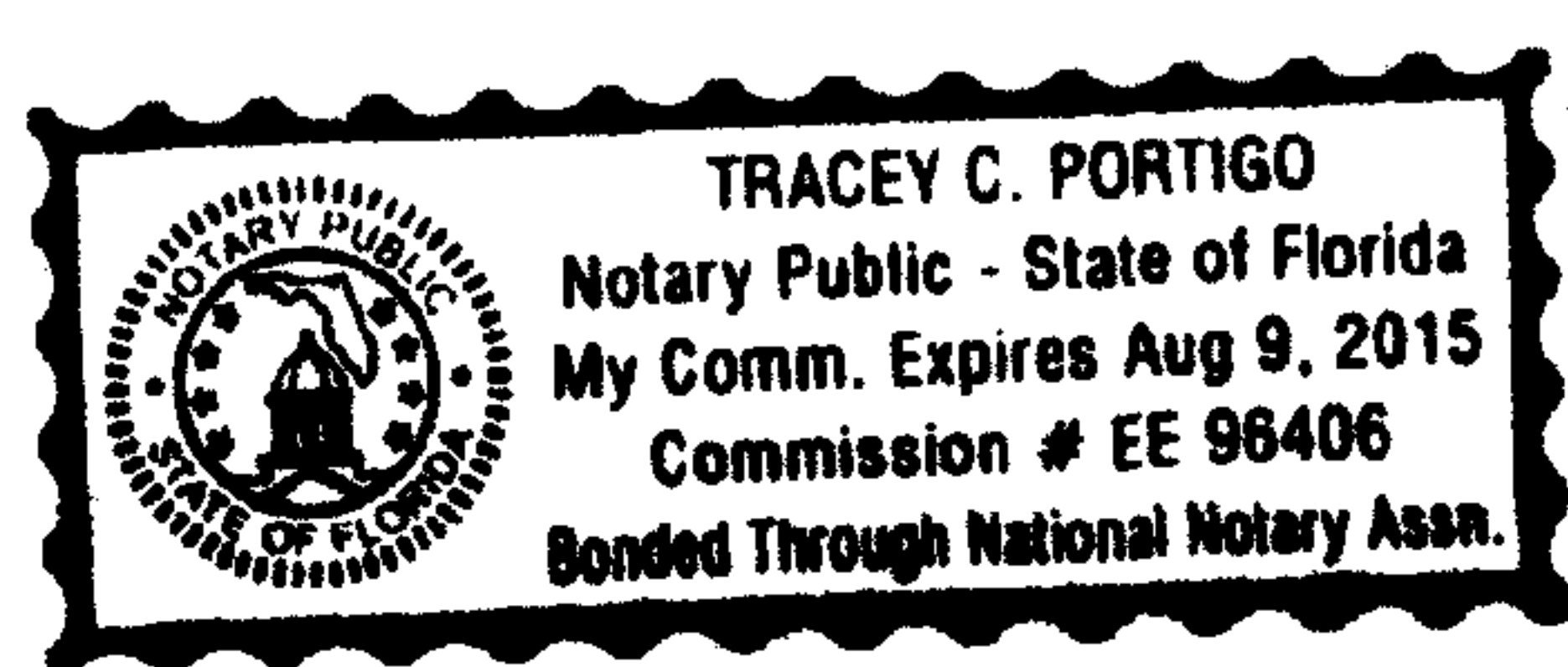
(Address)

(Address)

State of Florida
County of Volusia

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 7/19/2011
by: Ruth Everett, a single person who is personally known to
me or has produced valid d.l. as identification.

Signature: [Signature]
Print Name: TRACEY C. PORTIGO



03/09/2015 03:17 PM
Doc stamps 2786.00
(Transfer Amt \$ 398000)
Instrument# 2015-041231 # 1
Book : 7091
Page : 2658

Prepared by and Return To:
Bobbie Haynes
Fidelity National Title of Florida, Inc.
2244 State Road 44
New Smyrna Beach, FL 32168

Order No.: 15-15-0058

For Documentary Stamp Tax purposes the
consideration is \$398,000.00

APN/Parcel ID(s): 633013003070

WARRANTY DEED

THIS WARRANTY DEED dated February 24, 2015, by Judith B. Bodiford and Richard L. Bodiford, wife and husband, hereinafter called the grantor, to Brian P. Masters, a single person, whose post office address is 6100 Sanctuary Garden Boulevard, Port Orange, FL 32128, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in City of Port Orange, County of Volusia, State of Florida, to wit:

Lot 307, Sanctuary on Spruce Creek, Phase III, according to the map or plat thereof, as recorded in Map Book 47, Page (s) 143 through 145, inclusive, of the Public Records of Volusia County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

Instrument# 2015-041231 # 2
Book: 7091
Page: 2659
Diane M. Matousek
Volusia County, Clerk of Court

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature
JUDITH A. REIKER

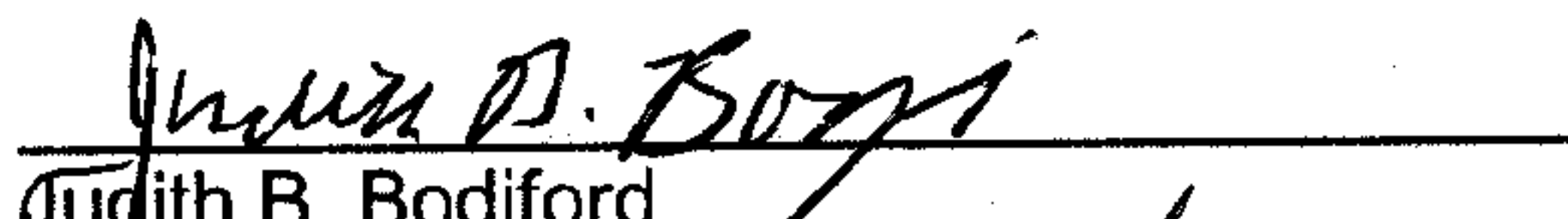
Print Name



Witness Signature

Don Bell

Print Name



Judith B. Bodiford


Richard L. Bodiford

Address: 3122 Spruce Creek Boulevard
Port Orange, FL 32128

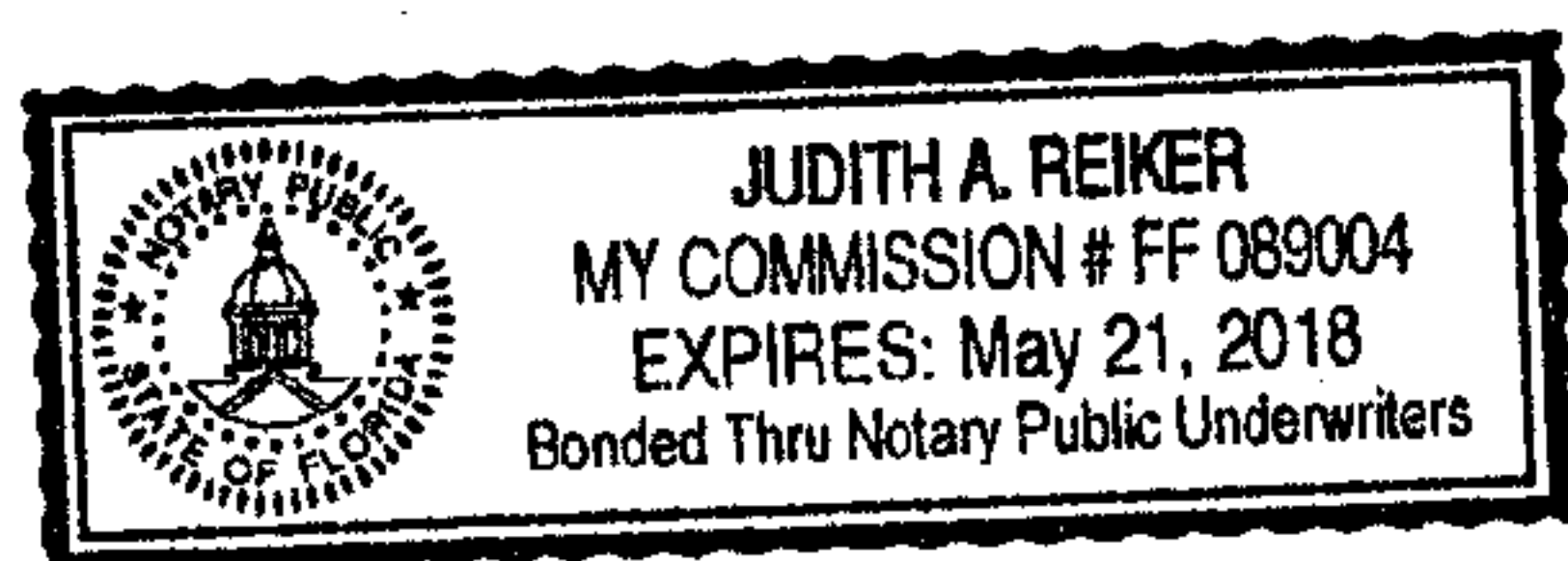
State of FLORIDA
County of VOLUSIA

The foregoing instrument was acknowledged before me this 26 day of FEBRUARY 2015
by JUDITH B. BODIFORD & RICHARD L. BODIFORD, to me known to be the
person(s) described in or who has/have produced _____ as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 26 day of
FEBRUARY, 2015.



NOTARY PUBLIC
My Commission Expires:



Prepared by and return to:
Margie Patchett
Adams Cameron Title Services, Inc.
444 Seabreeze Blvd Suite 170
Daytona Beach, FL 32118
386.258.3425
Parcel ID Number: 633013003070

08/09/2016 01:49 PM
Doc stamps 3003.00
(Transfer Amt \$ 429000)
Instrument# 2016-146082 # 1
Book : 7287
Page : 2814
Diane M. Matousek
Volusia County, Clerk of Court

General Warranty Deed

Made this August 5, 2016 by Brian P. Masters, a single man, whose address is: 528 Campana St., New Smyrna Beach, FL 32168;
hereinafter called the grantor, to Thomas R. Grimaldi and asband and wife, whose address is:
hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

Lot 307, SANCTUARY ON SPRUCE CREEK, PHASE III, according to the map or plat thereof, as recorded in Map Book 47, Page (s) 143 through 145, inclusive, of the Public Records of Volusia County, Florida.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence as to all parties:

Witness Printed Name

MARGARET M. PATCHETT

Witness Printed Name

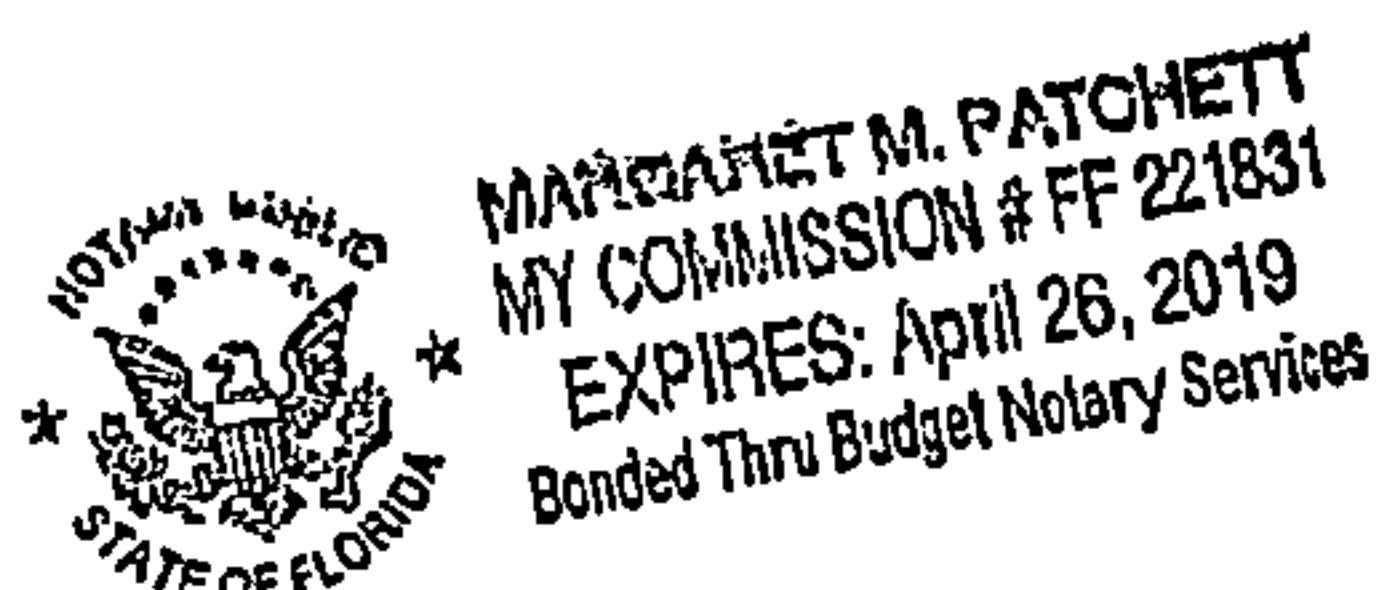
Barbara Lemmon

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this August 5, 2016, by Brian P. Masters, a single man who () was/were personally known to me, or () presented the following identification deed.

Signature of Notary

My Commission Expires:



File Number 23317

Prepared by & Return to:

**Raymond M. Donadio, Jr.
Attorney at Law
851 Dunlawton Ave., Suite 300
Port Orange, FL 32127
(386) 763-5083**

File Number: 15053-0001

This Deed was prepared without benefit of Title Exam

LADY BIRD DEED

This Deed is made on this 28th day of April, 2022 between the Grantor, THOMAS R. GRIMALDI and HOLLY S. GRIMALDI, husband and wife, with a post office address of 6100 Sanctuary Garden Boulevard, Port Orange, Florida 32128 and the Grantee Beneficiary THOMAS R. GRIMALDI and HOLLY S. GRIMALDI, as Trustees of the GRIMALDI FAMILY REVOCABLE TRUST dated April 28, 2022, with a post office address of 6100 Sanctuary Garden Boulevard, Port Orange, Florida 32128.

For good and valuable consideration paid by the Grantee Beneficiary, the receipt of which is hereby acknowledged, the Grantor does transfer and convey the following described property to the Grantee Beneficiary effective on the Grantor's death:

Property Address: 6100 Sanctuary Garden Boulevard, Port Orange, Florida 32128

Legal Description:

LOT 307, SANCTUARY ON SPRUCE CREEK, PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 47, PAGE(S) 143 THROUGH 145, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA.

Parcel Identification No. 633013003070

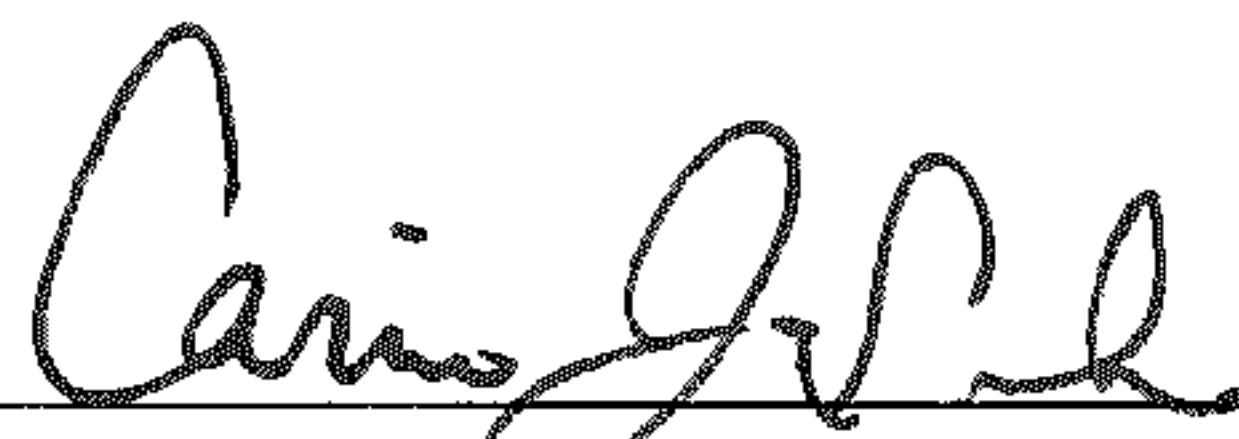
THE PROPERTY CONVEYED HEREBY IS THE CONSTITUTIONAL HOMESTEAD OF GRANTOR OR CONTIGUOUS THERETO.

