Date Printed: 10/9/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

11177-24	Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY	Applicant Name
4/10/2026	Application Date
10/13/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	3,625.31
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,769.93
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		5,920.24
7. Total Interest Accrued by Tax Collector		266.41
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		69.20
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		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		6,546.85
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		282.62
20. Total of Lines 18 & 19		6,829.47
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*	$	6,852.72

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

PAYOFF GOOD THROUGH: 10/13/2026

PAYOFF GOOD THROUGH _____ BY 9:00 AM

Redemption Date: 10/9/26

Name & Address: Kirk Cosby
862 Ball Ground Rd
Westfield VT 05874

Created by: JMT

6292647

10/12/2026 8:43:21 AM
Instrument# 2026185951 1 page
Book: 8915 Page: 3804
Electronically Recorded By
Volusia County Clerk of the Court

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

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

Book:**8883**

Page: **4050**

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

Certificate No. **11177-24** Year of Issuance **JUNE 1, 2024**

Description of Property **531631008220**
UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7479 PG 4840 PER OR 7711 PG 2757

Name in which assessed **COSBY KIRK**

Dated: 10/12/2026

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: BPoitras

B POITRAS
Deputy Clerk

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/12/2026 8:43 AM
Receipt: 303184882 Drawer: 156002

TAX DEEDS DELAND
Operator: bpoitras

Instrument #: 2026185951 Type: RE
Book #: 8915 Page #: 3804 Time: 8:43 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 11177-24 / FIG 20 LLC FIG 20 LLC FID SEC PTY

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 10/9/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

11177-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	3,625.31
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,769.93
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		5,920.24
7. Total Interest Accrued by Tax Collector		266.41
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		69.20
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		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		6,546.85
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		282.62
20. Total of Lines 18 & 19		6,829.47
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*	**$**	**6,852.72**

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

PAYOFF GOOD THROUGH: 10/13/2026

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

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

Date Printed: 10/5/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

11177-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	3,625.31
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,769.93
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		5,920.24
7. Total Interest Accrued by Tax Collector		266.41
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		69.20
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		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		6,546.85
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		282.62
20. Total of Lines 18 & 19		6,829.47
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*	**$**	**6,852.72**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		6,829.47
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**6,829.47**

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

Must be paid by 9:00 AM on 10/13/2026

Created by:

CL-0921-2301

To:
Tax Collector's Office

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

Date: 10/5/2026
Pages: 4

Completed by: JMT
Date: 10/05/2026

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

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

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

CL-0769-2504

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

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

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

To:
Property Appraiser - County of Volusia

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

Date: 10/5/2026

Pages: 4

Completed by: Ashlee Walker

Date: 10/05/2026

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

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

NO Changes 10-5-26 SL

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

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

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

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

Date Printed: 7/31/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

11177-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	3,625.31
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,769.93
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		5,920.24
7. Total Interest Accrued by Tax Collector		266.41
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		69.20
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		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		6,546.85
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		282.62
20. Total of Lines 18 & 19		6,829.47
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*	**$**	**6,852.72**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		6,829.47
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**6,829.47**

***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: GP

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **11177-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 531631008220 UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7479 PG 4840 PER OR 7711 PG 2757**

Name in which assessed **COSBY KIRK**

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **13TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

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

SEPTEMBER 10, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 531631008220
Tax Deed #: 32037
Situs Address: 1909 S ATLANTIC AVE 822

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

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

Owner on Current Tax Roll
COSBY KIRK
PO BOX 7511
DAYTONA BEACH, FL 32116

Billing Address on Current Tax Roll

Additional Parties, Per Search
FRANK WEINBERG & BLACK PL, Other Party
REGISTERED AGENT
O/B/O FRANK WEINBERG & BLACK
PL
210 SOUTH BEACH STREET SUITE 202
DAYTONA BEACH, FL 32114

OCEANSIDE INN CONDOMINIUM ASSOCIATION, INC. Other Party
1909 S ATLANTIC AVE. SUITE B
DAYTONA BEACH SHORES, FL
32118

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

KIRK COSBY
1909 SOUTH ATLANTIC AVENUE, 822
DAYTONA BEACH, FL 32118

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Will Roberts -- Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720
Tel: 386-736-5938 • Fax: 386-822-5729
Web: volusiatax.gov • Email: taxcollector@volusiatax.gov

513
Effective 11/20

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, CA 07101-3411	Application date	Apr 10, 2026
Situs address	1909 S ATLANTIC AVE 822 DAYTONA BEACH SHORES 32118	Yr Issued/Certificate #	2024 / 11177
Parcel owner	COSBY KIRK PO BOX 7511 DAYTONA BEACH, FL 32116	Date certificate issued	06/01/2024
		Deed application number	32037
Property description	See last page.	Account number	531631008220

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)
# 2024/11177	05/31/2024	1,591.30	213.50	1,804.80
			Part 2: Total*	**1,804.80**

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)
# 2025/11016	05/31/2025	1,704.86	6.25	109.40	1,820.51
				Part 3: Total*	**1,820.51**

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)	3,625.31
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,769.93
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)	266.41
7. **Total Paid** (Lines 1-6)	6,186.65

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Tim Brownson
Signature, Tax Collector or Designee

Volusia, Florida

Date 07/01/2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. **Total Paid** (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	6,186.65
18. Redemption fee	6.25
19. Total amount to redeem	6,192.90

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):

UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7479 PG 4840 PER OR 7711 PG 2757

UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR (Full legal attached.)

TDA #: 32037

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
531631008220	6292647	822-1909 S ATLANTIC AVE DAYTONA BEACH SHORES 32118

Legal Description

UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7479 PG 4840 PER OR 7711 PG 2757

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-11177	$152,475	No	No	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
KIRK COSBY	
PO BOX 7511 DAYTONA BEACH FL 32116	

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 05/12/2026 **Search covers** **20 years** **through:** 05/07/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
KIRK COSBY 1909 SOUTH ATLANTIC AVENUE, 822 DAYTONA BEACH FL 32118	Warranty Deed Bk:7711 Pg:2757	

Related Documents (for Reference)

Warranty Deed
Bk:5549 Pg:3573

Warranty Deed
Bk:6020 Pg:1213

Warranty Deed
Bk:6425 Pg:3554

Quit Claim Deed
Bk:6479 Pg:2033

Death Certificate
Bk:7479 Pg:4836

Trust Affidavit
Bk:7479 Pg:4838

Warranty Deed
Bk:7479 Pg:4840

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
OCEANSIDE INN CONDOMINIUM ASSOCIATION, INC. 1909 S ATLANTIC AVE. SUITE B DAYTONA BEACH SHORES FL 32118	Sunbiz- COA	
FRANK WEINBERG & BLACK PL, REGISTERED AGENT O/B/O FRANK WEINBERG & BLACK PL 210 SOUTH BEACH STREET SUITE 202 DAYTONA BEACH FL 32114	Sunbiz- COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

6/24/2019 2:10:37 PM Instrument #2019123735 #1 Book:7711 Page:2757
Doc Stamps $437.50 Transfer Amt $62,500.00

Prepared by:
Blue Ocean Title
3510 S. Nova Rd, Ste 114, Port Orange, FL 32129

File Number: PTO-19-49

General Warranty Deed

Made this 7th of June, 2019, A.D. by, **PMB Investing LLC, a Florida Limited Liability Company** whose post office address is 1206 Thompson Place, Daytona Beach, FL 32118, hereinafter called the grantor, to **Kirk Cosby, a single man**, whose post office address is: 1909 South Atlantic Avenue, 822, Daytona Beach, FL 32118, 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 VolusiaCounty, Florida, viz:

Unit 822 and 823, OCEANSIDE INN, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof as recorded in Official Records Book 5027, Page 2142, as amended from time to time, of the Public Records of Volusia County, Florida.

