Date Printed: 10/1/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

11348-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	5,341.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,470.26
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,336.87
7. Total Interest Accrued by Tax Collector		375.16
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		55.36
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		9,017.39
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		388.90
20. Total of Lines 18 & 19		9,406.29
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*	$	**9,429.54**

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

PAYOFF GOOD THROUGH: 10/6/2026

PAYOFF GOOD THROUGH 10-6-26 **BY 9:00 AM** BP

Redemption Date: 10/11/26

Name & Address: SALLY ATTIA
12510 Queens Blvd Ste 7
Kew Gardens, NY 11415

Created by: LP

10/1/2026 1:22:30 PM
Instrument# 2026180028 1 page
Book: 8912 Page: 969
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: **4723**

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

Certificate No. **11348-24** Year of Issuance **JUNE 1, 2024**

Description of Property **631618290050**
UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7634 PG 27

Name in which assessed **ATTIA SALLY S**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

Dated: 10/1/2026

CL-0404-1810

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/1/2026 1:22 PM
Receipt: 303179888 Drawer: 155896

TAX DEEDS DELAND
Operator: bpoitras

Instrument #: 2026180028 Type: RE
Book #: 8912 Page #: 969 Time: 1:22 PM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 11348-24 / FIG 20 LLC FIG 20 LLC FIG 20 LLC FEE SEC PTY

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

ESCROW: 330 $17.00

Date Printed: 10/1/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

11348-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	5,341.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,470.26
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,336.87
7. Total Interest Accrued by Tax Collector		375.16
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		55.36
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		9,017.39
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		388.90
20. Total of Lines 18 & 19		9,406.29
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*	**$**	**9,429.54**

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

PAYOFF GOOD THROUGH: 10/6/2026

PAYOFF GOOD THROUGH 10-6-26 **BY 9:00 AM** BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

Date Printed: 9/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

11348-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	5,341.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,470.26
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,336.87
7. Total Interest Accrued by Tax Collector		375.16
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		55.36
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		9,017.39
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		388.90
20. Total of Lines 18 & 19		9,406.29
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*	**$**	**9,429.54**

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

PAYOFF GOOD THROUGH: 9/29/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

Date Printed: 9/28/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

11348-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	5,341.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,470.26
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,336.87
7. Total Interest Accrued by Tax Collector		375.16
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		55.36
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		9,017.39
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		388.90
20. Total of Lines 18 & 19		9,406.29
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*	$	**9,429.54**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		9,406.29
28. MINIMUM BID AMOUNT (required for public auction)*	$	**9,406.29**

***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 10/6/2026

Created by:

CL-0921-2301

To:
Tax Collector's Office

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

Date:	9/28/26
Pages:	3
Completed by:	_JMT__
Date:	_09/28/2026___

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 6, 2026**

9.28.26 NoChanges 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
110-24	483401040050	$ 0.00 ✓
1456-24	701702010050	REDEEMED ✓
1489-24	701714060070	$ 0.00 ✓
2259-24	803411130310	REDEEMED ✓
2281-24	803421150080	REDEEMED ✓
2423-24	412505001540	REDEEMED ✓
3758-24	813019050050	REDEEMED ✓

4015-24	813044230030	REDEEMED ✓
4164-24	813069010020	$ 0.00 ✓
4300-24	910603090030	$ 0.00 ✓
4939-24	424208010030	$ 0.00 ✓
5026-24	424222220100	$ 0.00 ✓
5263-24	521119000670	$ 0.00 ✓
5362-24	523705000820	REDEEMED ✓
5415-24	523812001050	$ 0.00 ✓
5492-24	523822000390	$ 0.00 ✓
5642-24	523907310060	$ 0.00 ✓
6388-24	533801110087	REDEEMED ✓

6573-23	530917000150	REDEEMED ✓
7255-23	533961000080	$ 7,721.59 ✓
7314-24	631202000020	$ 0.00 ✓
11348-24	631618290050	$ 0.00 ✓
11425-24	741808170140	$ 0.00 ✓
11606-24	533748010102	REDEEMED ✓
11667-24	424220110410	REDEEMED ✓
11885-24	323430000010	REDEEMED ✓
11962-24	520806007750	REDEEMED ✓
12074-24	950400000015	$ 0.00 ✓