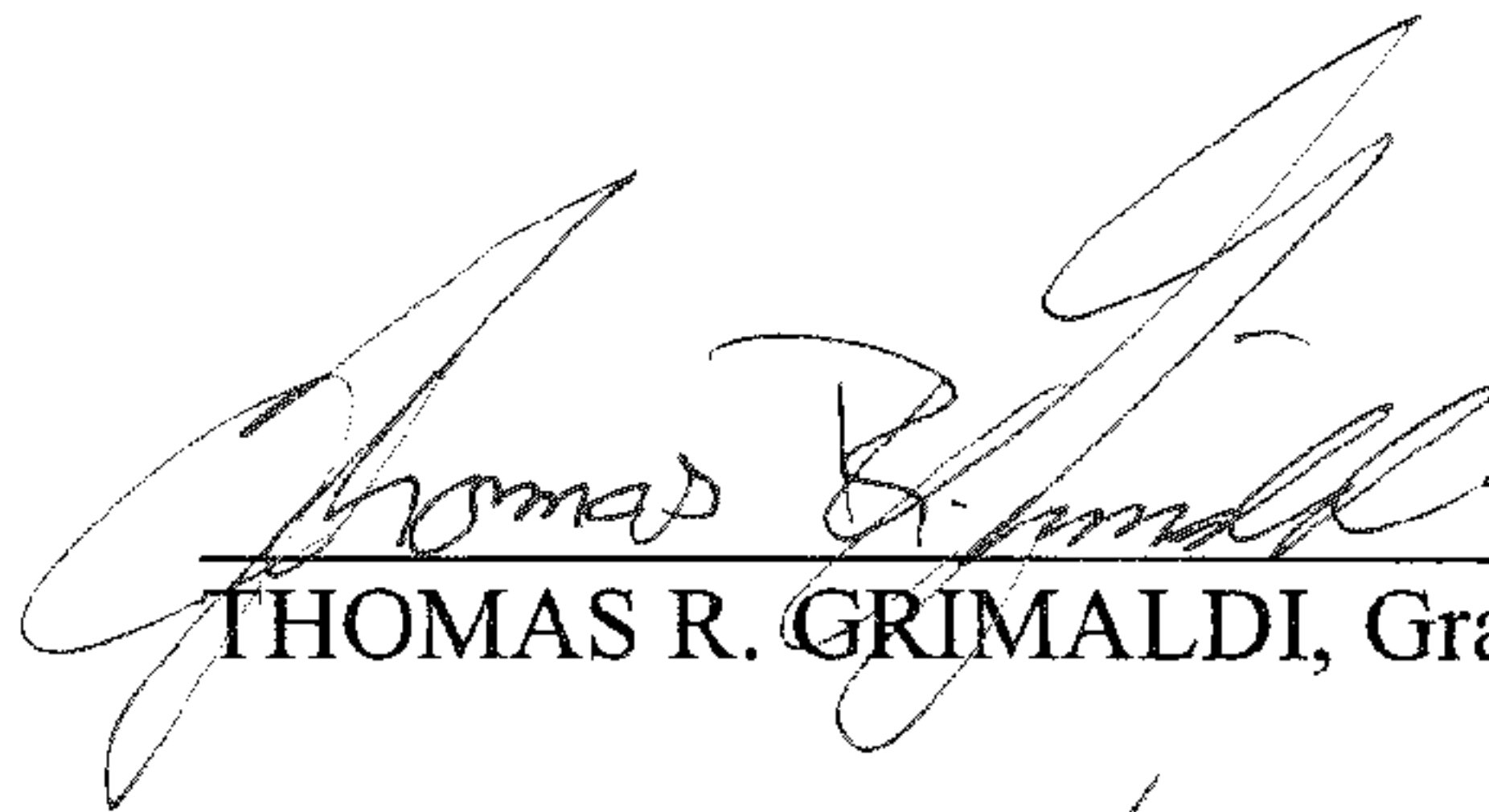
The Grantor reserves a life estate for themselves during the Grantor's lifetime coupled with an unrestricted power to convey during the Grantor's lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance.

* "Grantor" and "Grantee Beneficiary" are used for singular or plural, as context requires.

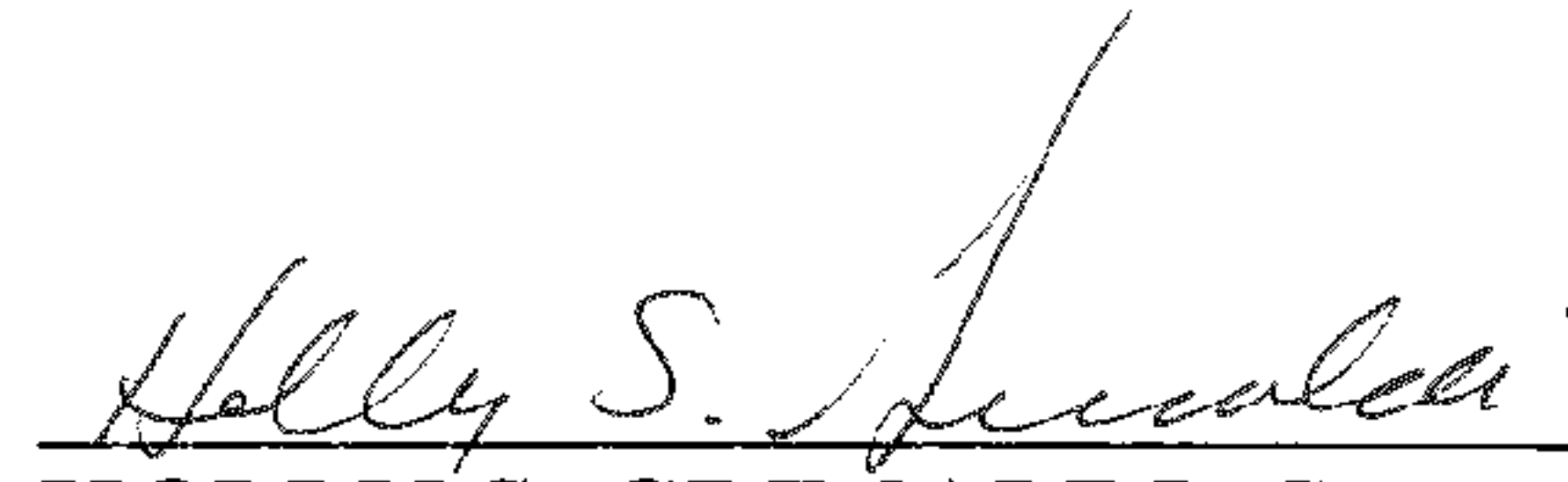
In Witness Whereof, Grantor has hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


CARINE J. SILVERA


THOMAS R. GRIMALDI, Grantor

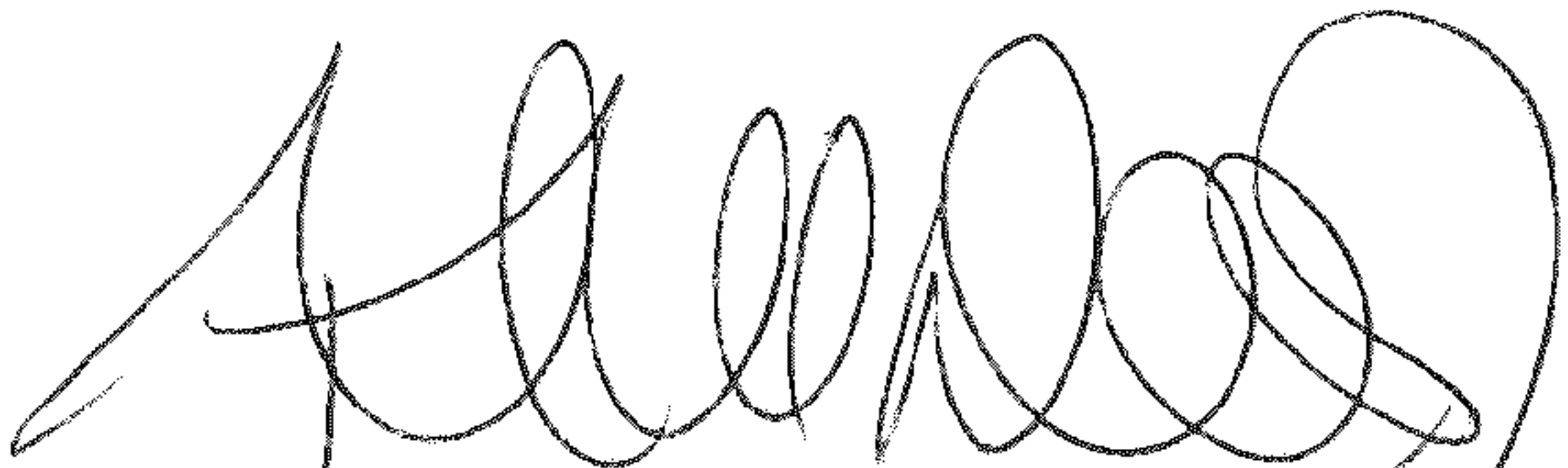

JESSICA N. ELLSWORTH

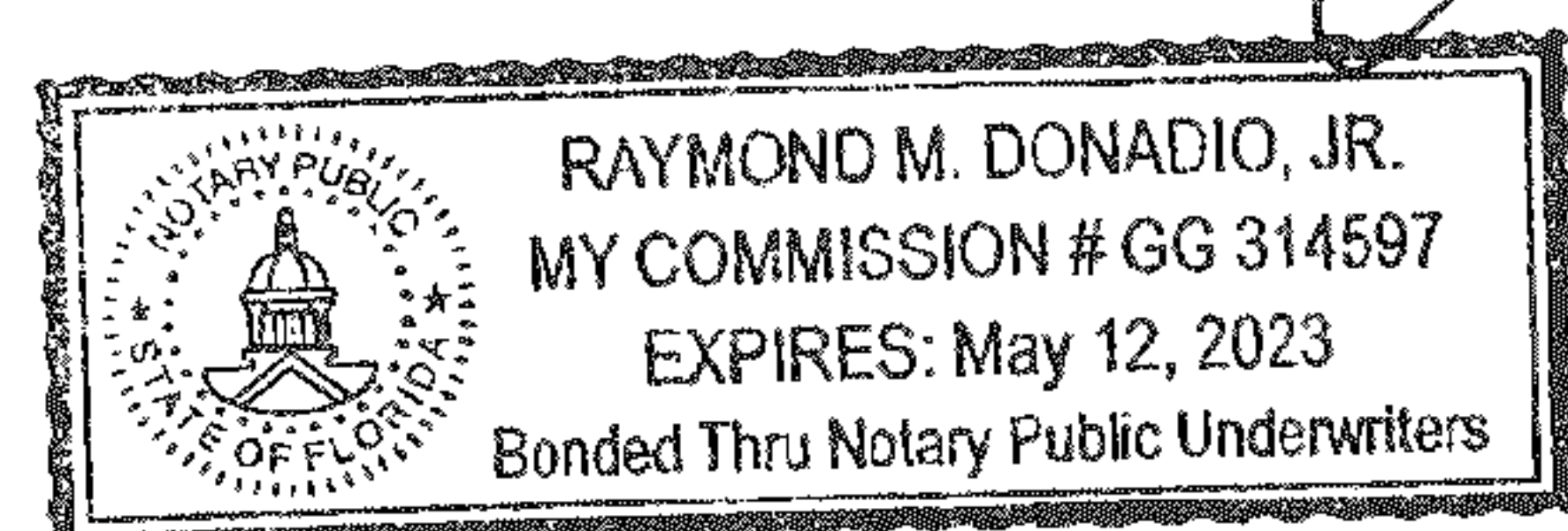

HOLLY S. GRIMALDI, Grantor

**STATE OF FLORIDA
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2022 by THOMAS R. GRIMALDI, Grantor, who is ☐ personally known to me or has produced ☒ a Florida Driver's License as identification and HOLLY S. GRIMALDI, who is ☐ personally known to me or has produced ☒ a Florida Driver's License as identification, Grantor, and who did not take an oath.

(NOTARY SEAL)


Notary Public



**UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION**

UNITED STATES OF AMERICA,

v.

**REAL PROPERTY LOCATED AND
SITUATED AT 6100 SANCTUARY
GARDEN BLVD., PORT ORANGE,
VOLUSIA COUNTY, FLORIDA 32128,
AND \$518,706.25 MORE OR LESS, IN
UNITED STATES CURRENCY**

§
§
§
§
§
§
§
§
§
§
§

CIVIL ACTION NO. 1:23-CV-464

NOTICE OF LIS PENDENS

PLEASE TAKE NOTICE that a civil action *in rem* is now pending in the United States District Court for the Western District of Texas, Austin Division, against the Real Property Located and Situated at **6100 Sanctuary Garden Blvd., Port Orange, Volusia County, Florida 32128**, with all buildings, appurtenances, and improvements thereon, and any and all surface and sub-surface rights, title, and interests, more fully described as:

- **Real Property, legally described as:**
All that certain lot, parcel or tract of land, situate and
lying in the City of Port Orange, in the County of Volusia,
State of FL and being more particularly described as:
Lot 307, Sanctuary on Spruce Creek, Phase III, According
to the Map or Plat thereof, as recorded in Map Book 47,
Page(s) 143 through 145, Inclusive, of the Public Records
of Volusia County, Florida.
Parcel Identification Number: 633013003070
Physical Address: 6100 Sanctuary Garden Boulevard,
Port Orange, FL 32128

hereinafter the Defendant Real Property.

A Verified Complaint for Forfeiture was filed against said Defendant Real Property for violations of Title 18 U.S.C. §§ 1343, 1956 and 1957 which make the property subject to forfeiture to the United States pursuant to Title 18 U.S.C. § 981(a)(1)(C) and Title 18 U.S.C. § 981(a)(1)(A).

All persons asserting an interest in or claim against the Defendant Real Property who have received direct notice of the forfeiture action must file a Verified Claim with the Clerk of the U.S. District Court, Western District of Texas, Austin Division, pursuant to Rule G, Supplemental Rules for Admiralty or Maritime Claims and Asset Forfeiture Actions, Fed. R. Civ. P., **thirty-five (35)** days after the notice was sent (if mailed) or personally served; or if notice was published but direct notice was not sent to the claimant or the claimant's attorney, a claim must be filed no later than **thirty (30)** days after final publication of the notice. In addition, any person having filed such a claim shall also serve and file an answer to the complaint within **twenty-one (21)** days after filing the claim. The Verified Claim and Answer must be filed with the Clerk of the Court, 501 W. 5th Street, Austin, Texas 78701, and copies of each shall be served upon Assistant United States Attorney Mark Tindall, 903 San Jacinto Blvd., Suite 334, Austin, Texas 78701, or default and forfeiture will be ordered.

Take notice that pursuant to Title 18 U.S.C. § 981(f), any and all right, title, and interest in the Defendant Real Property with all buildings, appurtenances and improvements thereon and any and all surface and sub-surface rights, title, and interests,

vests in the United States of America at the time of the commission of the unlawful acts giving rise to forfeiture.

For further information concerning this action, reference may be made to the records of the Clerk of the United States District Court, United States District Court for the Western District of Texas, Austin Division.

Dated this 29th day of April, 2025.