Parcel ID Number: **531631008220**

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, 2018.

Prepared by:
Blue Ocean Title
3510 S. Nova Rd, Ste 114, Port Orange, FL 32129

File Number: PTO-19-49

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:

PMB Investing LLC, a Florida Limited Liability Company

By: _____
Jonathan B. Owens

Witness Printed Name

Witness Printed Name

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 7th day of June,2019, by Jonathan B. Owens **manager of PMB Investing LLC, a Florida Limited Liability Company** who is/are personally known to me or who has produced _____ as identification.

TALISHA ANDERSON
MY COMMISSION # GG 197862
EXPIRES: March 27, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Print Name: _____

My Commission expires: _____

05/10/2005 11:28 AM
Doc stamps 1288.00
(Transfer Amt $ 184000)
Instrument# 2005-120189 # 1
Book: 5549
Page: 3573
Diane M. Matousek
Volusia County, Clerk of Court

Return to:
Name:
Address:

This Instrument Prepared:
Andrea Swanto Boswell , C.L.C.
SOUTHERN TITLE HOLDING COMPANY, LLC.
404 SEABREEZE BLVD.
DAYTONA BEACH, Florida 32118
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
5316-31-00-8220
Grantee(s) S.S.#(s):
File No:**SB059002**

SOUTHERN TITLE

WARRANTY DEED

This Warranty Deed Made the **3rd day of May, 2005**, by **WILLIAM P. BOUGHNER and MIRANDA BOUGHNER, HUSBAND AND WIFE**, hereinafter called the grantor, whose post office address is: **1320 N. SHORE DRIVE, GREENSBORO, Georgia 30642**

to **SHERIF MESSIHA and NADIA MESSIHA, HUSBAND AND WIFE,** whose post office address is: **24 VAN HISE DRIVE, PERRINEVILLE, New Jersey 08535**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of $10.00 Dollars 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:

UNIT 822 AND 823, OCEANSIDE INN, A CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5027, PAGES 2142 THROUGH 2240, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

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 **2004**, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
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:

Witness Signature: _____
Printed Name: Jauna Lloyd

WILLIAM P. BOUGHNER

Witness Signature: _____
Printed Name:

MIRANDA BOUGHNER

Witness Signature: _____
Printed Name: Andrea M. Boswell

Witness Signature: _____
Printed Name:

STATE OF **FLORIDA**
COUNTY OF **VOLUSIA**

The foregoing instrument was acknowledged before me this 29th day of April, 2005, by **WILLIAM P. BOUGHNER and MIRANDA BOUGHNER**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

ANDREA M. BOSWELL
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
Andrea M. Boswell
Commission # DD390093
Expires April 19 2009
Bonded Thru Fain Insurance Inc 800-385-7019

03/07/2007 02:25 PM
Doc stamps .70
(Transfer Amt $ 10)
Instrument# 2007-054425 # 1
Book: 6020
Page: 1213

This Document Prepared By and Return to:
Fred B. Share, Esquire
1092 Ridgewood Avenue
Holly Hill, FL 32117

Parcel ID Number:

Warranty Deed

This Indenture, Made this 2nd day of March , 2007 A.D., **Between**
Sherif Messiha and Nadia Messiha, husband and wife

of the County of Monmouth , State of New Jersey , **grantors,** and
Archcon, LLC, a New Jersey limited liability company

whose address is: 24 Van Hise Drive, Perrineville, NJ 08535

of the County of Monmouth , State of New Jersey , **grantee.**
Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Volusia State of Florida to wit:

See attached Exhibit "A".

The preparer of the instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Tami Jo Chinn
Witness

Printed Name: Lynn F. Skorenki
Witness

Sherif Messiha (Seal)
P.O. Address: 24 Van Hise Drive, Perrineville, NJ 08535

Nadia Messiha (Seal)
P.O. Address: 24 Van Hise Drive, Perrineville, NJ 08535

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 2nd day of March , 2007 by
Sherif Messiha and Nadia Messiha, husband and wife

who is personally known to me or who has produced Driver's license as identification.

NOTARY PUBLIC Tami Jo Chinn
Commission # DD473095
Expires October 17, 2009
STATE OF FLORIDA Bonded Troy Fain - [illegible] Inc 800-385-7019

Printed Name:
Notary Public
My Commission Expires:

MESSIHA

Laser Generated by © Display Systems, Inc., 2007 (863) 763-5555 Form FLWD-1

Instrument# 2007-054425 # 2
Book: 6020
Page: 1214
Diane M. Matousek
Volusia County, Clerk of Court

EXHIBIT "A"

PARCEL 1:
Lot 70 & 71, excepting from said Lot 70, the Southerly 50 feet as measured along the John Anderson Highway, Raymonde Shores Subdivision, Second Addition, of record in Map Book 23, Page 135, Public Records of Volusia County, Florida.
And
PARCEL 2:
Lot 72, excepting the Northerly 25 feet, Raymonde Shores Subdivision, Second Addition, of record in Map Book 23, Page 135, Public records of Volusia County, Florida.
And
PARCEL 3:
The Northerly 25 feet of the Southerly 50 feet as measured along the John Anderson Highway, of Lot 70, Raymonde Shores Subdivision, Second Addition, of record in Map Book 23, Page 135, Public records of Volusia County, Florida.
Parcel ID# 3228-04-00-0700 and 3228-04-00-0720

ALSO

Unit 523, PIRATES COVE, a Condominium according to the Declaration of Condominium recorded in Official Records Book 4076, Page 831 and amended in Official records Book 4535, Page 4372 and amended in Official Records Book 4626, Page 621 of the Public Records of Volusia County, Florida.
Parcel ID# 6302-36-00-5230

ALSO

Unit 822 and 823, OCEANSIDE INN, a CONDOMINIUM, a Condominium according to the declaration of Condominium recorded in Official Records Book 5027, Pages 2142 through 2240, inclusive, and all valid amendments thereto, of the Public records of Volusia County, Florida; together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium, as recorded, exemplified, referred to and set forth in said Declaration of Condominium and exhibits thereto.
Parcel ID# 5316-31-00-8220