To:
Property Appraiser - County of Volusia

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

Date: 9/28/26

Pages: 3

Completed by: Laura Huff

Date: 09/28/26

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 6, 2026**

9-28-26 No Changes BL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
110-24	483401040050	NO ✓	$97,985
1456-24	701702010050	YES ✓	$74,996 Redeemed
1489-24	701714060070	NO ✓	$225,405
2259-24	803411130310	NO ✓	$186,344 Redeemed
2281-24	803421150080	YES ✓	$89,195 Redeemed
2423-24	412505001540	NO ✓	$241,282 Redeemed
3758-24	813019050050	YES ✓	$138,871 Redeemed

4015-24	813044230030	NO✓	$228,822 Redeemed
4164-24	813069010020	YES ✓	$91,472
4300-24	910603090030	YES✓	$65,362
4939-24	424208010030	NO ✓	$202,590
5026-24	424222220100	NO✓	$130,839
5263-24	521119000670	NO✓	$105,749
5362-24	523705000820	NO ✓	$100,648 Redeemed
5415-24	523812001050	NO ✓	$97,206
5492-24	523822000390	NO✓	$68,855
5642-24	523907310060	NO ✓	$88,590
6388-24	533801110087	NO✓	$716,210 Redeemed

6573-23	530917000150	NO ✓	$365,370 Redeemed
7255-23	533961000080	NO ✓	$374,315
7314-24	631202000020	YES ✓	$82,911
11348-24	631618290050	NO ✓	$129,554
11425-24	741808170140	NO ✓	$156,486
11606-24	533748010102	NO ✓	$278,625 Redeemed
11667-24	424220110410	NO ✓	$173,896 Redeemed
11885-24	323430000010	NO ✓	$407,865 Redeemed
11962-24	520806007750	YES ✓	$506,916 Redeemed
12074-24	950400000015	NO ✓	$165,555

Date Printed: 7/28/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

11348-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	5,341.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,470.26
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,336.87
7. Total Interest Accrued by Tax Collector		375.16
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		55.36
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		9,017.39
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		388.90
20. Total of Lines 18 & 19		9,406.29
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*	**$**	**9,429.54**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		9,406.29
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**9,406.29**

***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 10/6/2026

Created by:

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. **11348-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 631618290050 UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7634 PG 27**

Name in which assessed **ATTIA SALLY S**

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 **6TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 14TH 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 3, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 631618290050
Tax Deed #: 32064
Situs Address: 2905 OAK TRAIL RUN

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
ATTIA SALLY S
139-09 84TH DR APT 110
BRIARWOOD, NY 11435

Billing Address on Current Tax Roll

Additional Parties, Per Search

PROPERTY MANAGEMENT OF AMERICA LLC DBA EXTREME MANAGEMENT TEAM, REGISTERED AGENT O/B/O TRAILWOODS CONDOMINIUM ASSOCIATION, INC.
C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD SUITE B
CLERMONT, FL 34714 — Other Party

SALLY S ATTIA
139-09 84TH DR APT 110
BRIARWOOD, NY 11435 — Title Holder

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

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

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, CA 07101-3411	Application date	Apr 10, 2026
Situs address	2905 OAK TRAIL RUN PORT ORANGE 32127	Yr Issued/Certificate #	2024 / 11348
Parcel owner	ATTIA SALLY S 139-09 84TH DR APT 110 BRIARWOOD, NY 11435	Date certificate issued	06/01/2024
		Deed application number	32064
Property description	See last page.	Account number	631618290050

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)
# 2024/11348	05/31/2024	2,341.83	314.20	2,656.03
			Part 2: Total*	**2,656.03**

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)
# 2025/11159	05/31/2025	2,517.77	6.25	161.56	2,685.58
				Part 3: Total*	**2,685.58**

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)	5,341.61
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,470.26
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)	375.16
7. **Total Paid** (Lines 1-6)	8,712.03

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)	8,712.03
18. Redemption fee	6.25
19. Total amount to redeem	8,718.28

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.

Legal information for 631618290050, 2023

Property description (continued from Page 1):

UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6
219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6
787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7
634 PG 27

UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6
219 PGS 1493-1495 INC PER OR 6741 PGS 1 (Full legal attached.)