Respectfully submitted,

MARGARET F. LEACHMAN
Acting United States Attorney

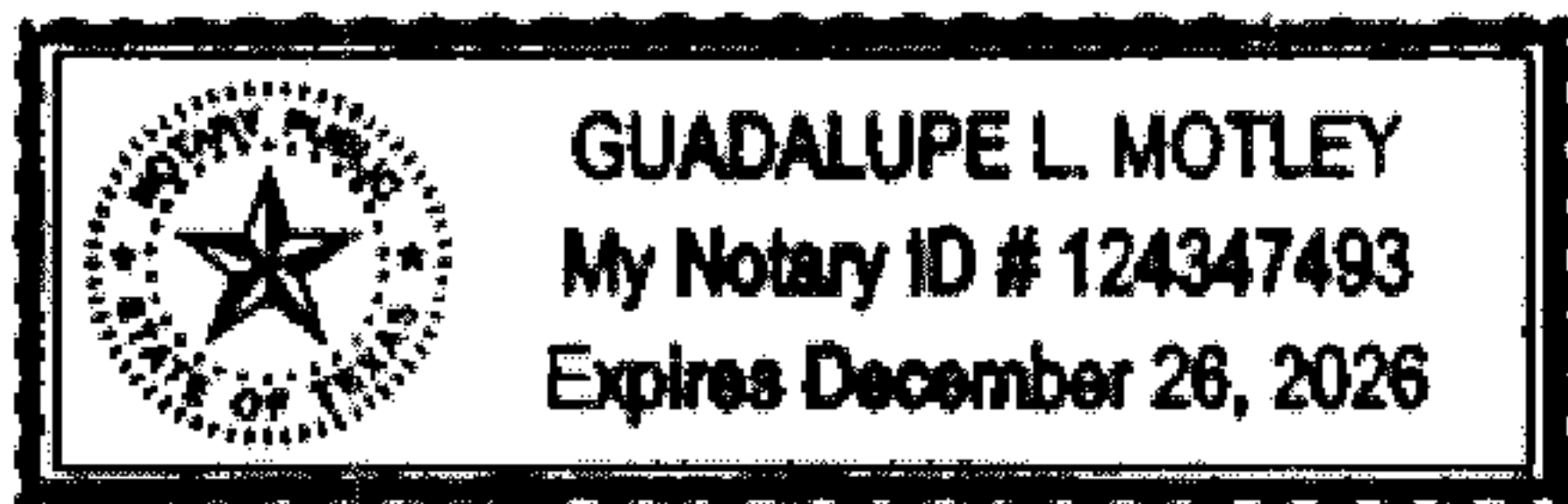
By:


MARK TINDALL
Assistant United States Attorney
Texas State Bar #24071364
903 San Jacinto Blvd., Suite 334
Austin, Texas 78701
Tel: (512) 916-5858
Fax: (512) 916-5854
Email: mark.tindall@usdoj.gov

Attorneys for the United States of America

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

The foregoing Notice of Lis Pendens was acknowledged before me on this 29th day
of April, 2025, by Mark Tindall, Assistant United States Attorney.



Guadalupe L. Motley
Notary Public in and for the State of Texas



UNITED STATES DEPARTMENT OF JUSTICE

UNITED STATES ATTORNEY'S OFFICE

WESTERN DISTRICT OF TEXAS

NOTICE OF LIEN

FOR FINE AND/OR RESTITUTION IMPOSED PURSUANT TO THE
ANTI-TERRORISM AND EFFECTIVE DEATH PENALTY ACT OF 1996

NOTICE is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, Section 3613(c), a fine or order of restitution imposed pursuant to the provisions of subchapter C of chapter 227 lien in favor of the United States upon all property belonging to the defendant named below. Pursuant to 18 U.S.C. § 3613(d), this notice of lien shall be considered a notice of lien for federal taxes for the purposes of any State or local law providing for the filing of a tax lien. The lien arose at the time of the entry of judgment and continues until the liability is satisfied, remitted, or set aside or until it becomes unenforceable pursuant to 18 U.S.C. § 3613(b).

Name of Defendant: Jason Penney

USAO No.: 2025A41486 / 001

Residence: 6100 Sanctuary Garden Boulevard, Port Orange, Florida 32128

DOB: May 09, 1975

SSN: [REDACTED]

Court Imposing Judgment: UNITED STATES DISTRICT COURT, WESTERN DISTRICT OF TEXAS
Austin Division

Case Number: A24CR074(1)

Date of Entry of Judgment: April 24, 2025

Amount: \$9,191,187.94

Pursuant to 18 U.S.C. § 3612(f), interest accrues at the legal rate in effect on the 15th day following the date of judgment on any fine of more than \$2,500.00 unless waived by the court or unless payment is made in full prior to the 15th day. If payment becomes past due, penalties up to 25 percent of the principal amount past due may arise pursuant to 18 U.S.C. § 3612(g).

Place of Filing: Volusia County, Florida

This real property notice was prepared and signed at San Antonio, Texas on **May 20, 2025.**

FILED IN REAL PROPERTY RECORDS.

MARGARET F. LEACHMAN
ACTING UNITED STATES ATTORNEY

For Use By Recording Office:

By:

A handwritten signature in cursive script, appearing to read "KCallahan", is written over a horizontal line.

KRISTY K. CALLAHAN
Assistant United States Attorney

After recording, return to:

Financial Litigation Unit
U.S. Attorney's Office
601 N.W. Loop 410, Suite 600
San Antonio, Texas 78216
(210) 384-7250

Prepared by and please record and return to:
Robert Robins, Esquire
Post Office Box 1649
Daytona Beach, FL 32115
(386) 252-5212

CLAIM OF LIEN

In accordance with the authority of the Declaration of Covenants, Conditions, and Restrictions and of Chapter 617, Florida Statutes, Sanctuary on Spruce Creek Homeowner's Association, Inc., C/O Robert Robins, Esq. P.O. Box 1649, Daytona Beach, Florida 32115, hereby claims a lien for all unpaid assessments now delinquent and hereafter accrued against the real property and owner described below, in the *initial amount* and from the date stated, together with interest, costs and reasonable attorney's fees incident to the collection thereof, as follows:

<u>Owner</u>	<u>Description</u>	<u>Amount Due</u>	
Jason Penney & Melanie Penney	Assessment:	\$ 655.00	(7/1/25-1/1/26)
6100 Sanctuary Garden Blvd.	Attorney fees (lien):	\$ 500.00	
Port Orange, FL 32128	Recording fees (lien):	\$ 31.37	
	Interest:	\$ 29.28	(7/1/25-12/31/26)
	Postage (collection):	\$ 0.78	(8/12/25)
	Late fee:	\$ 75.00	(8/12/25-1/5/26)
	Collection fee (intent to lien)	\$ 110.37	(10/21/25)
	Total Due:	\$ 1,401.80	

*Interest accrues at the rate of 18% per annum

Real Property Description

Lot 307, Sanctuary on Spruce Creek, Phase III, according to the map or plat thereof, as recorded in Map Book 47, pages 143-145, inclusive, of the Public Records of Volusia County, Florida
Parcel ID No. 633013003070

Street address of: 6100 Sanctuary Garden Blvd., Port Orange, FL 32128

Dated this 17 day of January, 2026.

Witnessed by:

February

[Signature]
[Signature]

[Signature]

By: ANN COLT
Treasurer for SANCTUARY HOA

State of Florida
County of Volusia

February

The foregoing instrument was acknowledged before me by means of X physical presence online notarization this 17 day of January, 2026 by ANN COLT, as the Treasurer for SANCTUARY ON SPRUCE CREEK HOMEOWNER'S ASSOCIATION, INC. on behalf of said Corporation, and X she is personally known to me or produced her driver's license as identification, and took an oath, and executed this Claim of Lien on behalf of said Corporation.

My commission expires



[Signature]
Notary Public, State of Florida



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

Detail by Entity Name

Florida Not For Profit Corporation
THE SANCTUARY ON SPRUCE CREEK HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number N95000003724
FEI/EIN Number 59-3338117
Date Filed 08/04/1995
State FL
Status ACTIVE

Principal Address

1326 S. Ridgewood Ave
Suite 12
Daytona Beach, FL 32114

Changed: 03/09/2026

Mailing Address

1326 S. Ridgewood Ave
Suite 12
Daytona Beach, FL 32114

Changed: 03/09/2026

Registered Agent Name & Address

TOUT MANAGEMENT, LLC
1326 S. Ridgewood Ave
Suite 12
Daytona Beach, FL 32114

Name Changed: 03/09/2026

Address Changed: 03/09/2026

Officer/Director Detail

Name & Address

Title VP

KLEMM, WARREN
1326 S. Ridgewood Ave
Suite 12

Daytona Beach, FL 32114

Title Secretary Treasurer

Colt, Ann
1326 S. Ridgewood Ave
Suite 12
Daytona Beach, FL 32114

Title President

Klein, Paul
1326 S. Ridgewood Ave
Suite 12
Daytona Beach, FL 32114

Annual Reports

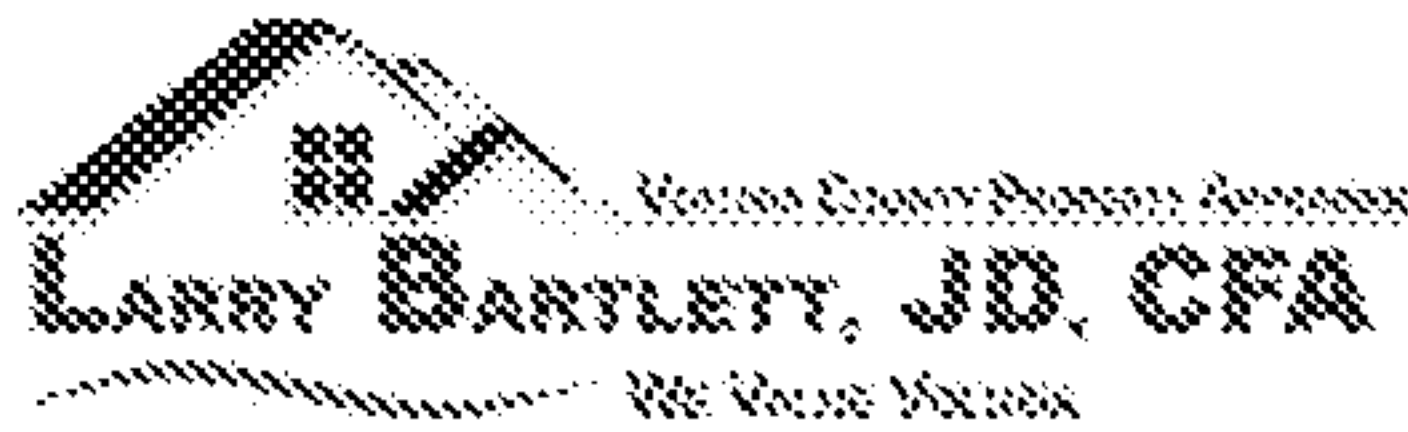
Report Year	Filed Date
2024	03/29/2024
2025	03/25/2025
2026	03/09/2026

Document Images

03/09/2026 -- ANNUAL REPORT	View image in PDF format
03/25/2025 -- ANNUAL REPORT	View image in PDF format
03/29/2024 -- ANNUAL REPORT	View image in PDF format
01/21/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
02/04/2020 -- ANNUAL REPORT	View image in PDF format
01/22/2019 -- ANNUAL REPORT	View image in PDF format
02/21/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
09/28/2016 -- Reg. Agent Change	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
01/22/2014 -- ANNUAL REPORT	View image in PDF format
01/27/2013 -- ANNUAL REPORT	View image in PDF format
01/26/2012 -- ANNUAL REPORT	View image in PDF format
01/08/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2010 -- ANNUAL REPORT	View image in PDF format
05/20/2009 -- Reg. Agent Change	View image in PDF format
07/27/2009 -- ADDRESS CHANGE	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/11/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format

02/18/2005 -- ANNUAL REPORT	View image in PDF format
04/20/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format
05/08/2002 -- ANNUAL REPORT	View image in PDF format
04/27/2001 -- ANNUAL REPORT	View image in PDF format
05/03/2000 -- ANNUAL REPORT	View image in PDF format
04/29/1999 -- ANNUAL REPORT	View image in PDF format
05/19/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/04/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

Police Department of State, Division of Corporations



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: 5920038
Parcel ID: 633013003070
Township-Range-Section: 16 - 33 - 30
Subdivision-Block-Lot: 13 - 00 - 3070
Owner(s): PENNEY JASON - TE - Tenancy in the Entirety - 100%
PENNEY MELANIE - TE - Tenancy in the Entirety - 100%
Mailing Address On File: 6100 SANCTUARY GARDEN BLVD
PORT ORANGE FL 32128
Physical Address: 6100 SANCTUARY GARDEN BLVD, PORT ORANGE 32128
Building Count: 1
Neighborhood: 3221 - THE SANCTUARY ON SPRUCE CREEK
Subdivision Name: SANCTUARY ON SPRUCE CREEK PHASE III
Property Use: 0100 - SINGLE FAMILY
Tax District: 602-PORT ORANGE
2025 Final Millage Rate: 16.7258
Homestead Property: Yes
Agriculture Classification: No
Short Description: LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-14
5 PER OR 4688 PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 401
7 PER OR 6615 PG 2565 PER OR 7091 PGS 2658-2659 PER OR 7287

Property Values

Tax Year:	2026 Working	2025 Final	2024 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$487,054	\$490,203	\$493,817
Land Value:	\$117,000	\$117,000	\$117,000
Just/Market Value:	\$604,054	\$607,203	\$610,817

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.

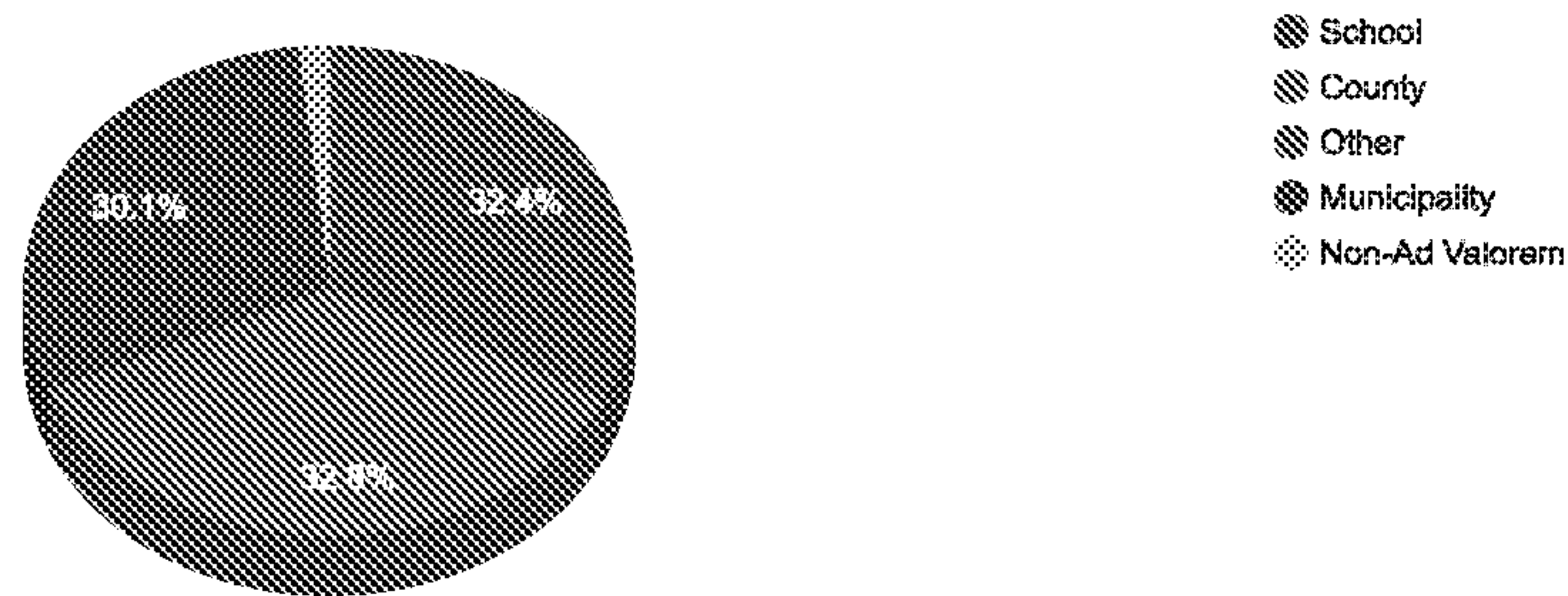
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$604,054	\$604,054	\$25,000	\$579,054	1.5000	\$868.58
0012	DISCRETIONARY	\$604,054	\$604,054	\$25,000	\$579,054	0.7480	\$433.13
0011	REQ LOCAL EFFORT	\$604,054	\$604,054	\$25,000	\$579,054	3.0310	\$1,755.11
0050	GENERAL FUND	\$604,054	\$604,054	\$51,411	\$552,643	3.2007	\$1,768.84
0053	LAW ENFORCEMENT FUND	\$604,054	\$604,054	\$51,411	\$552,643	1.5994	\$883.90
0055	LIBRARY	\$604,054	\$604,054	\$51,411	\$552,643	0.3697	\$204.31
0520	MOSQUITO CONTROL	\$604,054	\$604,054	\$51,411	\$552,643	0.1573	\$86.93
0530	PONCE INLET PORT AUTHORITY	\$604,054	\$604,054	\$51,411	\$552,643	0.0660	\$36.47
0058	VOLUSIA ECHO	\$604,054	\$604,054	\$51,411	\$552,643	0.2000	\$110.53
0057	VOLUSIA FOREVER	\$604,054	\$604,054	\$51,411	\$552,643	0.2000	\$110.53
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$604,054	\$604,054	\$51,411	\$552,643	0.0270	\$14.92
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$604,054	\$604,054	\$51,411	\$552,643	0.3101	\$171.37
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$604,054	\$604,054	\$51,411	\$552,643	0.1793	\$99.09
0230	PORT ORANGE	\$604,054	\$604,054	\$51,411	\$552,643	4.9750	\$2,749.40
0234	PORT ORANGE I&S 2006	\$604,054	\$604,054	\$51,411	\$552,643	0.1623	\$89.69
0235	PORT ORANGE PARKS BOND	\$604,054	\$604,054	\$51,411	\$552,643	0.0000	\$0.00
						16.7258	\$9,382.82