12/10/2009 09:36 AM
Doc stamps 385.00
(Transfer Amt $ 55000)
Instrument# 2009-229738 # 1
Book: 6425
Page: 3554
Diane M. Matousek
Volusia County, Clerk of Court

Return to:
Name:
Address:

This Instrument Prepared:
Amy Wesp
SOUTHERN TITLE HOLDING COMPANY, LLC
400 SEABREEZE BLVD.
DAYTONA BEACH, Florida 32118
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
5316-31-00-82205316-31-00-8220
Grantee(s) S.S.#(s):
File No:**sb0911738**

WARRANTY DEED

This Warranty Deed Made the **12th day of November, 2009**, by **ARCHCON, ARCHITECTURE, LLC A NEW JERSEY LIMITED LIABILITY COMPANY F/K/A ARCHCON LLC, A NEW JERSEY LIMITED LIABILITY COMPANY,** , hereinafter called the grantor, whose post office address is: **24 VAN HISE DRIVE, PERRINEVILLE, New Jersey 08535**

to **JAMES L. RUCKER and BRENDA K. RUCKER HUSBAND AND WIFE,** whose post office address is: ~~**1909 ATLANTIC UNIT 822 AND 823, DAYTONA BEACH FL 32118**~~, hereinafter called the grantee, 19491 S.W. 100TH LOOP, DUNNELLON, FL 34432

WITNESSETH: That said grantor, for and in consideration of the sum of $55,000.00 Dollars 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:

UNIT 822 AND 823, OCEANSIDE INN, A CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5027, PAGES 2142 THROUGH 2240, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

The property **Not** the homestead of the Grantor(s).
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 **12/31/2009**, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness Signature: _____
Printed Name:

ARCHCON, ARCHITECTURE, LLC A NEW JERSEY LIMITED LIABILITY COMPANY F/K/A ARCHCON LLC A NEW JERSEY LIMITED LIABILITY COMPANY

BY _____
SHERIF Z. MESSIHA
ITS SOLE MEMBER

Witness Signature: Marc Messiha
Printed Name: Marc Messiha

Witness Signature: Michael Messiha
Printed Name: Michael Messiha

STATE OF ~~FLORIDA~~ New Jersey
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 11/12/09, by SHERIF Z. MESSIHA AS SOLE MEMBER OF **ARCHCON, ARCHITECTURE, LLC A NEW JERSEY LIMITED LIABILITY COMPANY F/K/A ARCHCON LLC, A NEW JERSEY LIMITED LIABILITY COMPANY**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: 2/3/2011

_____
Notary Public Serial Number

Christine Sirota
Notary Public of New Jersey
My Commission Expires 02/03/2011

05/27/2010 09:05 AM
Doc stamps .70
(Transfer Amt $ 10)
Instrument# 2010-095062 # 1
Book: 6479
Page: 2033

This Document Prepared By
and Return to:

H. MICHAEL EVANS, ESQUIRE
20702 W. PENNSLVANIA AVE.
DUNNELLON, FL 34431-6717
FILE # HME10-058

Parcel ID Numbers: **16-15-33-31-00-8220**

QUITCLAIM DEED

This Quitclaim Deed, Made this 17th day May, A.D. 2010,
Between **JAMES L. RUCKER and BRENDA K. RUCKER, his wife,** whose address is 19491 SW 100th Loop, Dunnellon, FL 34432, party(s) of the first part;

to **JAMES L. RUCKER and BRENDA K. RUCKER, Co-Trustees and successor trustee(s) of the RUCKER FAMILY LIVING TRUST, U.T.D. 05/17/10**, whose address is 19491 SW 100th Loop, Dunnellon, FL 34432, party(s) of the second part.

Witnesseth, that the party of the first part, for and in consideration of the sum of ------TEN---($10.00)--- DOLLARS, and other good and valuable consideration to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed unto the said party of the second part and his heirs and assigns forever, the following described land, situate, lying and being in the county of **VOLUSIA**, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.

DISCLAIMER: THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE, THE CURRENT OWNERSHIP OR MARKETABILITY OF THE DESCRIBED PROPERTY, THE LOCATION OF THE BOUNDARIES THEREOF, THE EXISTENCE OF LIENS, UNPAID TAXES OR ENCUMBRANCES, OR WHETHER A BUILDING PERMIT CAN BE OBTAINED. GRANTEE, BY THE ACCEPTANCE AND RECORDATION OF THIS DOCUMENT RELEASES THE PREPARER HEREOF FROM ALL LIABILITY REGARDING THE ABOVE STATED MATTERS.

The trustees and successor trustee(s) have full power and authority to conserve, manage, lease, mortgage, sell and convey, or transfer the real property described herein.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of party of the first part, either in law or equity, including homestead, for the use, benefit and profit of the said party of the second part, forever.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

1. Pamela S. Evans
Printed Name: PAMELA S. EVANS

James L. Rucker
JAMES L. RUCKER

2. Marilyn T. Kudlack
Printed Name: MARILYN T. KUDLACK

B[redacted] K. Rucker
BRENDA K. RUCKER

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 17th day of May 2010 by **JAMES L. RUCKER and BRENDA K. RUCKER, his wife**, who personally appeared before me and ~~acknowledged~~ that he/she signed the instrument voluntarily for the purpose expressed in it, and who is personally known by me or who has produced _____ as photographic identification.

My Commission Expires:

(SEAL)

Notary Public State of Florida
H Michael Evans
My Commission DD838807
Expires 11/18/2012