TDA #: 32064

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
631618290050	6506191	2905 OAK TRAIL RUN PORT ORANGE 32127

Legal Description
UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7634 PG 27

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-11348	$133,467	No	No	Yes	No

Owner of Record on Current Tax Roll
SALLY S ATTIA

139-09 84TH DR APT 110
BRIARWOOD NY 11435

Billing Name & Address

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 05/14/2026 **Search covers** **20 years** **through:** 05/05/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
SALLY S ATTIA 139-09 84TH DR APT 110 BRIARWOOD NY 11435	Warranty Deed Bk:7634 Pg:27	

Related Documents (for Reference)

Warranty Deed - Deed out of Developer
Bk:6219 Pg:1493

Certificate of Title
Bk:6741 Pg:1603

Amended Certificate of Title
Bk:6787 Pg:4168

Warranty Deed
Bk:6800 Pg:2514

Power of Attorney
Bk:7634 Pg:13

Power of Attorney
Bk:7634 Pg:20

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
PROPERTY MANAGEMENT OF AMERICA LLC DBA EXTREME MANAGEMENT TEAM, REGISTERED AGENT O/B/O TRAILWOODS CONDOMINIUM ASSOCIATION, INC. C/O EXTREME MANAGEMENT TEAM 2113 RUBY RED BLVD SUITE B CLERMONT FL 34714	Sunbiz COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

12/14/2018 10:18:06 AM Instrument #2018249064 #1 Book:7634 Page:27
Doc Stamps $539.00 Transfer Amt $77,000.00

PREPARED BY:
STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WHEN RECORDED MAIL TO:
DANIEL SICINA
TITLEVEST
44 WALL STREET
10TH FLOOR
NEW YORK, NY 10005

PARCEL ID NO.: 631618290050
PURCHASE PRICE PAID: $77,000.00
OTHER CONSIDERATION: $0.00
DOCUMENTARY STAMP TAX: $_____

Warranty Deed

THIS WARRANTY DEED is made on Dec 10 2018, by FAWZI EL TAWIL, joined by his spouse, MANAR EBRAHIM HABIB, husband and wife, whose address is 3537 Forest Branch Dr., Unit D, Port Orange, FL 32129 (herein, "Grantor"), to SALLY S. ATTIA, a married woman, whose address is 139-09 84th Drive, Apt. 110, Briarwood, NY 11435 (herein, "Grantee").

GRANTOR, in consideration of Seventy-seven Thousand and No/100 Dollars ($77,000.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Volusia, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2905 Oak Trail Run, Unit 5, Port Orange, FL 32127

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

Witnesses:

Witness #1 signature

Drema R. Taylor
Printed name of witness #1

Witness #2 signature

SheriF Meshriky
Printed name of witness #2

Grantor:

Fawzi El Tawil as Attorney in Fact
Fawzi El Tawil,
Mina F. Habib as Attorney-in-Fact

STATE OF Florida
COUNTY OF Volusia

This instrument was acknowledged before me on Dec 10 2018, by Mina F. Habib, as Attorney-in-Fact for Fawzi El Tawil, [ ] who is personally known to me or [X] who has produced Driver License as identification.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/11/2020

DREMA R. TAYLOR
Notary Public - State of Florida
Commission # FF 944783
My Comm. Expires Jan 11, 2020
Bonded through National Notary Assn.

Witnesses:

Witness #1 signature

Drema R. Taylor

Printed name of witness #1

Witness #2 signature

sherif Meshriky

Printed name of witness #2

Grantor:

Manar Ebrahim Habib as Attorney in Fact

Manar Ebrahim Habib,
Mina F. Habib, as Attorney-in-fact

STATE OF Florida
COUNTY OF Volusia

This instrument was acknowledged before me on Dec 10 2018, by Mina F. Habib, as Attorney-in-Fact for Manar Ebrahim Habib, [ ] who is personally known to me or [X] who has produced driving license as identification.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/11/2020

OREMA R. TAYLOR
Notary Public - State of Florida
Commission # FF 944783
My Comm. Expires Jan 11, 2020
Bonded through National Notary Assn.