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$9,382.82	
❖ 4021-PORT ORANGE STORMWATER	1.00	\$160.00	\$160.00	Estimated Non-Ad Valorem Tax:	\$160.00	

					Estimated Taxes:	\$9,542.82
					Estimated Tax Amount without SOH/10CAP ☺	\$10,263.29

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HK Savings
2025	\$117,000	\$490,203	\$607,203	\$607,203	\$50,722	\$556,481	\$0
2024	\$117,000	\$493,817	\$610,817	\$610,817	\$0	\$610,817	\$0
2023	\$100,000	\$451,570	\$551,570	\$388,313	\$50,000	\$338,313	\$163,257
2022	\$54,000	\$417,339	\$471,339	\$377,003	\$50,000	\$327,003	\$94,336
2021	\$51,000	\$335,365	\$386,365	\$366,022	\$50,000	\$316,022	\$20,343
2020	\$31,000	\$329,968	\$360,968	\$360,968	\$50,000	\$310,968	\$0
2019	\$46,500	\$323,635	\$370,135	\$370,135	\$50,000	\$320,135	\$0
2018	\$59,500	\$315,040	\$374,540	\$371,100	\$50,000	\$321,100	\$3,440
2017	\$66,200	\$297,267	\$363,467	\$363,467	\$50,000	\$313,467	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0140-IMP LKFRNT-3 <2 AC	N	U-UNIT	1					117,000	\$117,000
Total Land Value:										\$117,000

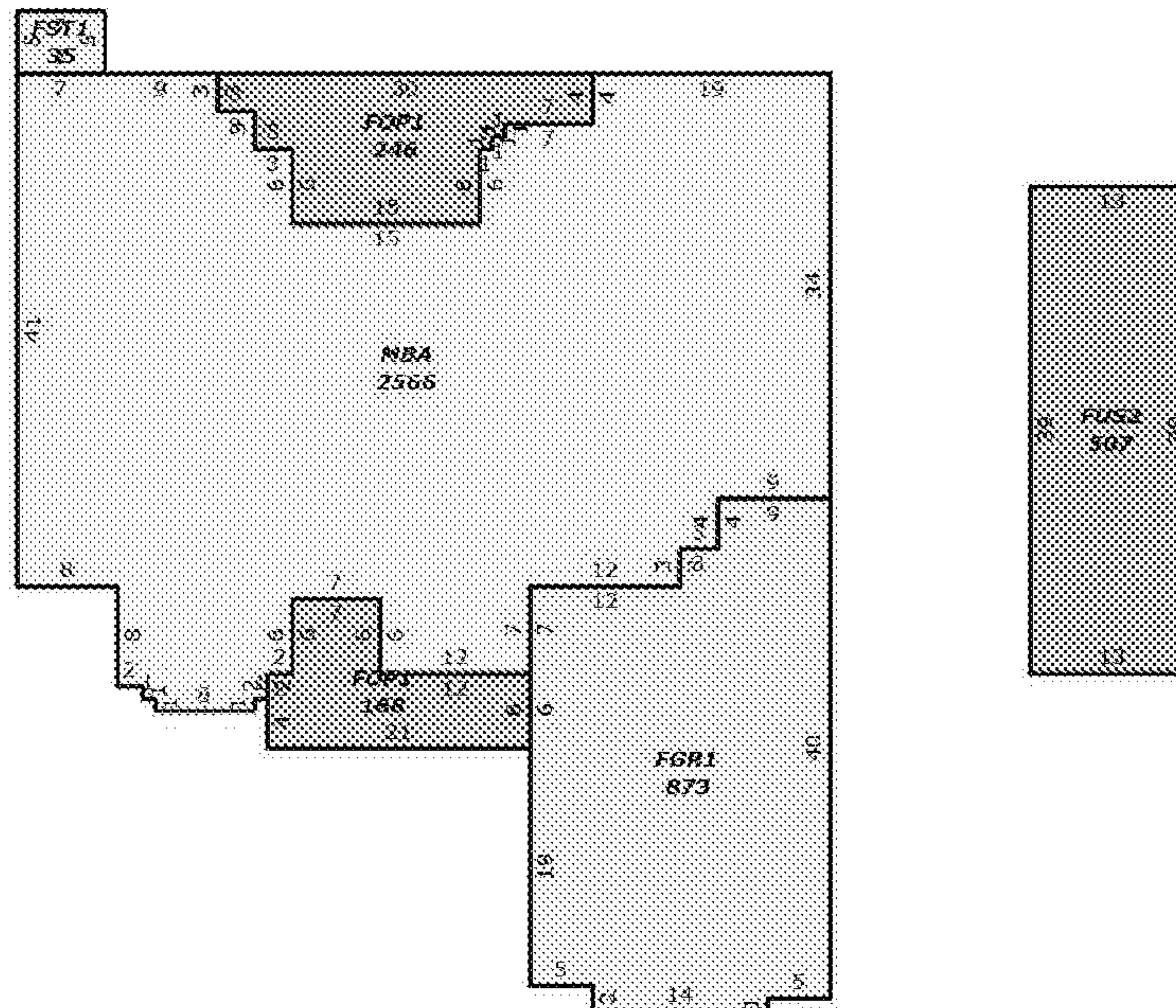
Building(s) - Residential

Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	# Stories:	1	2 Fixture Baths:	1
Description:	R1 - Single Family	# Bedrooms:	4	3 Fixture Baths:	2
Quality Grd:	375	Floor Type:	14 - CARPET	4 Fixture Baths:	0
Arch Design:		Wall Type:	5 - DRYWALL	5 Fixture Baths:	1
Year Built:	2001	Exterior Wall:	17 - CONCRETE BLOCK STUCCO	6 Fixture Baths:	0
Total SFLA:	3,073	Foundation:	3 - CONCRETE SLAB	7 Fixture Baths:	0
HVAC:	Y - AIR	Roof Cover:	3 - ASPHALT SHINGLE	Add'l Fixtures:	2
	CONDITIONING	Roof Type:	14 - HIP		
Heat Method:	6 - FORCED DUCTED	FPL:	1 / 1 /		
Heat Source:	1 - ELECTRICITY				
Total Building Value: \$451,387					

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

Description	Area	Year Built
MAIN BUILDING	2566	
Porch, Open Finished	246	
Finished Utility	35	
Finished Garage	873	
Porch, Open Finished	168	
Upper Story, Finished	507	
Total Building Area	4,395	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	SER-ENCLOSURE, SCREEN RESIDENTIAL	2001	1,300	1		\$3,426
2	JZZ-JACUZZI OR SPA	2001	1	1		\$5,872
3	PTO-PATIO/CONCRETE SLAB	2001	910	1		\$2,067
4	RSP-POOL, RESIDENTIAL SWIMMING	2001	390	1		\$18,677
5	ODK-OUTDOOR KITCHEN	2001	1	1		\$5,625
Total Miscellaneous Value:						\$35,667

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
8373 / 4590	2022090274	02/16/2023	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$735,000
8245 / 4851	2022102802	04/28/2022	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
7287 / 2814	2018146882	08/05/2016	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$429,000
7091 / 2658	2015041231	02/26/2015	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$398,000
6615 / 2565	2011124230	07/19/2011	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$365,000
6349 / 4017	2009070601	04/30/2009	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$427,500
5585 / 4982	2005100304	06/17/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$535,000
4688 / 4741	2001103867	05/15/2001	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$300,450

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-145 PER OR 4688 PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 4017 PER OR 6615 PG 2565 PER OR 7091 PGS 2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590	602	16 - 33 - 30	13 - 00 - 3070	24-MAR-00

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
03/12/2021	21-1306	SHINGLE REROOF W/ MOD REROOF	\$20,900
03/04/2001	520	ADDITIONS/ALTERATION	\$24,800
02/20/2001	20001129059	IMPACT CITY	\$0
02/01/2001	203	MECHANICAL MISC	\$250
12/22/2000	4031	SINGLE FAMILY-DETACH	\$260,640



WILL ROBERTS **TAX COLLECTOR**

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 633013003070

Tax Deed #: 32153

Situs Address: 6100 SANCTUARY GARDEN BLVD

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

Tax Deed Applicant

KEYS FUNDING LLC - 7024

PO BOX 67514

NEWARK, NJ 07101-8009

Owner on Current Tax Roll

(1) PENNEY JASON
SN PENNEY MELANIE
(VOL) 6100 SANCTUARY GARDEN BLVD
PORT ORANGE, FL 32128

Billing Address on Current Tax Roll

Additional Parties, Per Search

(2) SANCTUARY ON SPRUCE CREEK Lien Holder
HOMEOWNERS ASSOCIATION INC
C/O ROBERT ROBINS ESQ
PO BOX 1649
DAYTONA BEACH, FL 32115

(3) UNITED STATES OF AMERICA Lien Holder
FINANCIAL LITIGATION UNIT
US ATTORNEY OFFICE
601 NW LOOP 410 SUITE 600
SAN ANTONIO, TX 78216

(4) UNITED STATES OF AMERICA Lien Holder
Will Roberts – Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720
Tel: 386-736-5938 • Fax: 386-822-5729
Web: volusiatax.gov • Email: taxcollector@volusiatax.gov



WILL ROBERTS TAX COLLECTOR

Serving to make a difference

MARK TINDALL
MARGARET F LEACHMAN
903 SAN JACINTO BLVD SUITE 334
AUSTIN, TX 78701

⑤ TOUT MANAGEMENT LLC,
REGISTERED AGENT O/B/O THE
SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION, INC.
1326 S RIDGEWOOD AVE SUITE 12
DAYTONA BEACH, FL 32114

Lien Holder's Agent/Rep

SN (VOL) ⑥ ★ JASON PENNEY AND MELANIE
PENNEY
6100 SANCTUARY GARDEN
BOULEVARD
PORT ORANGE, FL 32128

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Tuesday, July 14, 2026 12:21 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #10899-24 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 #10899-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

PENNEY JASON
PENNEY MELANIE
6100 SANCTUARY GARDEN BLVD
PORT ORANGE, FL 32128

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

PENNEY JASON
PENNEY MELANIE
6100 SANCTUARY GARDEN BLVD
PORT ORANGE, FL 32128

ADV

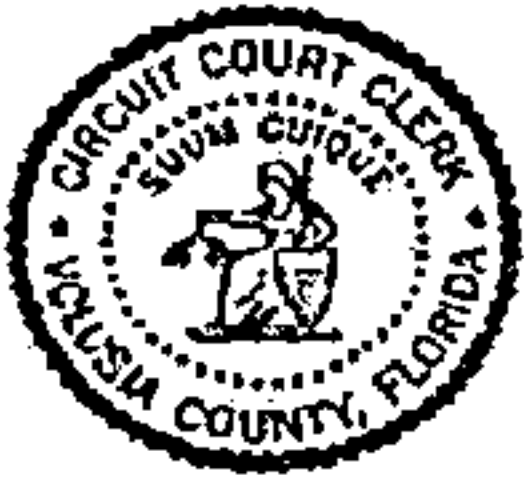
SITUS ADDRESS
6100 SANCTUARY GARDEN BLVD,
PORT ORANGE,
32128

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



WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 20, 2026

Payment Due: August 19, 2026

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

RE: CERTIFICATE NUMBER: 10899-24
PARCEL ID NUMBER: 633013003070

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]	83.04
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]	0.00
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>392.54</u>

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.: 10899-24
AMOUNT ENCLOSED: \$392.54

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

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

Applicant's Deposit

CERTIFICATE NUMBER: 10899-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		83.04
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			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		0.00
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			392.54

CL-0142-1910

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

CERTIFICATE NO.:
AMOUNT ENCLOSED: \$392.54

71:3 HD 42 TNP 9202

0371F

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

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

14 JUL VISIT 10A 18003 Y13
1100810 3H1 30 88370
MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/24/2026 3:34 PM
Receipt: 303142933 Drawer: 155158

KEYS FUNDING LLC - 7024
Operator: slabaw

Instrument #: 2026135027 Type: NO
Book #: 8883 Page #: 3999 Time: 3:34 PM
Recording Fee: \$10.00

1 Tax Deed Processing Fee - \$60.00 \$60.00
8304 Postage - \$0.01 \$83.04
8000 Sheriff's 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
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT# 10899-24 KEYS FUNDING LLC - 7024
5600 Advertising Fee - \$0.01 \$56.00

Subtotal: \$392.54
Sales Tax: \$0.00
Due: \$392.54

CHK# 3466041 \$392.54

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

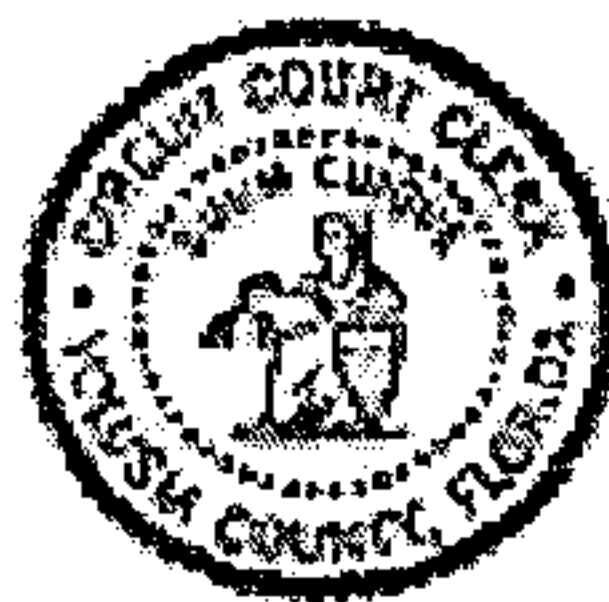
Certificate No. **10899-24** Year of Issuance **JUNE 1, 2024**

Description of Property **633013003070**
LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-145 PER OR 4688
PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 4017 PER OR 6615 PG 2565 PER OR 7091
PGS 2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590

Name in which assessed **PENNEY JASON PENNEY MELANIE**

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

To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **OCTOBER 13, 2026**

Date: 8/10/26

Pages: 4

Completed by: Laura Huff

Date: 08/10/2026

811-26 NO Changes 87

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

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

7480-24	632300000130	OLSON GORDON C 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

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**

Date: 8/10/2026

Pages: 4

Completed by: Laura Huff

Date: 08/10/2026

8-11-26 updated changes 82

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

TAX DEED CERTIFICATE NO.: 10899-24

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LEGAL INTEREST.**

PENNEY JASON PENNEY MELANIE
6100 SANCTUARY GARDEN BLVD
PORT ORANGE FL 32128

10899-24

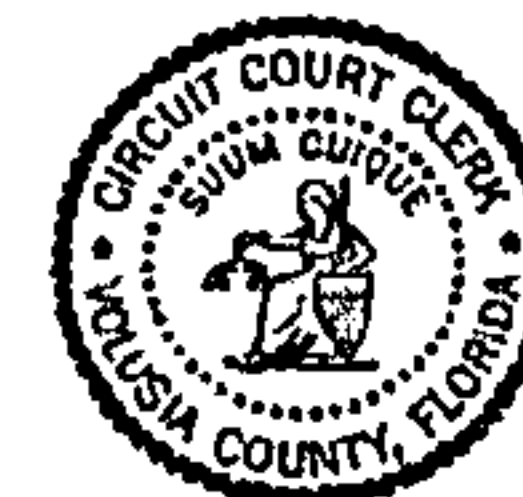
OCTOBER 13, 2026

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

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

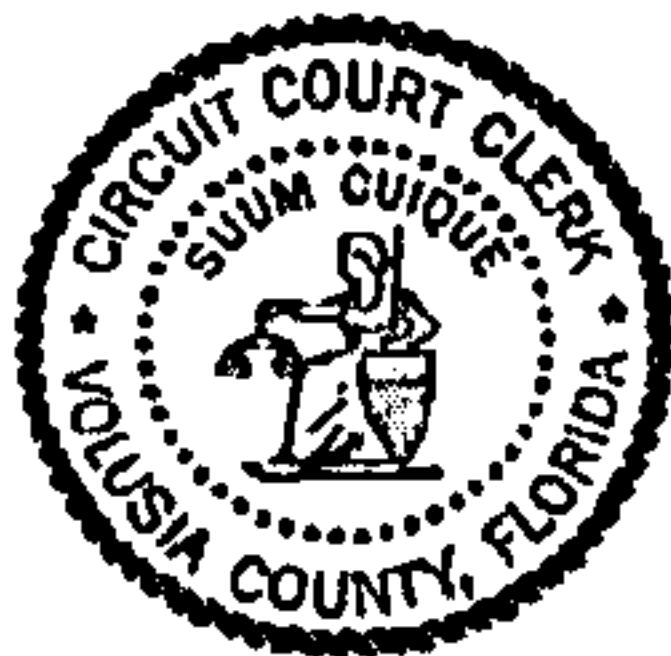
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Description of Property: **Parcel # 633013003070 LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-145 PER OR 4688 PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 4017 PER OR 6615 PG 2565 PER OR 7091 PGS 2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590.**