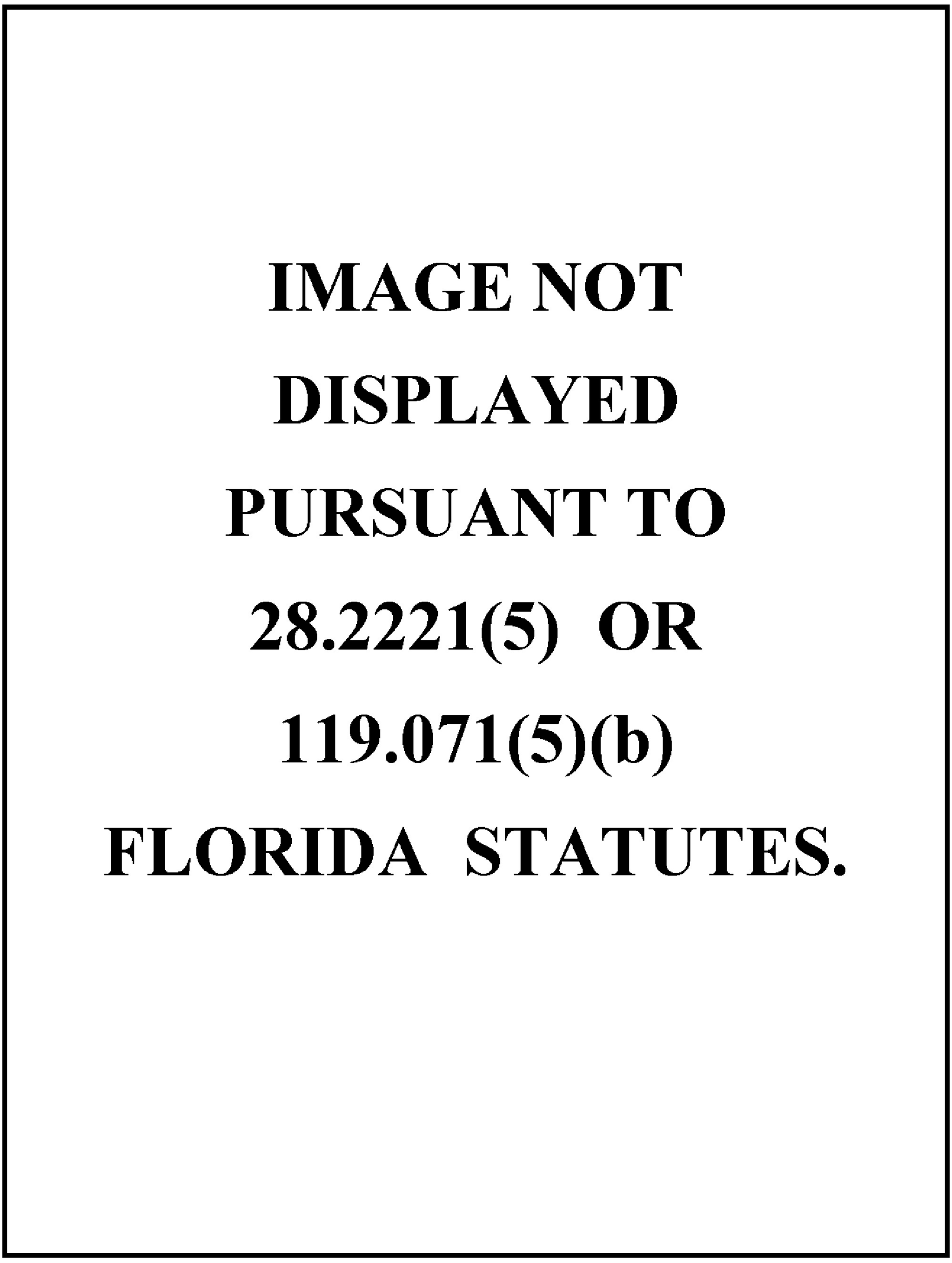
H. Michael Evans
NOTARY PUBLIC-signature

Printed name of Notary: H. Michael Evans

Instrument# 2010-095062 # 3
Book: 6479
Page: 2035
Diane M. Matousek
Volusia County, Clerk of Court

EXHIBIT "A"

UNIT 822 AND 823, OCEANSIDE INN, A CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5027, PAGES 2142 THROUGH 2240, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.


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

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Prepared by:
Cheryl A. Rapoano, C.L.C.
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL32119

File Number: **DB171315**

(Space Above This Line For Recording Data)

TRUST AFFIDAVIT

State of **Kentucky**
County of Shelby

The undersigned **BRENDA K. RUCKER,** being duly sworn this 11-30-17 day of December, 2017, deposes and says:

That said trust named **RUCKER FAMILY LIVING TRUST,** dated **MAY 17, 2010** has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that **BRENDA K. RUCKER** is still acting trustee and has full power to grant, sell, convey, purchase and refinance the real property described as follows:

UNITS 822 AND 823, OCEANSIDE INN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5027, PAGES 2142 THROUGH 2240, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

Further your affiant sayeth naught.

Cathy Benner
Witness #1 Signature

Cathy Benner
Printed Name of Witness #2

Witness #2 Signature

Printed Name of Witness #2

Brenda K. Rucker
Brenda K. Rucker

State of **Kentucky**
County of Shelby

The foregoing instrument was sworn to, subscribed and acknowledged before me this 30th **day of December, 2017,** by **Brenda K. Rucker** who (__) is/are personally known to me or (__) has/have produced Driver(s) License as identification.

NOTARY PUBLIC
Printed Name: Tara J. Grasch
My Commission Expires: 2/2/19

12/6/2017 10:32:42 AM Instrument #2017234986 #1 Book:7479 Page:4840 Laura E. Roth, Volusia County Clerk of Court
Doc Stamps $455.00 Transfer Amt $65,000.00

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Prepared by:
Cheryl A. Rapoano, C.L.C.
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL32119

File Number: DB171315

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 11-30-17 day of December, 2017, between **Brenda K. Rucker, individually and as Sole Trustee of the Rucker Family Living Trust, U.T.D. 05/17/2010** whose post office address is **17501 Vintage Circle, Louisville, KY 40245**, grantor, and **PMB Investing, LLC, a Florida Limited Liability Company** whose post office address is **1206 Thompson Place, Daytona Beach, FL 32118-4827**, 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:

UNITS 822 AND 823, OCEANSIDE INN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5027, PAGES 2142 THROUGH 2240, INCLUSIVE, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO.

Parcel Identification Number: 5316-31-00-8220

The property is not the homestead of the Grantor(s).

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, 2017.

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:

Witness #1 Signature: Cathy Benner
Witness #1 Printed Name: Cathy Benner

Witness #2 Signature:
Witness #2 Printed Name: Brenda K. Rucker, Trustee

Brenda K. Rucker, Trustee

State of Kentucky
County of Shelby

The foregoing instrument was acknowledged before me this 11/30/17 day of December, 2017, by **Brenda K. Rucker, individually and as Sole Trustee of the RUCKER FAMILY LIVING TRUST, U.T.D. 05/17/2010, on behalf of the Corporation**, she (___) is personally known to me or (X) has produced Driver(s) License as identification.

Notary Public:
Printed Name:
My Commission Expires:

Detail by Entity Name

Florida Not For Profit Corporation
OCEANSIDE INN CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N03000001843
FEI/EIN Number	06-1670628
Date Filed	03/03/2003
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/23/2017
Event Effective Date	NONE

Principal Address

1909 S Atlantic Ave.
Suite B
DAYTONA BEACH SHORES, FL 32118

Changed: 06/27/2020

Mailing Address

1909 S Atlantic Ave.
Suite B
DAYTONA BEACH SHORES, FL 32118

Changed: 06/27/2020

Registered Agent Name & Address

Frank Weinberg & Black PL
210 South Beach Street
Suite 202
Daytona Beach, FL 32114