EXHIBIT A

Condominium Unit 5, Building 29, TRAILWOODS CONDOMINIUM, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record
Book 5651, Page 4722, as amended, of the Public Records of Volusia County, Florida.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

SALLY S. ATTIA
139-09 84th Dr, Apt. 110
Briarwood NY 11435

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

04/16/2008 03:20 PM
Doc stamps 1050.00
(Transfer Amt $ 150000)
Instrument# 2008-077514 # 1
Book: 6219
Page: 1493

Prepared by
Tracey Crotty Portigo, an employee of
First American Title Insurance Company
733 Dunlawton Avenue, Suite 101
Port Orange, Florida 32127
(386)761-7511

Return to: Grantee

File No.: 1019-1795904

PARTNERSHIP WARRANTY DEED

This indenture made on November 17, **2005** A.D., by

Investo, L.P., a Texas Limited Partnership

whose address is: **931 Pronton Road, San Antonio, TX 78258**
hereinafter called the "grantor", to William T. Wallace, a married man
whose address is: , 3960 Oak Trail Run, No. 2905, Port Orange, Florida, 32127
hereinafter called the "grantee":

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Volusia** County, **Florida**, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 6316-18-29-0050

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

Instrument# 2008-077514 # 2
Book: 6219
Page: 1494

Investo, L.P., a Texas Limited Partnership, by
TEX-CAN HOLDINGS, INC., a Texas
Corporation

By: Fred G. Brigley, President

(Corporate Seal)

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Deborah Kelley

Witness Signature

Print Name: THERESA A. SPERONI

State of Florida

County of Volusia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 11/17/05 **2005**, by **Fred G. Brigley, as President , on behalf of Investo, L.P., a Texas Limited Partnership, by TEX-CAN HOLDINGS, INC., a Texas Corporation**, existing under the laws of the State of , who is/are personally known to me or who has/have produced a valid drivers license as identification.

NOTARY PUBLIC

TRACEY C. PORTIGO

Printed Name of Notary

My Commission Expires:

TRACEY C. PORTIGO
MY COMMISSION # DD 324238
EXPIRES: August 9, 2007
Bonded Thru Notary Public Underwriters

Instrument# 2008-077514 # 3
Book: 6219
Page: 1495
Diane M. Matousek
Volusia County, Clerk of Court

EXHIBIT "A"

Condominium Unit 5, Building 29, TRAILWOODS CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 5651, Page 4722, as amended, of the Public Records of Volusia County, Florida.

4

08/01/2012 01:24 PM
Instrument# 2012-136508 # 1
Book: 6741
Page: 1603

space above reserved for recording information

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA
CIVIL DIVISION

CitiMortgage, Inc. Plaintiff, -vs.- William T. Wallace; Jeannimarie Bentley-Wallace; Trailwoods Condominium Association, Inc Defendant(s).	Case #: 2010-33360-CICI DIVISION: 31

FILED
JUL 31 2012
CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CTY., FL
CC 64

CL

CERTIFICATE OF TITLE

The undersigned, DIANE M. MATOUSEK, Clerk of the Court certifies that s/he executed and filed a Certificate of Sale for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Volusia County, Florida:

CONDOMINIUM UNIT 5, BUILDING 29, TRAILWOODS CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 5651, PAGE 4722, AS AMENDED, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Exempt D/S VOC MSM Parcel# 631618290050

52

Instrument# 2012-136508 # 2
Book: 6741
Page: 1604

Property Address: 3960 Oak Trail Run, Condo Unit #2905 a/k/a Condo Unit #5, Building #29, Port Orange, FL 32127 was sold to: Federal National Mortgage Association and said bid of Plaintiff herein was assigned by Assignment of Bid, title to the hereinabove referenced property is issued to Federal National Mortgage Association and whose address is: CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, Missouri 63368-2240.

WITNESS, DIANE M. MATOUSEK, as Clerk of the Circuit Court, and the seal of said Court, at ~~DAYTONA BEACH~~ Deland, Volusia, Florida.