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: **\$33,088.87**

OPENING BID AMOUNT: \$336,667.12

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.: **10899-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **\$33,088.87***

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

PENNEY JASON PENNEY MELANIE
6100 SANCTUARY GARDEN BLVD
PORT ORANGE FL 32128

***The REDEMPTION AMOUNT is subject to
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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]

9589 0710 5270 0345 4939 08

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

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

Postage

\$
To

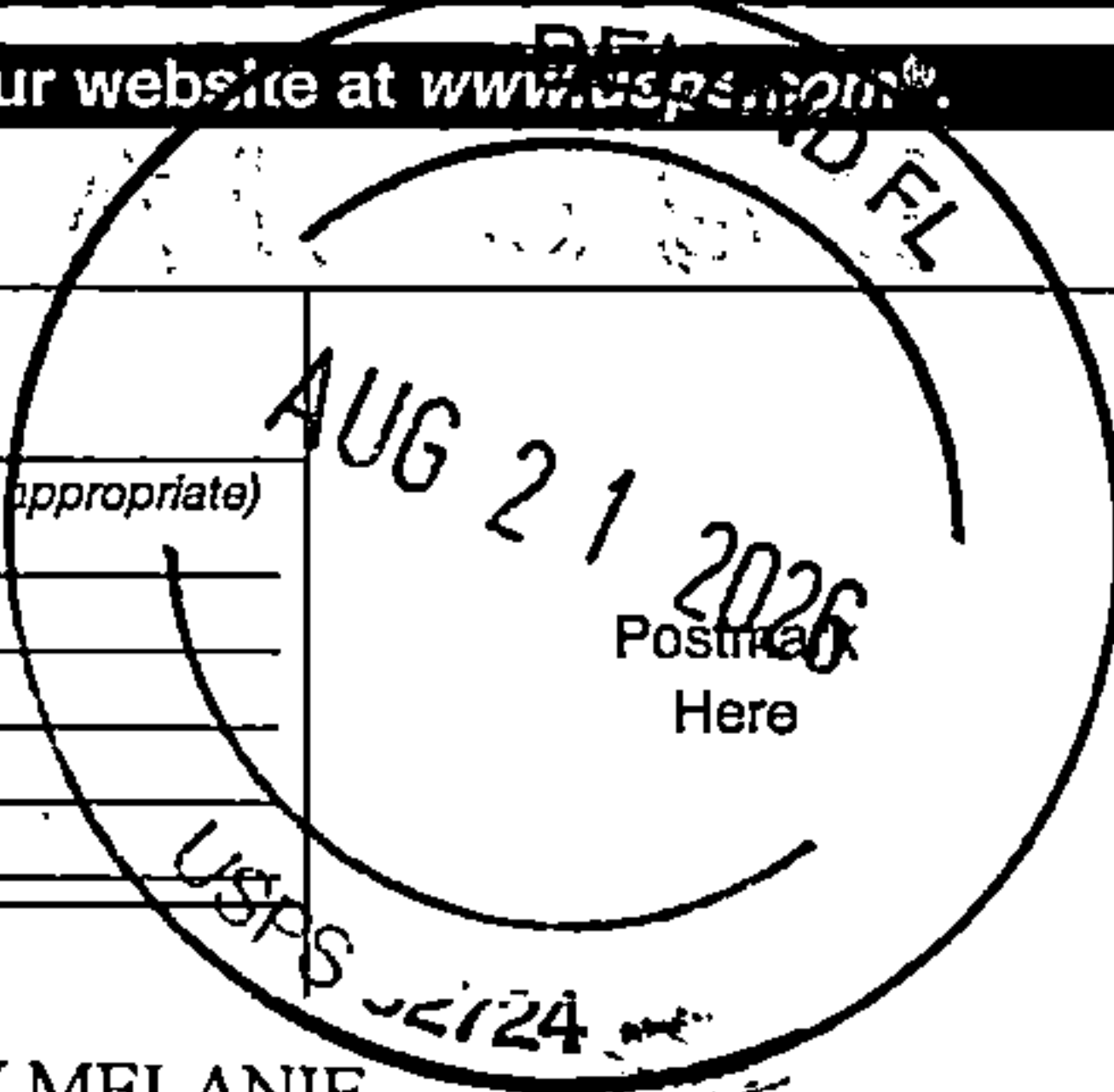
PENNEY JASON PENNEY MELANIE
6100 SANCTUARY GARDEN BLVD
PORT ORANGE FL 32128

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10899-24 OCTOBER 13, 2026

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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:

PENNEY JASON PENNEY MELANIE
6100 SANCTUARY GARDEN BLVD
PORT ORANGE FL 32128

10899-24 OCTOBER 13, 2026



9590 9402 8217 3030 9812 04

2. Article Number (Transfer from service label)

9589 0710 5270 0345 4939 08

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery**

8/24

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

3. Service Type

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

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

Restricted Delivery

U.S. DEPT. OF THE TREASURY
OFFICE OF THE CLERK
COURT VOLUNTARILY
CC:40
JUG 27 AM 7:40

FILED

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

WARNING

TAX DEED CERTIFICATE NO.: 10899-24

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SANCTUARY ON SPRUCE CREEK HOMEOWNERS
ASSOCIATION INC C/O ROBERT ROBINS ESQ
PO BOX 1649
DAYTONA BEACH FL 32115

10899-24

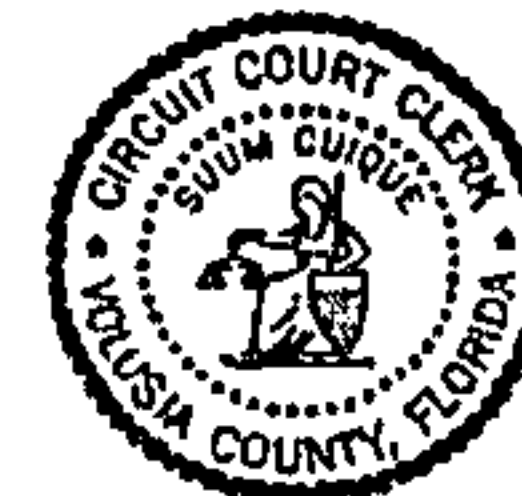
OCTOBER 13, 2026

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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

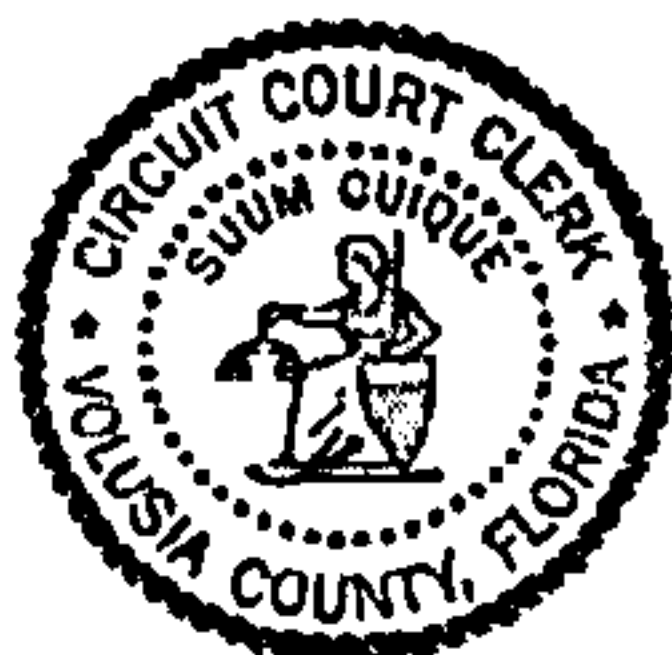
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Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



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Certificate No.: **10899-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **\$33,088.87***

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

SANCTUARY ON SPRUCE CREEK HOMEOWNERS ASSOCIATION INC C/O ROBERT ROBINS ESQ
PO BOX 1649
DAYTONA BEACH FL 32115

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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]

9589 0710 5270 0345 4939 15

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Certified Mail Fee

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

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

Postage

\$

To

\$

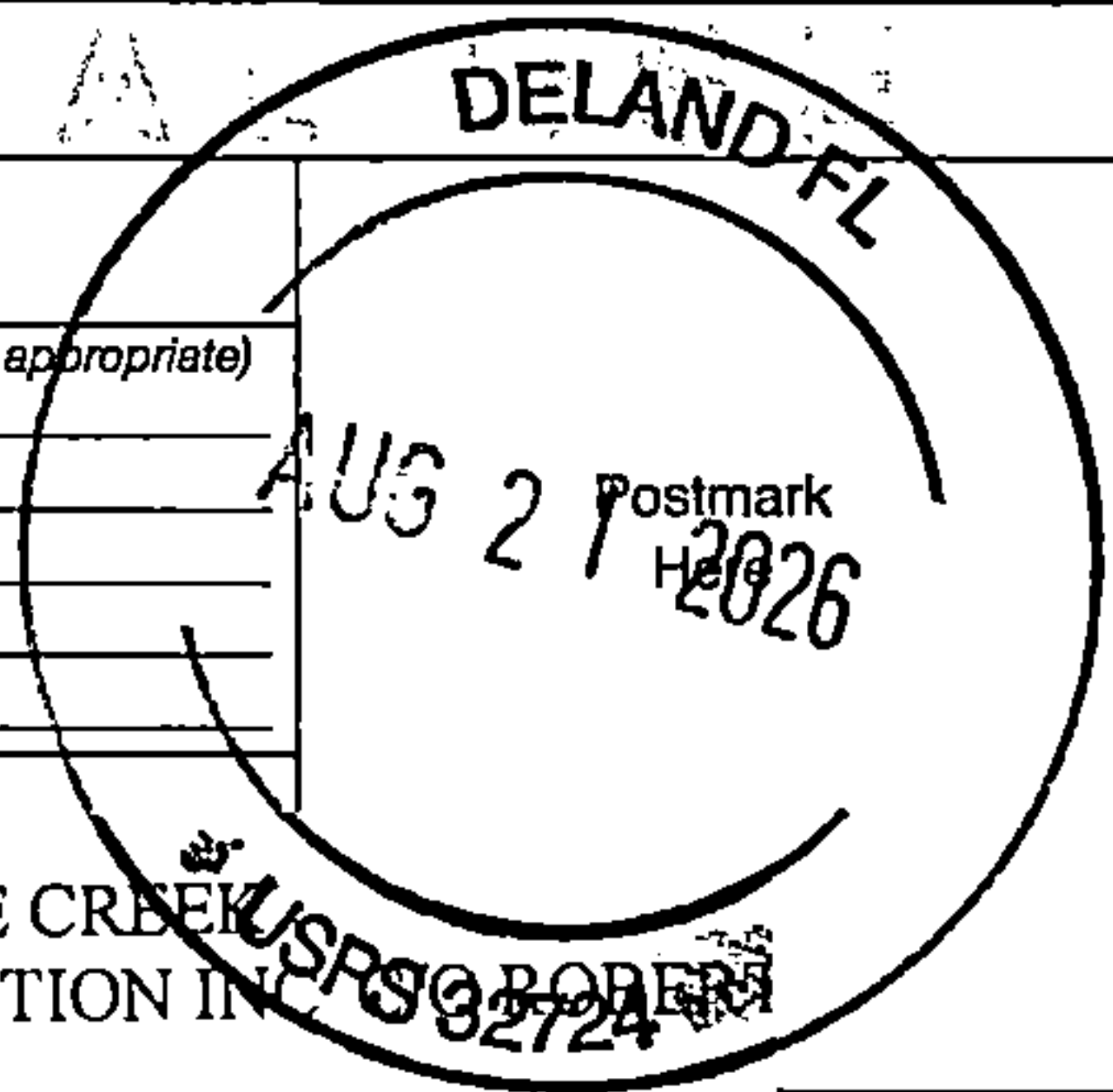
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SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION INC
ROBINS ESQ
PO BOX 1649
DAYTONA BEACH FL 32115

10899-24 OCTOBER 13, 2026



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

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UNITED STATES OF AMERICA FINANCIAL
LITIGATION UNIT US ATTORNEY OFFICE
601 NW LOOP 410 SUITE 600
SAN ANTONIO TX 78216

10899-24

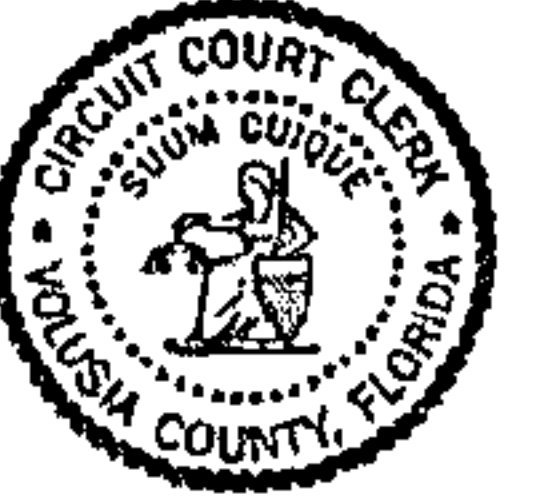
OCTOBER 13, 2026

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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

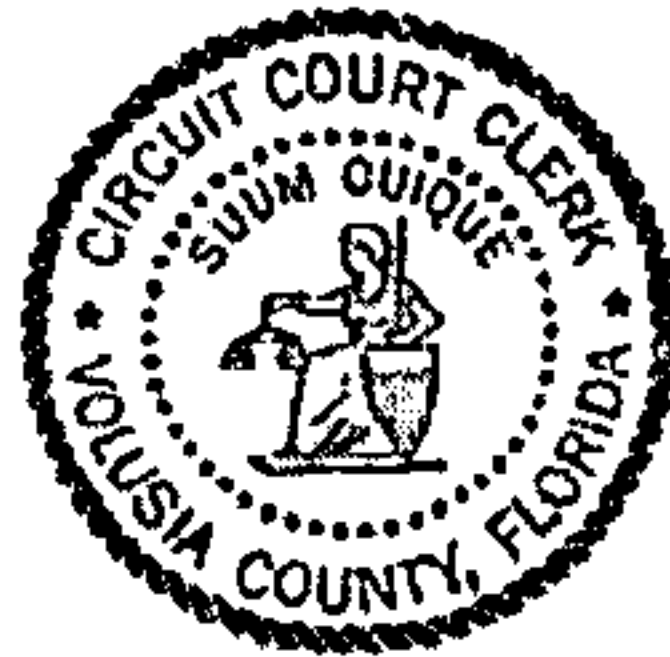
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CLERK OF THE CIRCUIT COURT
Volusia County



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UNITED STATES OF AMERICA FINANCIAL LITIGATION UNIT US ATTORNEY OFFICE
601 NW LOOP 410 SUITE 600
SAN ANTONIO TX 78216