Name Changed: 03/09/2023

Address Changed: 04/24/2024

Officer/Director Detail

Name & Address

Title PRESIDENT, DIRECTOR

Kaminski, Joseph
1909 S Atlantic Ave.
Daytona Beach Shores, FL 32118

Title TREASURER, SECRETARY, DIRECTOR

Allen-Jackson, Ashley
1909 S Atlantic Ave.
Daytona Beach Shores, FL 32118

Title VP, DIRECTOR

Dosa, Laszlo
1909 S Atlantic Avenue
Daytona Beach Shores, FL 32118

Annual Reports

Report Year	Filed Date
2024	04/24/2024
2025	03/20/2025
2026	02/26/2026

Document Images

02/26/2026 -- ANNUAL REPORT	View image in PDF format
03/20/2025 -- ANNUAL REPORT	View image in PDF format
04/24/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
03/09/2023 -- ANNUAL REPORT	View image in PDF format
11/22/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
05/09/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
10/15/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
06/27/2020 -- ANNUAL REPORT	View image in PDF format
01/08/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
06/23/2017 -- Amendment	View image in PDF format
01/16/2017 -- ANNUAL REPORT	View image in PDF format
02/03/2016 -- ANNUAL REPORT	View image in PDF format
02/03/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- ANNUAL REPORT	View image in PDF format
02/16/2012 -- ANNUAL REPORT	View image in PDF format
01/14/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
09/04/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format

01/30/2009 -- Reg. Agent Change	View image in PDF format
05/06/2008 -- ANNUAL REPORT	View image in PDF format
08/20/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
10/07/2005 -- REINSTATEMENT	View image in PDF format
01/08/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- Domestic Non-Profit	View image in PDF format

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

Property Summary

Alternate Key:	6292647
Parcel ID:	531631008220
Township-Range-Section:	15 - 33 - 16
Subdivision-Block-Lot:	31 - 00 - 8220
Owner(s):	COSBY KIRK - FS - Fee Simple - 100%
Mailing Address On File:	PO BOX 7511 DAYTONA BEACH FL 32116
Physical Address:	822-1909 S ATLANTIC AVE, DAYTONA BEACH SHORES 32118
Building Count:	1
Neighborhood:	0492 - OCEANSIDE INN 5316-31
Subdivision Name:	OCEANSIDE INN CONDO
Property Use:	0400 - CONDOMINIUM
Tax District:	403-DAYTONA BEACH SHORES
2025 Final Millage Rate:	16.5683
Homestead Property:	No
Agriculture Classification:	No
Short Description:	UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 &

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:	$140,758	$152,475	$133,125
Land Value:	$0	$0	$0
Just/Market Value:	$140,758	$152,475	$133,125

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.

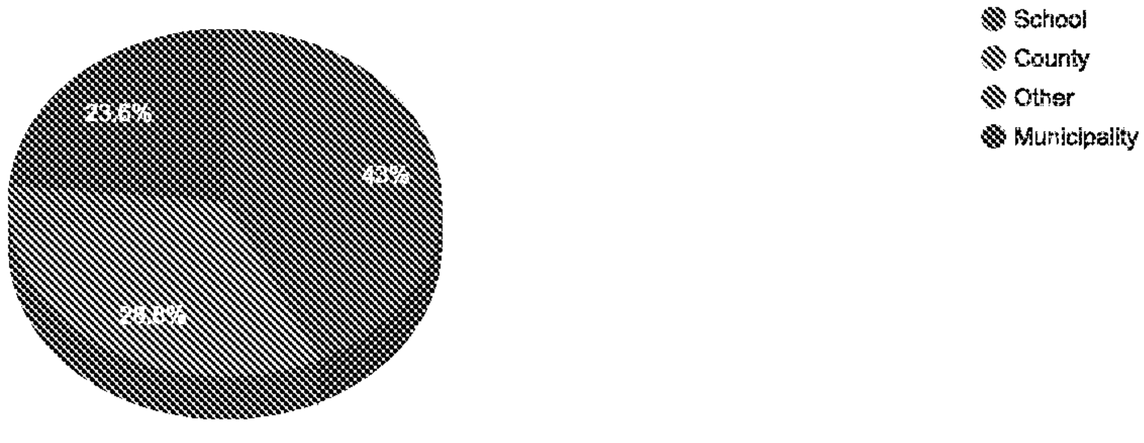
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$140,758	$140,758	$0	$140,758	1.5000	$211.14
0012	DISCRETIONARY	$140,758	$140,758	$0	$140,758	0.7480	$105.29
0011	REQ LOCAL EFFORT	$140,758	$140,758	$0	$140,758	3.0310	$426.64
0050	GENERAL FUND	$140,758	$89,007	$51,751	$89,007	3.2007	$284.88
0053	LAW ENFORCEMENT FUND	$140,758	$89,007	$51,751	$89,007	1.5994	$142.36
0055	LIBRARY	$140,758	$89,007	$51,751	$89,007	0.3697	$32.91
0520	MOSQUITO CONTROL	$140,758	$89,007	$51,751	$89,007	0.1573	$14.00
0530	PONCE INLET PORT AUTHORITY	$140,758	$89,007	$51,751	$89,007	0.0660	$5.87
0058	VOLUSIA ECHO	$140,758	$89,007	$51,751	$89,007	0.2000	$17.80
0057	VOLUSIA FOREVER	$140,758	$89,007	$51,751	$89,007	0.2000	$17.80
0065	FLORIDA INLAND NAVIGATION DISTRICT	$140,758	$89,007	$51,751	$89,007	0.0270	$2.40
0100	HALIFAX HOSPITAL AUTHORITY	$140,758	$89,007	$51,751	$89,007	0.7019	$62.47
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$140,758	$89,007	$51,751	$89,007	0.1793	$15.96
0240	DAYTONA BEACH SHORES	$140,758	$89,007	$51,751	$89,007	4.5880	$408.36
						16.5683	$1,747.89

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$1,747.89
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$1,747.89**
Estimated Tax Amount without SOH/10CAP ⓘ	$2,332.12

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2025	$0	$152,475	$152,475	$80,916	$0	$80,916	$0
2024	$0	$133,125	$133,125	$73,560	$0	$73,560	$0
2023	$0	$124,525	$124,525	$66,873	$0	$66,873	$0
2022	$0	$89,803	$89,803	$60,794	$0	$60,794	$0
2021	$0	$56,693	$56,693	$55,267	$0	$55,267	$0
2020	$0	$50,243	$50,243	$50,243	$0	$50,243	$0
2019	$0	$46,050	$46,050	$46,050	$0	$46,050	$0
2018	$1	$42,825	$42,826	$42,826	$0	$42,826	$0
2017	$1	$25,732	$34,010	$34,010	$0	$34,010	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
									Total Land Value:	$0

Building(s) - Residential

Card (Bldg) #: 1

Style:		**# Stories:**		**2 Fixture Baths:**	0
Description:	-	**# Bedrooms:**		**3 Fixture Baths:**	2
Quality Grd:		**Floor Type:**	-	**4 Fixture Baths:**	
Arch Design:		**Wall Type:**	-	**5 Fixture Baths:**	
Year Built:	1973	**Exterior Wall:**	-	**6 Fixture Baths:**	
Total SFLA:	793	**Foundation:**	-	**7 Fixture Baths:**	
HVAC:	-	**Roof Cover:**	-	**Add'l Fixtures:**	
Heat Method:	-	**Roof Type:**	-		
Heat Source:	-	**FPL:**	/ /		

Total Building Value: $139,858

Residential Condo/Villa Data

Type:	03 - DOUBLERM
Level:	6
View:	N2
Complex #:	049201 - OCEANSIDE INN (5316-31)