July 31, 2012
Date

DIANE M. MATOUSEK
Clerk of the Circuit Court
By: M S MacDonald
Deputy Clerk

/s/ M. S. MacDonald

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Certificate of Title was mailed on 31 day of July 2012 to:

SHAPIRO, FISHMAN & GACHÉ, LLP 4630 WOODLAND CORPORATE BOULEVARD, SUITE 100, TAMPA, FL 33614

WILLIAM T. WALLACE, 3 EAST MAGNOLIA AVENUE, PORT ORANGE, FL 32127

JEANNIMARIE BENTLEY-WALLACE, 3 EAST MAGNOLIA AVENUE, PORT ORANGE, FL 32127

TRAILWOODS CONDOMINIUM ASSOCIATION, INC., C/O DOTTIE OWENS, R.A., 3960 OAK TRAIL RUN, SUITE 1909, PORT ORANGE, FL 32127

DIANE M MATOUSEK
CLERK OF THE CIRCUIT COURT

By: M S MacDonald
Deputy Clerk

/s/ M. S. MacDonald

Instrument# 2012-136508 # 3
Book: 6741
Page: 1605
Diane M. Matousek
Volusia County, Clerk of Court

THIS DOCUMENT WAS PREPARED BY:
SHAPIRO, FISHMAN & GACHÉ, LLP
4630 WOODLAND CORPORATE BLVD.
SUITE 100
TAMPA, FL 33614

10-190152 FC01

Fax Server 11/27/2012 10:04:45 AM PAGE 2/006 Fax Server

11/28/2012 03:27 PM
Instrument# 2012-216368 # 1
Book :: 6787
Page :: 4168

space above reserved for recording information

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR VOLUSIA COUNTY, FLORIDA CIVIL DIVISION

CitiMortgage, Inc.

Plaintiff,

-vs.-

William T. Wallace; Jeannimarie Bentley-Wallace; Trailwoods Condominium Association, Inc

Defendant(s).

Case #: 2010-33360-CICI

DIVISION: 31

FILED
12 NOV 27 PM 3:54
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY., FL
CC 32

RC

AMENDED CERTIFICATE OF TITLE

The undersigned, DIANE M. MATOUSEK, Clerk of the Court certifies that s/he executed and filed a Certificate of Sale in this action on: July 20, 2012 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Volusia County, Florida:

CONDOMINIUM UNIT 5, BUILDING 29, TRAILWOODS CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 5651, PAGE 4722, AS AMENDED, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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Amended Per ORDER

Parcel# 6316182900050

Instrument # 2012-216368 # 2
Book :: 6787
Page :: 4169

Property Address: 3960 Oak Trail Run, Condo Unit #2905 a/k/a Condo Unit #5, Building #29, Port Orange, FL 32127 was sold to: CitiMortgage, Inc. title to the hereinabove referenced property is issued to CitiMortgage, Inc., and whose address is: CitiMortgage, Inc., 1000 Technology Drive, O'Fallon, Missouri 63368-2240.

WITNESS, DIANE M. MATOUSEK, as Clerk of the Circuit Court, and the seal of said Court, at ~~DAYTONA BEACH~~ Deland, Volusia, Florida.

November 27, 2012
Date

DIANE M. MATOUSEK
Clerk of the Circuit Court

By: /s/ Jennifer Vazquez
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Amended Certificate of Title was mailed on 27 day of November 2012 to:

SHAPIRO, FISHMAN & GACHÉ, LLP 4630 WOODLAND CORPORATE BOULEVARD, SUITE 100, TAMPA, FL 33614

WILLIAM T. WALLACE, 3 EAST MAGNOLIA AVENUE, PORT ORANGE, FL 32127

JEANNIMARIE BENTLEY-WALLACE, 3 EAST MAGNOLIA AVENUE, PORT ORANGE, FL 32127

TRAILWOODS CONDOMINIUM ASSOCIATION, INC., C/O DOTTIE OWENS, R.A., 3960 OAK TRAIL RUN, SUITE 1909, PORT ORANGE, FL 32127

Instrument# 2012-216368 # 3
Book:: 6787
Page:: 4170
Diane M. Matousek
Volusia County, Clerk of Court

DIANE M MATOUSEK
CLERK OF THE CIRCUIT COURT

By: /s/ Jennifer Vazquez
Deputy Clerk

THIS DOCUMENT WAS PREPARED BY:
SHAPIRO, FISHMAN & GACHÉ, LLP
4630 WOODLAND CORPORATE BLVD., STE 100
TAMPA, FL 33614

10-190152 FC01 CMI

12/31/2012 07:40 AM Instrument # 2012237474 # 1 Book: 6800 Page: 2514 Deed Doc Stamps 315.00 (Transfer Amt $ 45000.00)