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

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Tc

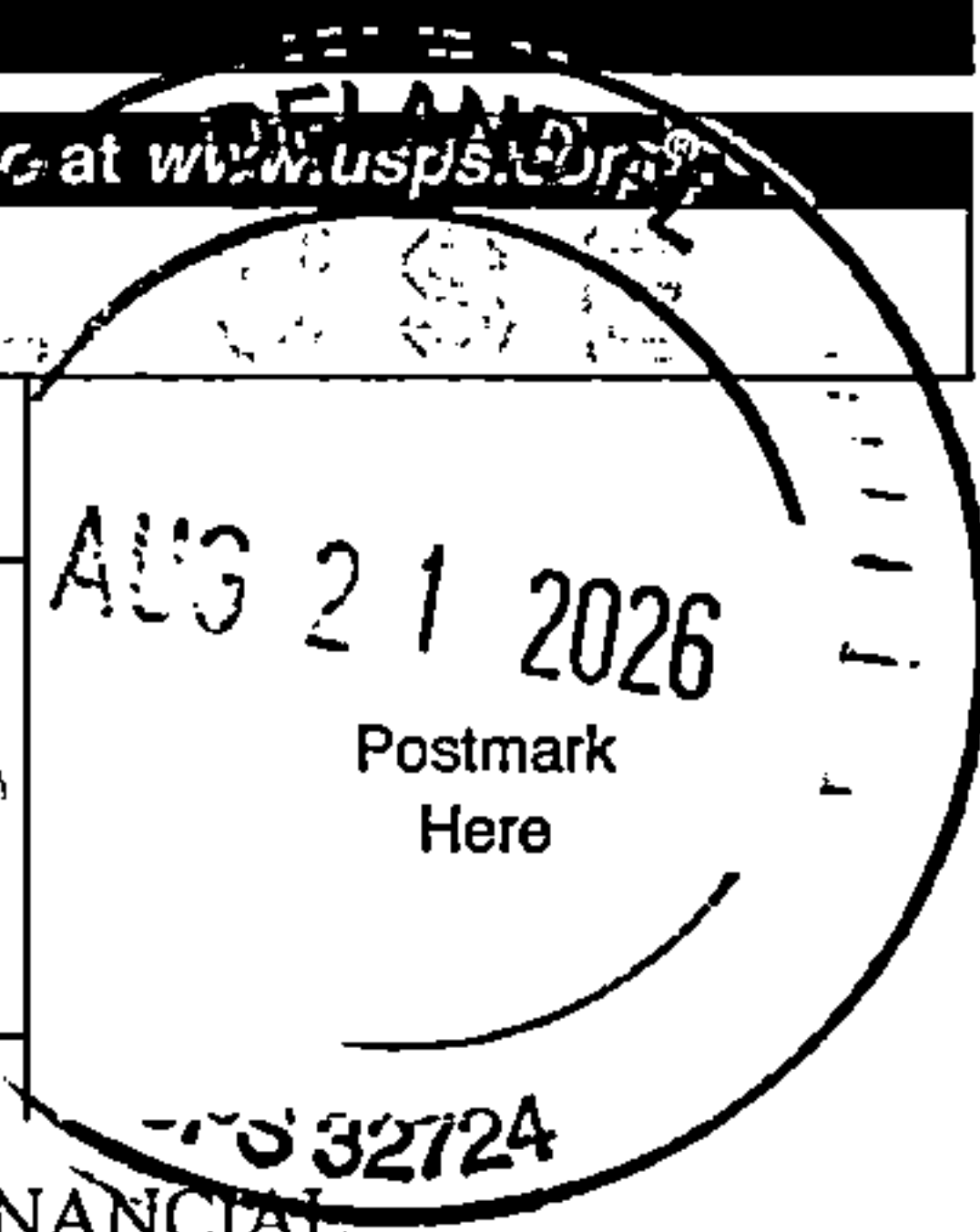
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UNITED STATES OF AMERICA FINANCIAL
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10899-24 OCTOBER 13, 2026



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:

UNITED STATES OF AMERICA FINANCIAL
LITIGATION UNIT US ATTORNEY OFFICE
601 NW LOOP 410 SUITE 600
SAN ANTONIO TX 78216

10899-24 OCTOBER 13, 2026



9590 9402 8217 3030 9812 28

9589 0710 5270 0345 4939 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Delivery Restricted Delivery☐ Signature Confirmation Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

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UNITED STATES OF AMERICA MARK TINDALL
MARGARET F LEACHMAN
903 SAN JACINTO BLVD SUITE 334
AUSTIN TX 78701

10899-24

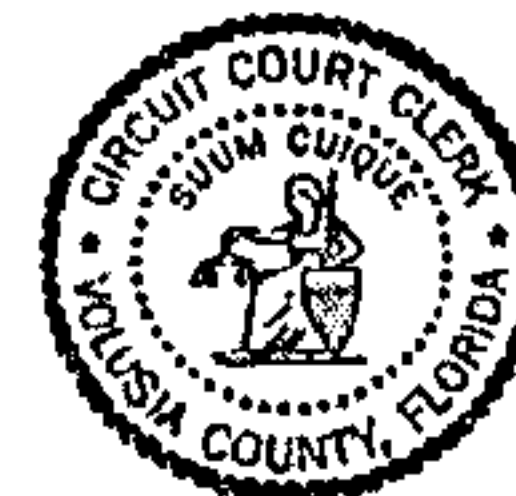
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CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

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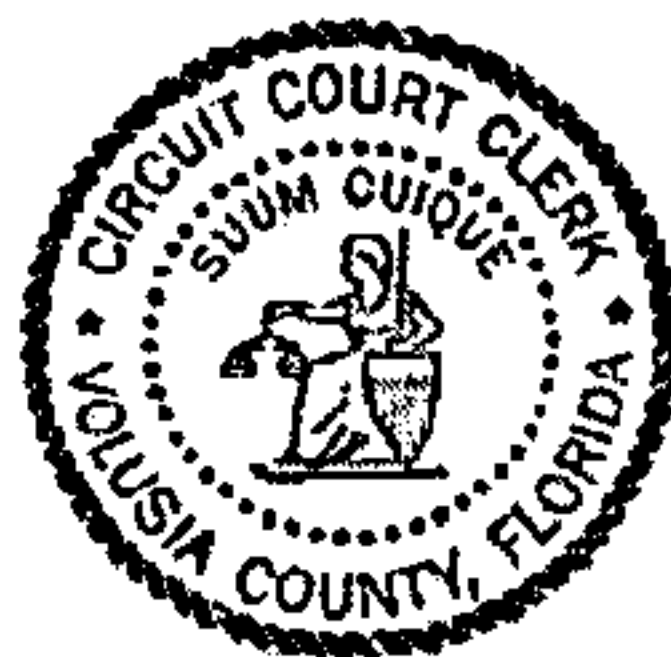
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Description of Property: **Parcel # 633013003070 LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS
143-145 PER OR 4688 PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 4017 PER OR 6615 PG 2565 PER OR 7091 PGS
2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590.**

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: **\$33,088.87**

OPENING BID AMOUNT: \$336,667.12

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.: **10899-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **\$33,088.87***

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

UNITED STATES OF AMERICA MARK TINDALL MARGARET F LEACHMAN
903 SAN JACINTO BLVD SUITE 334
AUSTIN TX 78701

***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]

1589 0710 5270 0345 4939 39

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL MAIL OFFICE

Certified Mail Fee

\$

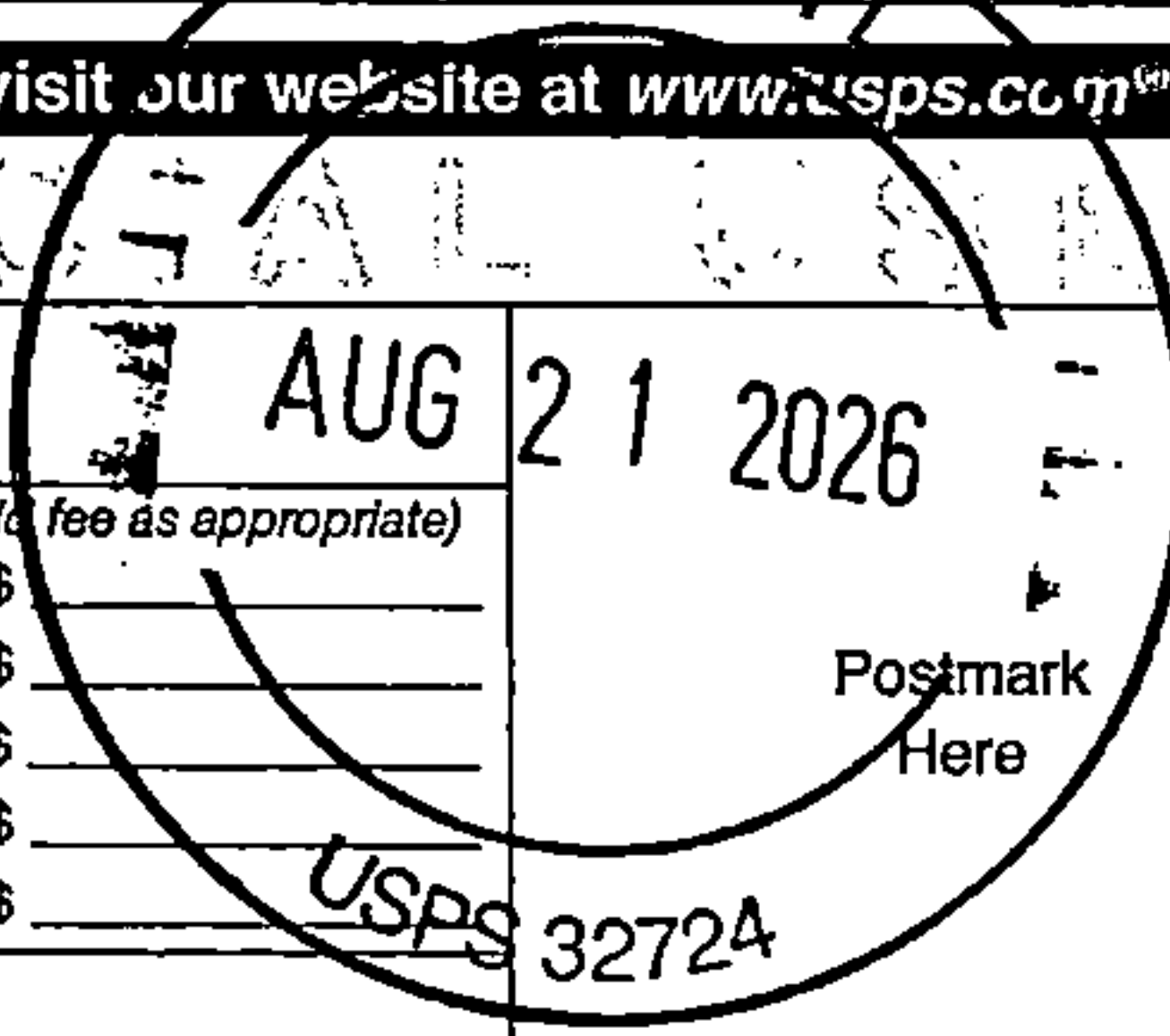
Extra Services & Fees (check box, add fee as appropriate)

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

Postage

UNITED STATES OF AMERICA MARK TINDALL
MARGARET F LEACHMAN
903 SAN JACINTO BLVD SUITE 334
AUSTIN TX 78701

10899-24 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:

UNITED STATES OF AMERICA MARK TINDALL
MARGARET F LEACHMAN
903 SAN JACINTO BLVD SUITE 334
AUSTIN TX 78701

10899-24 OCTOBER 13, 2026



9590 9402 8217 3030 9812 35

2. Article Number (Postnet)

9589 0710 5270 0345 4939 39

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

X

Jasmine

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Jasmine

C. Date of Delivery

8/26/24

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

☐ Yes

☐ No

U.S. MAIL
CITY OF THE CIR
CC 40

31 AM 8:35

FILED

3. Service Type

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

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

Delivery Restricted Delivery

Restricted Delivery
(over \$500)

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

WARNING

TAX DEED CERTIFICATE NO.: 10899-24

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

TOUT MANAGEMENT LLC REGISTERED AGENT
O/B/O THE SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION INC
1326 S RIDGEWOOD AVE SUITE 12
DAYTONA BEACH FL 32114

10899-24

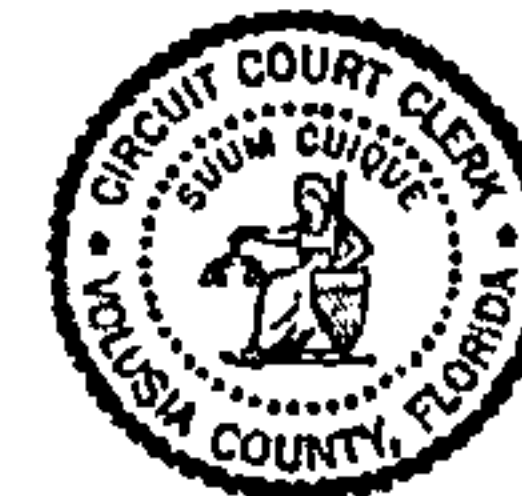
OCTOBER 13, 2026

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

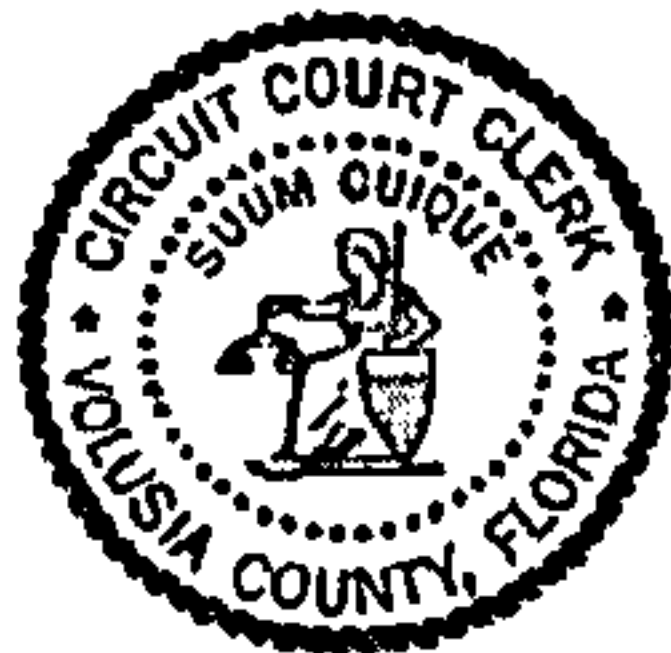
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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



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OPENING BID AMOUNT: \$336,667.12

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Certificate No.: **10899-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **\$33,088.87***

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

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HOMEOWNERS ASSOCIATION INC
1326 S RIDGEWOOD AVE SUITE 12
DAYTONA BEACH FL 32114

***The REDEMPTION AMOUNT is subject to
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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]

9589 0710 0345 4939 46

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 fees as appropriate)

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

Postage

\$

To

\$

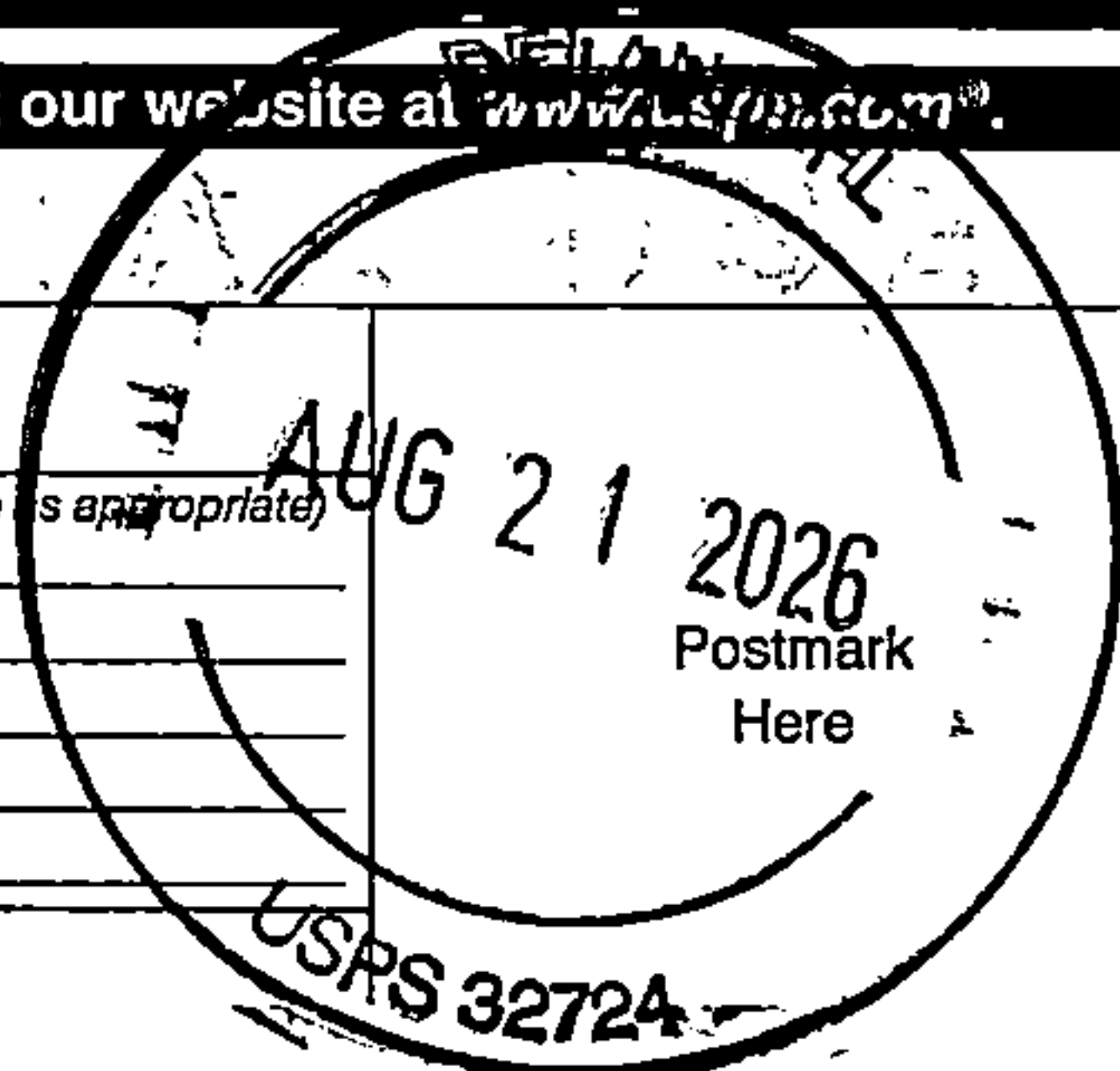
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Cit