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	EXSF-EXTRA SQ FT	1973	36	1		$900
				Total Miscellaneous Value:		$900

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
7711 / 2757	[redacted]	06/07/2019	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$62,500
7479 / 4840	[redacted]	11/30/2017	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$65,000
6479 / 2033	[redacted]	05/17/2010	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
6425 / 3554	[redacted]	11/12/2009	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$55,000
6020 / 1213	[redacted]	03/02/2007	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$100
5549 / 3573	[redacted]	05/03/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$184,000
5139 / 4725	[redacted]	07/25/2003	WD-WARRANTY DEED	UNQUALIFIED		$127,040

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
UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7479 PG 4840 PER OR 7711 PG 2757	403	15 - 33 - 16	31 - 00 - 8220	01-JUN-73

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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 531631008220
Tax Deed #: 32037
Situs Address: 1909 S ATLANTIC AVE 822

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

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

Owner on Current Tax Roll
(1) COSBY KIRK
PO BOX 7511
DAYTONA BEACH, FL 32116

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) FRANK WEINBERG & BLACK PL, Other Party
REGISTERED AGENT
O/B/O FRANK WEINBERG & BLACK
PL
210 SOUTH BEACH STREET SUITE 202
DAYTONA BEACH, FL 32114

(3) OCEANSIDE INN CONDOMINIUM ASSOCIATION, INC. Other Party
1909 S ATLANTIC AVE. SUITE B
DAYTONA BEACH SHORES, FL
32118

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(4) KIRK COSBY — Title Holder
SN ★ 1909 SOUTH ATLANTIC AVENUE, 822
(VOL) DAYTONA BEACH, FL 32118

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Will Roberts – Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720
Tel: 386-736-5938 • Fax: 386-822-5729
Web: volusiatax.gov • Email: taxcollector@volusiatax.gov

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Wednesday, July 1, 2026 3:30 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #11177-24 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 #11177-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
COSBY KIRK
PO BOX 7511
DAYTONA BEACH, FL 32116

Also the owner of Record for the base tax year is as follows:
COSBY KIRK
PO BOX 7511
DAYTONA BEACH, FL 32116

(5) SN (VOL) **SITUS ADDRESS**
1909 S ATLANTIC AVE 822,
DAYTONA BEACH SHORES,
32118

COSBY KIRK

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 8, 2026

Payment Due: August 7, 2026

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

RE: CERTIFICATE NUMBER: **11177-24**
PARCEL ID NUMBER: **531631008220**

REQUEST FOR DEPOSIT

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

Clerk of Court Statutory Fee [per Sect. 28.24]	$	60.00
Clerk of Court Mail Charge [per 28.24]		69.20
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		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]		46.20
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**424.90**

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.: **11177-24**
AMOUNT ENCLOSED: **$424.90**

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

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

Applicant's Deposit

CERTIFICATE NUMBER: 11177-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	60.00
Postage	(PO)	69.20
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	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)	46.20
Electronic Auction Fee	(TDAUC)	69.00
TOTAL DEPOSIT		$ 424.90

CL-0142-1910

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

CERTIFICATE NO.: 11177-24

AMOUNT ENCLOSED: $424.90

Applicant's Name & Address:

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

FILED

2026 JUL 24 PM 2:13

CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY. FL
CC 40

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/24/2026 3:42 PM
Receipt: 303142951 Drawer: 155158

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

Instrument #: 2026135043 Type: NO
Book #: 8883 Page #: 4050 Time: 3:42 PM

Recording Fee:	$10.00
1 Tax Deed Processing Fee - $60.00	$60.00
6920 Postage - $0.01	$69.20
5600 Advertising Fee - $0.01	$56.00
8000 Sheriffs Fee/Tax Deed - $0.01	$80.00
200 Postage - $0.01	$2.00
1 Tax Deed Proof of Pub / Cert Mail Recor d - $10.00	$10.00
1 Tax Deed Certificate Sign and Seal - $7 .00	$7.00
1 Notice for Newspaper Sign and Seal - $7 .00	$7.00
1 Recording - $8.50	$8.50
6900 Tax Deed Auction Fee - $0.01	$69.00
4620 Tax Deed Deposit Escrow Doc Stamps o nly - $0.01	$46.20

CERT# 11177-24 FIG 20 LLC FIG 20 LLC FBO SEC PTY

Subtotal:	$424.90
Sales Tax:	$0.00
Due:	$424.90
CHK# 29077	$424.90

7/24/2026 3:42:08 PM
Instrument# 2026135043 1 page
Book: 8883 Page: 4050
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **11177-24** Year of Issuance **JUNE 1, 2024**

Description of Property **531631008220**
UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7479 PG 4840 PER OR 7711 PG 2757

Name in which assessed **COSBY KIRK**

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

Dated 7/24/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

SEPTEMBER 10, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/10/26

Pages: 4

Completed by: Laura Huff

Date: 08/10/2026

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

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

8-11-26 NO Changes SJ

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

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

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

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

To:
Property Appraiser - County of Volusia

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

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

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

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

8-11-26 Updated Charges SL

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

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TAX DEED CERTIFICATE NO.: 11177-24

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

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

COSBY KIRK
PO BOX 7511
DAYTONA BEACH FL 32116

DATED THIS 21ST DAY OF AUGUST, 2026.

11177-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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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: **$6,852.72**
OPENING BID AMOUNT: $6,829.47

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.: **11177-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$6,852.72***

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

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COSBY KIRK
PO BOX 7511
DAYTONA BEACH FL 32116

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 1702 5038 65

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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COSBY KIRK
PO BOX 7511
DAYTONA BEACH FL 32116

11177-24 OCTOBER 13, 2026

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

CERTIFIED MAIL®

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

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9589 0710 5270 1702 5038 65

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG 21 2026

FILED
2026 AUG 31 AM 8:37
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY. FL
CC 40

COSBY KIRK
PO BOX 7511
DAYTONA BEACH FL 32116

11177-24 OCTOBER 13, 2026

[redacted]
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321 NFE 1 32610008/27/26
RETURN TO SENDER
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RETURN TO SENDER
BC: 32721604343 *2780-02969-27-05

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

TAX DEED DEPT

COSBY KIRK
PO BOX 7511
DAYTONA BEACH FL 32116

11177-24 OCTOBER 13, 2026

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2026 AUG 31 AM 8:36
CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CTY. FL
CC 40

321 NFE 1270326I0008/27/26
RETURN TO SENDER
COSBY KIRK
BOX CLOSED
UNABLE TO FORWARD
RETURN TO SENDER
BC: 327216043 43 *2780-02979-27-05

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

WARNING

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TAX DEED CERTIFICATE NO.: 11177-24

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FRANK WEINBERG & BLACK PL REGISTERED AGENT O/B/O FRANK WEINBERG & BLACK PL
210 SOUTH BEACH STREET SUITE 202
DAYTONA BEACH FL 32114

DATED THIS 21ST DAY OF AUGUST, 2026.