TOUT MANAGEMENT LLC REGISTERED
AGENT O/B/O THE SANCTUARY ON SPRUCE
CREEK HOMEOWNERS ASSOCIATION INC
1326 S RIDGEWOOD AVE SUITE 12
DAYTONA BEACH FL 32114

10899-24 OCTOBER 13, 2026



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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1. Article Addressed to:

TOUT MANAGEMENT LLC REGISTERED
AGENT O/B/O THE SANCTUARY ON SPRUCE
CREEK HOMEOWNERS ASSOCIATION INC
1326 S RIDGEWOOD AVE SUITE 12
DAYTONA BEACH FL 32114

10899-24 OCTOBER 13, 2026



9590 9402 8217 3030 9812 42

9589 0710 5270 0345 4939 46

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

X *Erin Hancock*

☐ Agent

☐ Addressee

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

10/24/26

D. Is delivery address different from item 1?

☒ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

ii Restricted Delivery

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

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JASON PENNEY AND MELANIE PENNEY
6100 SANCTUARY GARDEN BOULEVARD
PORT ORANGE FL 32128

10899-24

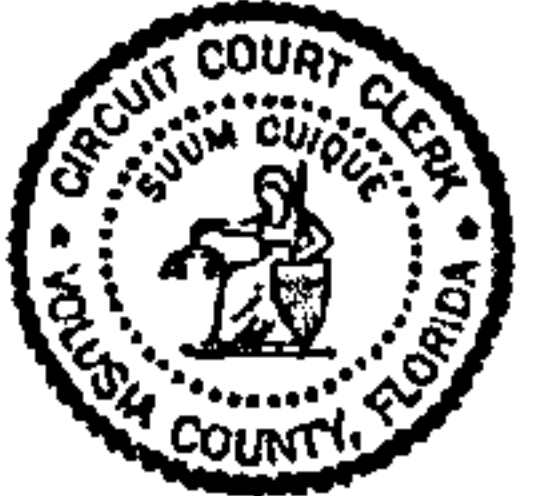
OCTOBER 13, 2026

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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

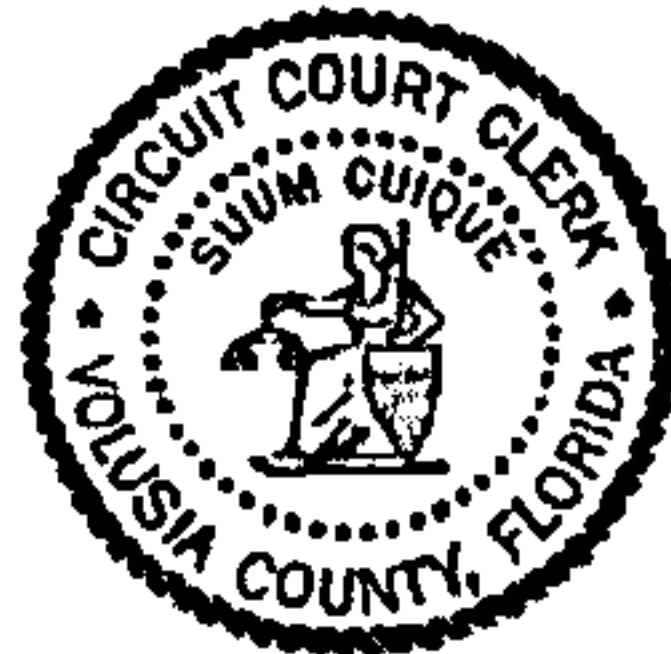
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Volusia County



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Certificate No.: **10899-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **\$33,088.87***

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

JASON PENNEY AND MELANIE PENNEY
6100 SANCTUARY GARDEN BOULEVARD
PORT ORANGE FL 32128

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9589 0710 5270 1702 5036 98

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

\$
Tr

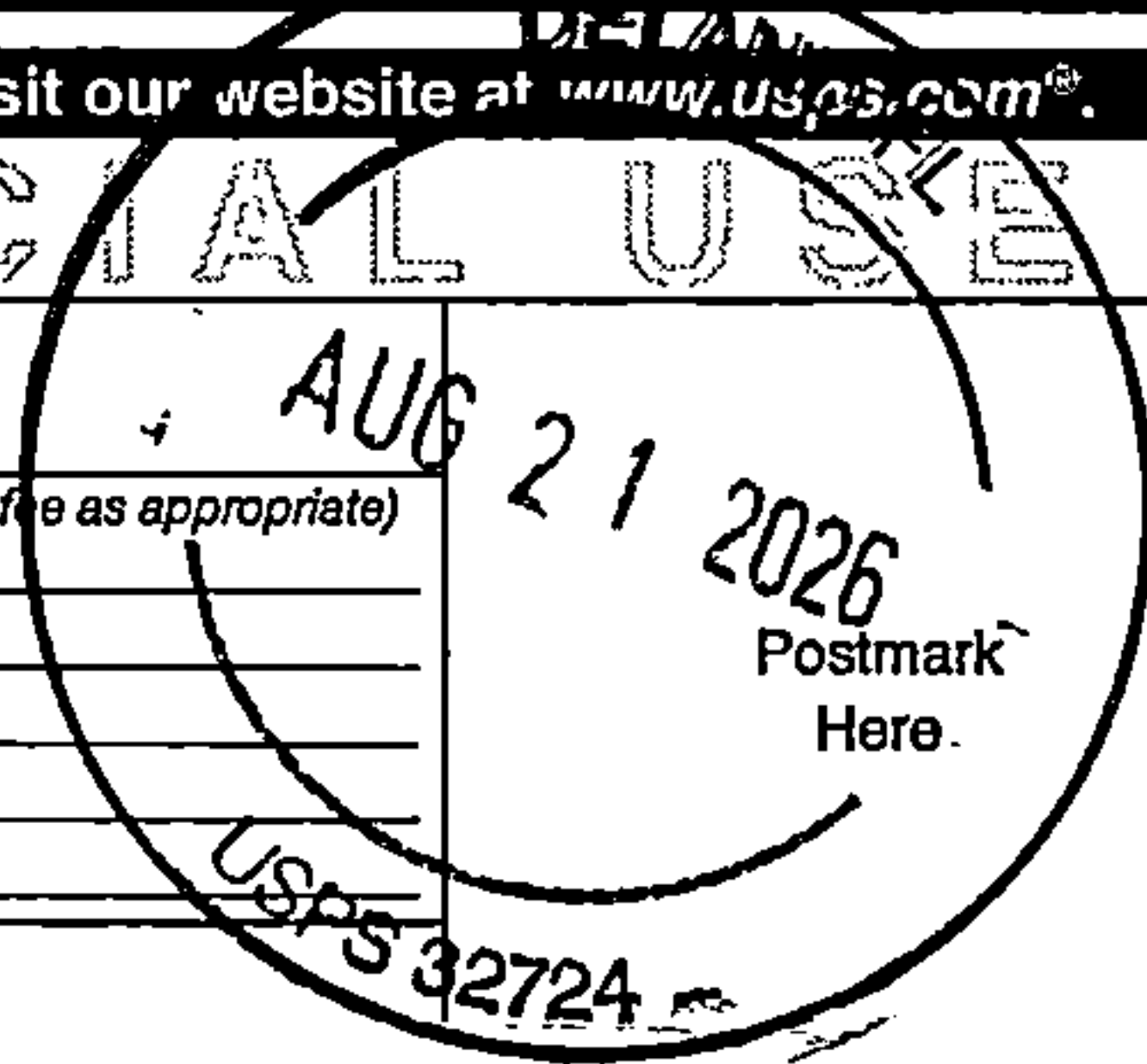
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C

JASON PENNEY AND MELANIE PENNEY
6100 SANCTUARY GARDEN BOULEVARD
PORT ORANGE FL 32128

10899-24 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:

JASON PENNEY AND MELANIE PENNEY
6100 SANCTUARY GARDEN BOULEVARD
PORT ORANGE FL 32128

10899-24 OCTOBER 13, 2026



9590 9402 9238 4295 3409 11

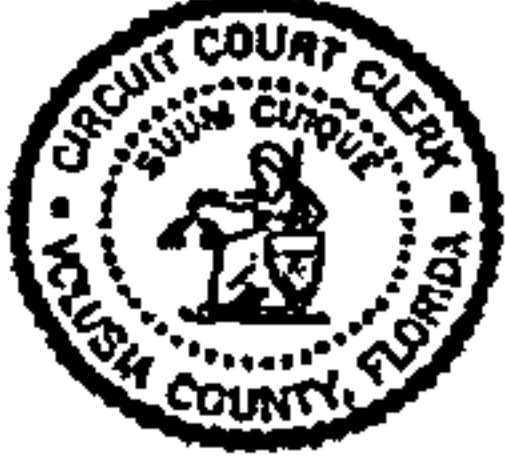
2 Article Number (Transfer from carrier label)

9589 0710 5270 1702 5036 98

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery**

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

☐ Yes☐ No**3. Service Type**☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 15, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on:

Tuesday, October 13, 2026

Service of Process must be completed by:

Tuesday, September 22, 2026

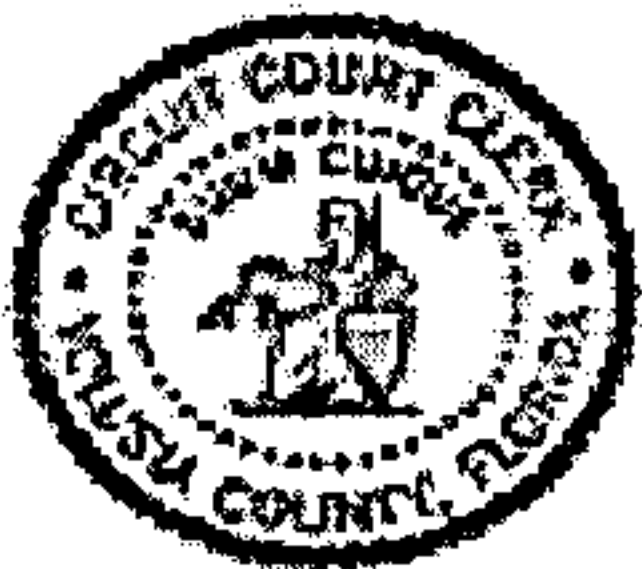
Enclosed are Sheriff's Notice(s) of Application for Tax Deed which require Service of Process together with check(s). If you are unable to make service, please post a copy of the notice in a conspicuous place at the given address. See the following page for the names of the Titleholders requiring Service:

NUMBER OF SERVICES:	64
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$2,560.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
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 SMITH	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/C	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 FELICIANO	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 JR GEE 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 REC	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

TAX DEED CERTIFICATE NO.: 10899-24

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PENNEY JASON PENNEY MELANIE
6100 SANCTUARY GARDEN BLVD
PORT ORANGE FL 32128

10899-24

OCTOBER 13, 2026

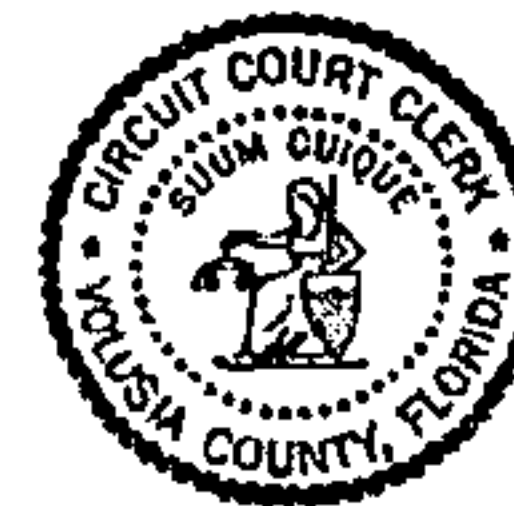
WARNING
SHERIFF'S
NOTICE

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

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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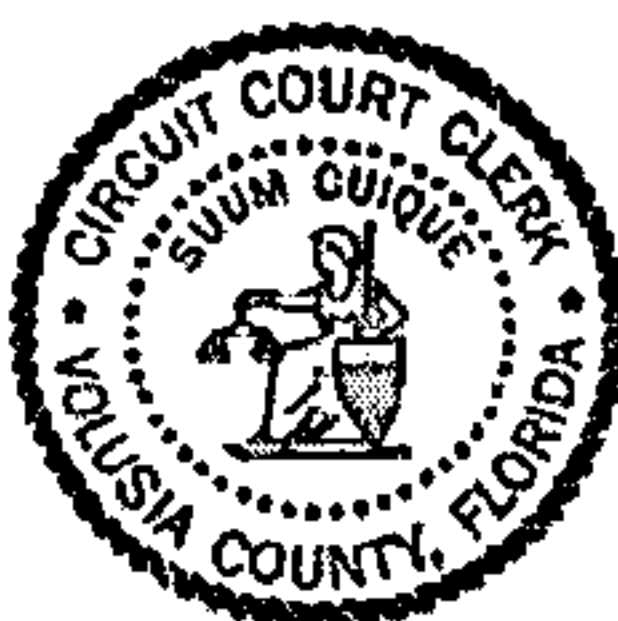
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Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



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DELAND. FL 32721

TAX DEED CERTIFICATE NO.: 10899-24

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

JASON PENNEY AND MELANIE PENNEY
6100 SANCTUARY GARDEN BOULEVARD
PORT ORANGE FL 32128

10899-24

OCTOBER 13, 2026

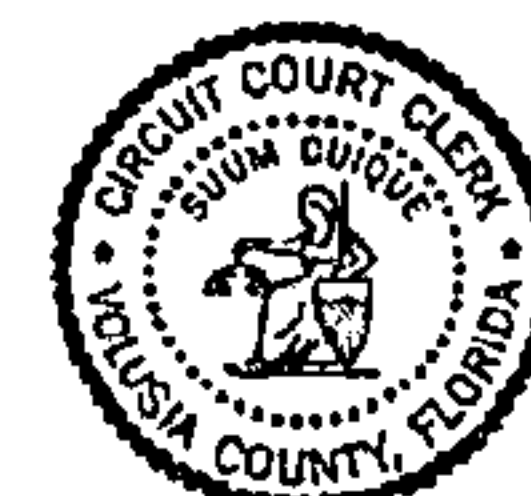
WARNING
SHERIFF'S
NOTICE

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 **KEYS FUNDING LLC - 7024** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **10899-24** Name in which assessed: **PENNEY JASON PENNEY MELANIE**
Description of Property: **Parcel # 633013003070 LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS 143-145 PER OR 4688 PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 4017 PER OR 6615 PG 2565 PER OR 7091 PGS 2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590.**

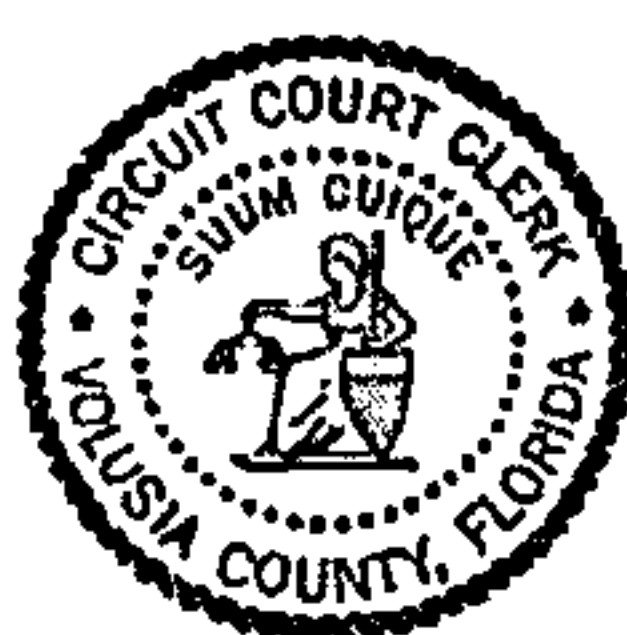
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 13, 2026 at 9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$33,088.87**