11177-24 OCTOBER 13, 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.

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CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$6,852.72**
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REDEMPTION AMOUNT: **$6,852.72***

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

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FRANK WEINBERG & BLACK PL REGISTERED AGENT O/B/O FRANK WEINBERG & BLACK PL
210 SOUTH BEACH STREET SUITE 202
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

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FRANK WEINBERG & BLACK PL REGISTERED
AGENT O/B/O FRANK WEINBERG & BLACK PL
210 SOUTH BEACH STREET SUITE 202
DAYTONA BEACH FL 32114

11177-24 OCTOBER 13, 2026

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

NDER: *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:

FRANK WEINBERG & BLACK PL REGISTERED AGENT O/B/O FRANK WEINBERG & BLACK PL
210 SOUTH BEACH STREET SUITE 202
DAYTONA BEACH FL 32114

11177-24 OCTOBER 13, 2026

9590 9402 9238 4295 3411 61

9589 0710 5270 1702 5038 72

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 8/29/26

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
ail
ail Restricted Delivery
(over $500)

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

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2026 AUG 29 AM 9:18
CLERK OF THE CIRCUIT COURT
VOLUSIA CO.

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

WARNING

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DATED THIS 21ST DAY OF AUGUST, 2026.

OCEANSIDE INN CONDOMINIUM ASSOCIATION INC
1909 S ATLANTIC AVE SUITE B
DAYTONA BEACH SHORES FL 32118

11177-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OCEANSIDE INN CONDOMINIUM ASSOCIATION INC
1909 S ATLANTIC AVE SUITE B
DAYTONA BEACH SHORES FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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ASSOCIATION INC
1909 S ATLANTIC AVE SUITE B
DAYTONA BEACH SHORES FL 32118

11177-24 OCTOBER 13, 2026

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

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
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ZIP 32724 $ 010.98⁰
02 4W
0000328897 AUG. 21. 2026

CLERK OF THE CIRCUIT CT. JUSIA CTY., FL
CC 40

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OCEANSIDE INN CONDOMINIUM ASSOCIATION INC
1909 S ATLANTIC AVE SUITE B
DAYTONA BEACH SHORES FL 32118

11177-24 OCTOBER 13, 2026

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *1991-00938-12-43

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

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KIRK COSBY
1909 SOUTH ATLANTIC AVENUE 822
DAYTONA BEACH FL 32118

DATED THIS 21ST DAY OF AUGUST, 2026.

11177-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $6,829.47

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Certificate No.: **11177-24**
Date of Sale: **OCTOBER 13, 2026**

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KIRK COSBY
1909 SOUTH ATLANTIC AVENUE 822
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

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- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

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To KIRK COSBY
1909 SOUTH ATLANTIC AVENUE 822
DAYTONA BEACH FL 32118

St 11177-24 OCTOBER 13, 2026

City

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

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

TAX DEED DEPT

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FIRST-CLASS

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$ 010.98⁰
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E-27

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& CTY. COURT VOLUSI
CC 40

2026 SEP 17 AM 8:02

FILED

KIRK COSBY
1909 SOUTH ATLANTIC AVENUE 822
DAYTONA BEACH FL 32118

11177-24 OCTOBER 13, 2026

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0532-02222-13-35

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 11177-24

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

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

COSBY KIRK
1909 S ATLANTIC AVE 822
DAYTONA BEACH SHORES FL 32118

DATED THIS 21ST DAY OF AUGUST, 2026.

11177-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **11177-24** Name in which assessed: **COSBY KIRK**
Description of Property: **Parcel # 531631008220 UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7711 PG 2757.**

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: **$6,852.72**
OPENING BID AMOUNT: $6,829.47

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.: **11177-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$6,852.72***

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

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

COSBY KIRK
1909 S ATLANTIC AVE 822
DAYTONA BEACH SHORES FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 1702 5039 02

U.S. Postal Service™
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Domestic Mail Only

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

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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

AUG 21 2026

Postmark Here

USPS 32724

COSBY KIRK
1909 S ATLANTIC AVE 822
DAYTONA BEACH SHORES FL 32118

11177-24 OCTOBER 13, 2026

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

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

TAX DEED DEPT

CERTIFIED MAIL®

9589 0710 5270 1702 5039 02

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.9
02 7W
0008028897 AUG. 21. 20

2026 SEP 16 PM 3:54

CLERK OF THE CIRCUIT COURT VOLUSIA CO. FL

FILED

M
E-24

COSBY KIRK
1909 S ATLANTIC AVE 822
DAYTONA BEACH SHORES FL 32118

11177-24 OCTOBER 13, 2026

UTF
32132580545

NIXIE 326 FE 1 0009/12/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *1991-00937-12-43

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 15, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 13, 2026**
Service of Process must be completed by: **Tuesday, September 22, 2026**

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

NUMBER OF SERVICES:	64
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$2,560.00**

Send all Return of Services to:

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

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

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

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 11177-24

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

KIRK COSBY
1909 SOUTH ATLANTIC AVENUE 822
DAYTONA BEACH FL 32118

11177-24 OCTOBER 13, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **11177-24** Name in which assessed: **COSBY KIRK**
Description of Property: **Parcel # 531631008220 UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7479 PG 4840 PER OR 7711 PG 2757.**

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: **$6,852.72**
OPENING BID AMOUNT: $6,829.47

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.: **11177-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$6,852.72***

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

KIRK COSBY
1909 SOUTH ATLANTIC AVENUE 822
DAYTONA BEACH FL 32118

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

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.**

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COSBY KIRK
1909 S ATLANTIC AVE 822
DAYTONA BEACH SHORES FL 32118

DATED THIS 21ST DAY OF AUGUST, 2026.

11177-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$6,852.72**
OPENING BID AMOUNT: $6,829.47

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Certificate No.: **11177-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$6,852.72***

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

COSBY KIRK
1909 S ATLANTIC AVE 822
DAYTONA BEACH SHORES FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26018805

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: COSBY KIRK

 # 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	11177-24

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 11:12 AM, and that I served the same on the 28th day of August, 2026, at the hour of 7:27 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	COSBY KIRK	**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:	1909 S ATLANTIC AVE 822 DAYTONA BEACH SHORES, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
2026 SEP -3 AM 9:49
FILED

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

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

DATE: 9/1/2026
ENTRD BY: CEJONES

BY: Robert Kowolchuk 8949
KOWOLCHUK, ROBERT 8949, PROCESS SERVER

26018805

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 11177-24

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

COSBY KIRK
1909 S ATLANTIC AVE 822
DAYTONA BEACH SHORES FL 32118

11177-24 OCTOBER 13, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 24 '26 11:12

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **11177-24** Name in which assessed: **COSBY KIRK**
Description of Property: **Parcel # 531631008220 UNIT 822 (HOTEL UNITS 822 & 823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7479 PG 4840 PER OR 7711 PG 2757.**

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

Dated this 21ST day of AUGUST, 2026.