OPENING BID AMOUNT: \$336,667.12

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.: **10899-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **\$33,088.87***

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

JASON PENNEY AND MELANIE PENNEY
6100 SANCTUARY GARDEN BOULEVARD
PORT ORANGE FL 32128

***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]



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 #:
26018796

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: JASON PENNEY AND MELANIE PENNEY

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	10899-24

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 11:11 AM, and that I served the same on the 27th day of August, 2026, at the hour of 8:20 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	JASON PENNEY AND MELANIE PENNEY	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:	6100 SANCTUARY GARDEN BOULEVARD PORT ORANGE, FL 32128		
SERVICE STATUS:	Served	SERVICE BY:	Process Server Fawcett, Heath 8925


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

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

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

DATE: 8/28/2026
ENTRD BY: KONEAL

FILED

BY: 

FAWCETT, HEATH 8925, PROCESS SERVER

26018796

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

WARNING
SHERIFF'S
NOTICE

TAX DEED CERTIFICATE NO.: 10899-24

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

JASON PENNEY AND MELANIE PENNEY
6100 SANCTUARY GARDEN BOULEVARD
PORT ORANGE FL 32128

10899-24 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
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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.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



AUG 24 26 11:11

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

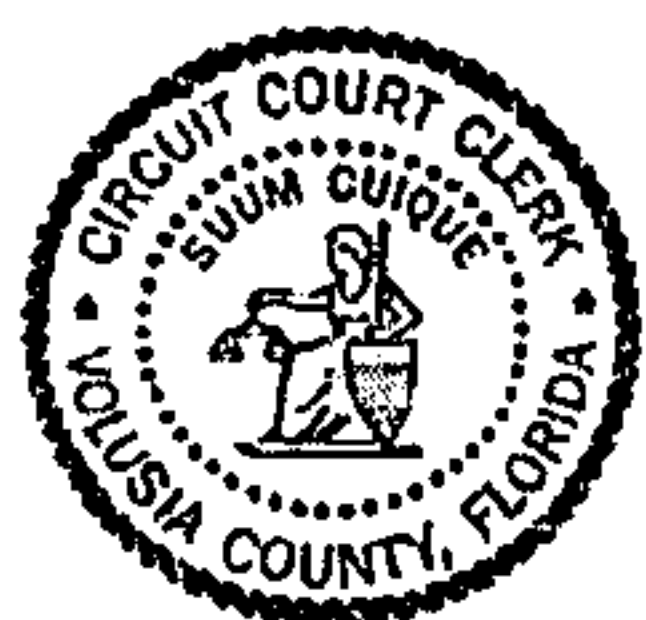
NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** the holder of the following certificate issued on
JUNE 1, 2024 has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was
assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **10899-24** Name in which assessed: **PENNEY JASON PENNEY MELANIE**
Description of Property: **Parcel # 633013003070 LOT 307 SANCTUARY ON SPRUCE CREEK PHASE III MB 47 PGS
143-145 PER OR 4688 PG 4741 PER OR 5585 PG 4982 PER OR 6349 PG 4017 PER OR 6615 PG 2565 PER OR 7091 PGS
2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590.**

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: **\$33,088.87**
OPENING BID AMOUNT: \$336,667.12
The **REDEMPTION AMOUNT & OPENING BID AMOUNT**
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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.: **10899-24**
Date of Sale: **OCTOBER 13, 2026**
REDEMPTION AMOUNT: **\$33,088.87***
PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

JASON PENNEY AND MELANIE PENNEY
6100 SANCTUARY GARDEN BOULEVARD
PORT ORANGE FL 32128

CLERK OF THE CIRCUIT COURT & CLERK VOLUSIA COUNTY, FL
2026 SEP -3 AM 9:46

FILED

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

MAKE CHECK PAYABLE TO:
Will Roberts - Tax Collector
MAIL TO:
Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
[Telephone: 386-736-5938]

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

ATTORNEY / DEPOSITOR:

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



SHERIFF'S #:
26018795

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: PENNEY JASON PENNEY MELANIE

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	10899-24

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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.

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VOLUSIA SHERIFF'S OFFICE
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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

FILED

BY:

Hfawcett 8925

FAWCETT, HEATH 8925, PROCESS SERVER

24018795

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

TAX DEED CERTIFICATE NO.: 10899-24

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PENNEY JASON PENNEY MELANIE
6100 SANCTUARY GARDEN BLVD
PORT ORANGE FL 32128

10899-24

OCTOBER 13, 2026

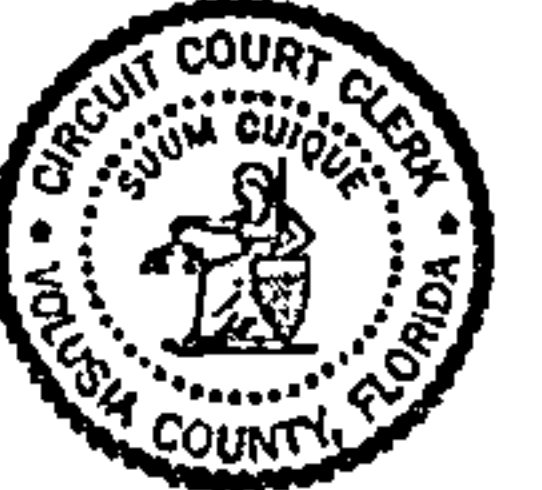
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6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

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

AUG 24 '26 11:11

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2658-2659 PER OR 7287 PG 2814 PER OR 8373 PG 4590.**

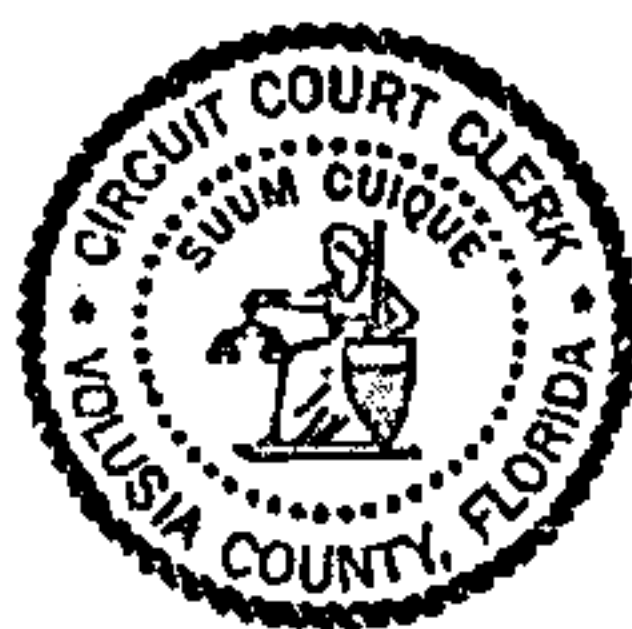
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Dated this 21ST day of AUGUST, 2026.

Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$33,088.87**

OPENING BID AMOUNT: \$336,667.12

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Certificate No.: **10899-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **\$33,088.87***

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

PENNEY JASON PENNEY MELANIE
6100 SANCTUARY GARDEN BLVD
PORT ORANGE FL 32128

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

2026 SEP -3 AM 9:47

FILED

*The REDEMPTION AMOUNT is subject to
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MAKE CHECK PAYABLE TO:

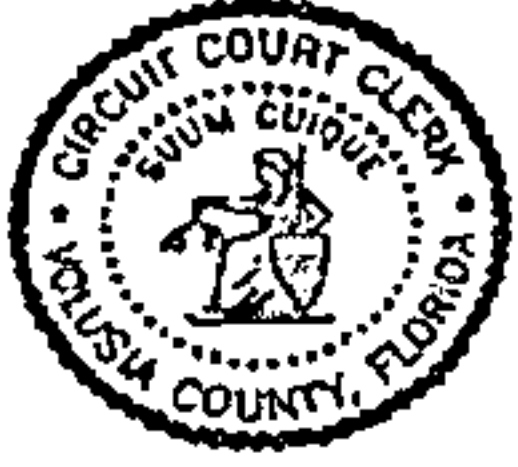
Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 4, 2026

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

RE: CERTIFICATE NO.: 10899-24

REFUND OF DEPOSIT

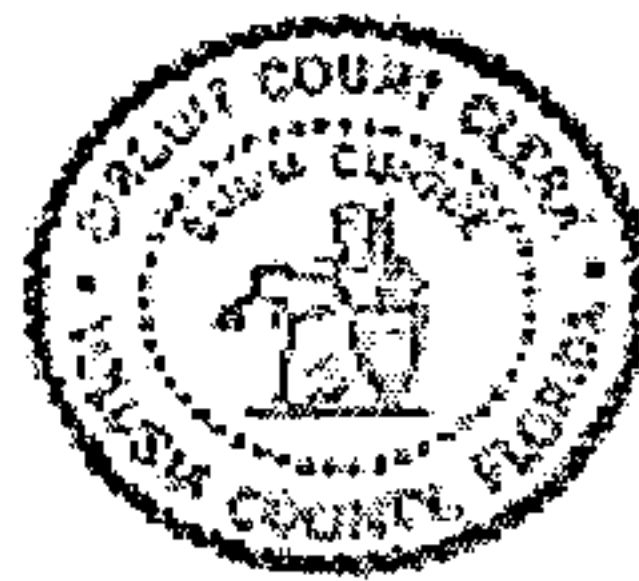
The above listed certificate was pulled by the Tax Collector's Office after it was scheduled for Tax Deed sale but before it was sold at Tax Deed Sale. Therefore, we are refunding you this unused portion of your deposit. Any additional monies due to you will be sent by the Volusia County Tax Collector's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

Recording Affidavit of Publication [Sect 197.512(3) & 28.24]	10.00
Recording Fee for Tax Deed [per Sect. 28.24]	8.50
Documentary Stamp Tax [per Sect. 201.02].....	0.00

TOTAL AMOUNT OF REFUND \$ 18.50

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By:

S PEARSON
DEPUTY CLERK

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 10899-24

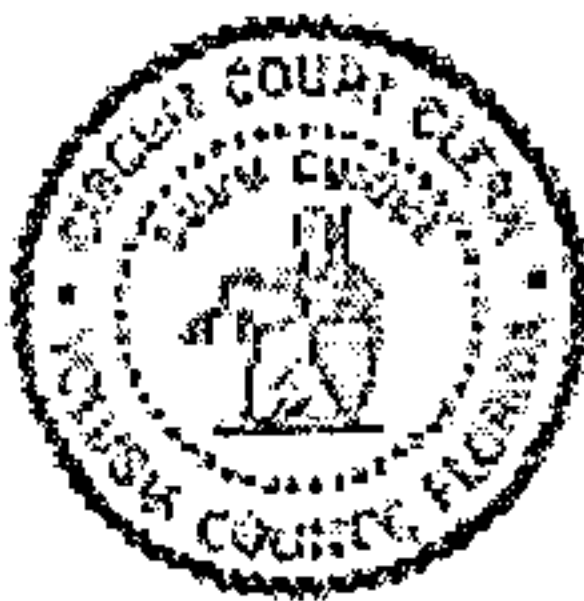
CERTIFICATE OF MAILING

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:

PENNEY JASON PENNEY MELANIE at 6100 SANCTUARY GARDEN BLVD, PORT ORANGE FL 32128,
SANCTUARY ON SPRUCE CREEK at PO BOX 1649, DAYTONA BEACH FL 32115,
HOMEOWNERS ASSOCIATION INC
C/O ROBERT ROBINS ESQ
UNITED STATES OF AMERICA at 601 NW LOOP 410 SUITE 600, SAN ANTONIO TX 78216,
FINANCIAL LITIGATION UNIT US
ATTORNEY OFFICE
UNITED STATES OF AMERICA at 903 SAN JACINTO BLVD SUITE 334, AUSTIN TX 78701,
MARK TINDALL MARGARET F
LEACHMAN
TOUT MANAGEMENT LLC at 1326 S RIDGEWOOD AVE SUITE 12, DAYTONA BEACH FL 32114,
REGISTERED AGENT O/B/O THE
SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION INC
★ JASON PENNEY AND MELANIE at 6100 SANCTUARY GARDEN BOULEVARD, PORT ORANGE FL
PENNEY 32128,

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.



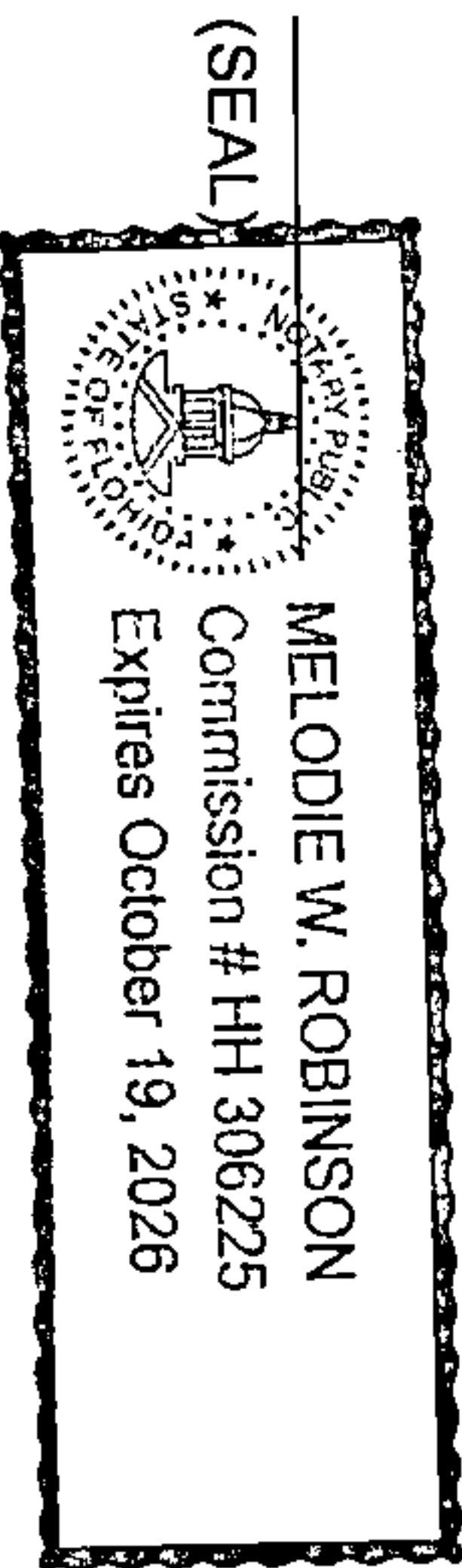
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: Samantha Pearson
Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared
Barb Shepherd, who on oath says that he/she
is the Legal Advertising Representative of The Beacon, a
weekly newspaper published at Deland, in Volusia County,
Florida; that the attached copy of advertisement, being
a Tax Deed Certificate #10899-24
in the matter of Penney Jason Penney Melanie in
the Circuit Court, was published in said newspa-
per, 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 corpora-
tion any discount, rebate, commission or refund for the
purpose of securing this advertisement for publication in
the said newspaper.

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

Melodie W. Robinson



NOTICE OF APPLICATION
FOR TAX DEED
NOTICE IS HEREBY GIVEN, that KEYS
FUNDING LLC - 7024 the holder of
the following certificate has filed said
certificate for a tax deed to be issued
thereon. The certificate number and
year of issuance, the description of the
property, and the names in which it was
assessed are as follows:
Certificate No. 10899-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel #
633013003070 LOT 307 SANCTUARY ON
SPRUCE CREEK PHASE I IIMB 47 PGS 143-
145 PER OR 4688 PG 4741 PER OR 5585 PG
4982 PER OR 6349 PG 4017 PER OR 6615
PG 2565 PER OR 7091 PG 52658-2659 PER
OR 7287 PG 2814 PER OR 8373 PG 4590
Name in which assessed: PENNEY
JASON PENNEY MELANIE
Said property being in the County of
VOLUSIA, State of Florida.

Unless such certificate shall be re-
deemed 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/ SLABAW
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. Alabarna 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