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$6,852.72**
OPENING BID AMOUNT: $6,829.47
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.: **11177-24**
Date of Sale: **OCTOBER 13, 2026**

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

REDEMPTION AMOUNT: **$6,852.72***

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

COSBY KIRK
1909 S ATLANTIC AVE 822
DAYTONA BEACH SHORES FL 32118

CLERK OF THE CIRCUIT COURT VOLUSIA CTY FL
2026 SEP -3 A11 9:49
FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26018804

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: KIRK COSBY

 # 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	11177-24

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 11:12 AM, and that I served the same on the 2nd day of September, 2026, at the hour of 6:33 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	KIRK COSBY	**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.

FILED
2026 SEP 15 AM 10:5
CLERK OF THE CIRCUIT COURT VOLUSIA CO. FL
03:40

ADDRESS SERVED:	1275 HARMS WAY PORT ORANGE, FL 32129		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Ott, Richard 7612

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

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

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

DATE: 9/3/2026
ENTRD BY: KWARREN

BY: 7612
OTT, RICHARD 7612, PROCESS SERVER



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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 12, 2026

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

RE: CERTIFICATE NO.: **11177-24**

REFUND OF DEPOSIT

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

Recording Affidavit of Publication [Sect 197.512(3) & 28.24]		10.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02].....	$	46.20
TOTAL AMOUNT OF REFUND	**$**	**64.70**

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

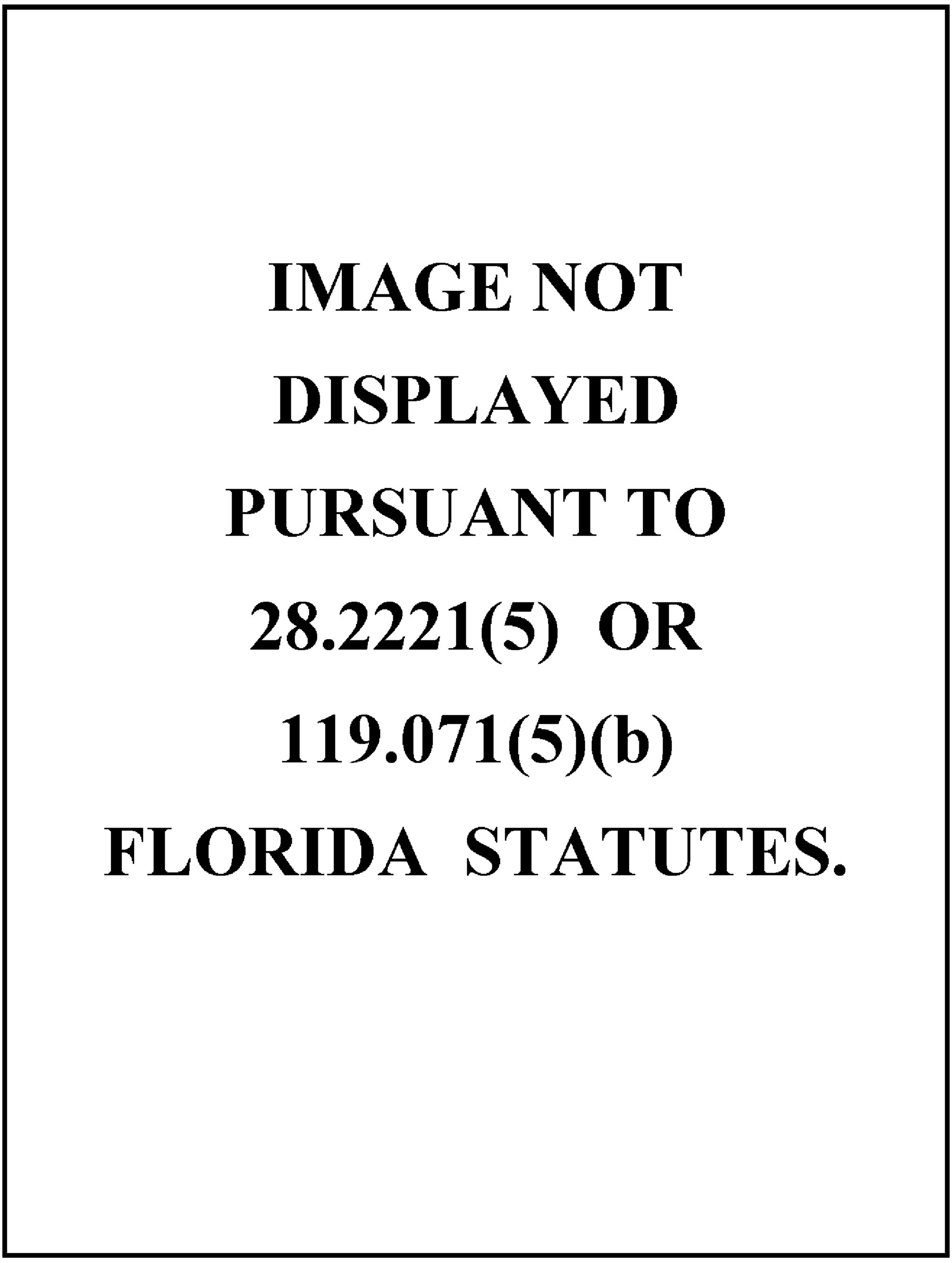
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 11177-24

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:

COSBY KIRK	at	PO BOX 7511, DAYTONA BEACH FL 32116,
FRANK WEINBERG & BLACK PL REGISTERED AGENT O/B/O FRANK WEINBERG & BLACK PL	at	210 SOUTH BEACH STREET SUITE 202, DAYTONA BEACH FL 32114,
OCEANSIDE INN CONDOMINIUM ASSOCIATION INC	at	1909 S ATLANTIC AVE SUITE B, DAYTONA BEACH SHORES FL 32118,
☆ KIRK COSBY	at	1909 SOUTH ATLANTIC AVENUE 822, DAYTONA BEACH FL 32118,
COSBY KIRK	at	1909 S ATLANTIC AVE 822, DAYTONA BEACH SHORES FL 32118,

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

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: _____
Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared ___Barb Shepherd___, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a _____Tax Deed_____ in the matter of _____Certificate #11177-24_____ in the _____Cosby Kirk_____ the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____ ___September 10, 17, 24 & October 1, 2026___

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

_____

Sworn to and subscribed before me this ___1st_day of ___October, 2026___,

_____

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

(SEAL)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that FIG 20 LLC FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 11177-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 5316310082 20 UNIT 822 (HOTEL UNITS 822&823) OCEANSIDE INN CONDO PER OR 5027 PG 2142 PER OR 5139 PG 4725 PER OR 5332 PG 1792 PER OR 5549 PG 3573 PER OR 6020 PGS 1213-1214 PER OR 6425 PG 3554 & OR 6479 PG 2033 PER OR 7479 PG 4836 PER OR 7479 PG 4840 PER OR 7711 PG 2757
Name in which assessed: COSBY KIRK

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the 13TH day of OCTOBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ S LABAW
Deputy Clerk

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

September 10, 17, 24 & October 1, 2026