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

Prepared by ~~and Return to~~:
Lesley Ramasanto, an employee of
First American Title Insurance Company
2605 Enterprise Road East, Suite 300
Clearwater, Florida 33759
(866)782-3211
File No.: 7426615d

SPECIAL WARRANTY DEED

State of Florida

County of Volusia

THIS SPECIAL WARRANTY DEED is made on DECEMBER 10, 2012, between

CitiMortgage, Inc., organized and existing under the laws of the state of **Florida**

having a business address
at: 1000 TECHNOLOGY DR, O'FALLON, MO 63368 46264795

("Grantor"). and

FAWZI EL TAWIL

having a mailing address
of: 3537 FOREST BRANCH DR, UNIT D, PORT ORANGE, FL 32129

("Grantee"), (Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same).

WITNESSETH, that the said Grantor, for and in consideration of the sum of FORTY FIVE THOUSAND and no/100 dollars ($45,000.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Volusia**, State of **Florida**, to-wit:

Condominium Unit 5, Building 29, TRAILWOODS CONDOMINIUM, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record
Book 5651, Page 4722, as amended, of the Public Records of Volusia County, Florida.

TAWIL
46264795 FL
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

Tax Parcel Identification Number: **6316-18-29-0050**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

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

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants title to the said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances except taxes accruing subsequent to **2012**.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

CitiMortgage, Inc.

BY: _____
Jamey Davis

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

Signed, sealed and delivered in our presence:

_____
Witness Signature
Brittani Peace
Print Name: _____

_____
Witness Signature Justin Jung
Print Name: _____

State of ~~Florida~~ Texas

County of ~~Volusia~~ Dallas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on December 10, 2012, by ~~Jamey Davis~~, **as** Attorney-in-fact **on behalf of CitiMortgage, Inc.,** existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced TX DL as identification.

Notary Public

(Printed Name) NICOLE DALRYMPLE-HALL

My Commission expires: _____

NICOLE DALRYMPLE-HALL
Notary Public, State of Texas
My Commission Expires
January 26, 2016

{Notorial Seal}

Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Fawzi Habib ELTAWAB hereby constitute and appoint:

Mina F habib

OR

Julie Fawzy Ady Habib

As my true and lawful Attorney-in-Fact, for me in my name, place and stead. ***Each Attorney-in-Fact may act independently***. My Attorney-in-Fact shall represent and act for me in all matters of whatsoever kind or nature, as well as to manage and conduct all of my affairs, and for those purposes or nature which shall or may be, in the judgment of my said Attorney-in-Fact, proper, necessary, appropriate, or expedient in the supervision and management of my business, property, and affairs, as fully and effectively in all respects as I could do if personally present. Said authority shall specifically include, but not be limited to, the full power and authority for me and in my name to exercise those powers enumerated in 709.08 Florida Statutes, and as amended from time to time, and:

1. To pursue any litigation or administrative proceeding against any individual or entity who negligently or intentionally fails to honor this Durable Power of Attorney and thus causes such litigation or administrative proceeding, and to pursue all costs and damages, both regular and punitive, against said third party;

2. To enter upon and take possession of any lands, real property, buildings, tenements, or other structures, or any part, or parts thereof, that may belong to me, or to the possession whereof I may be entitled;

3. To demand, ask, collect, sue for, receive, and give effectual discharges for any rents, profits, issues, or income now or which shall become due, of any and all of such real property, lands, buildings, tenements or other structures, or of any part, or parts, thereof, and to take and use all lawful proceedings for recovering the said rents, profits, issues or income, and for ejecting defaulting tenants and occupants, and for terminating the tenancy or occupation thereof, and for obtaining, recovering, and retaining possession of all or any of the premises held or occupied by such defaulter;

4. To bargain, grant, sell, deed, exchange, and convey any and all real property or interest in land (including, but not limited to, any such property designated as homestead property under the laws of the Constitution of the State of Florida or any other jurisdiction) owned by me, including any proprietary lease or any stock evidencing my ownership of any cooperative apartment, and for such sum or sums of money and upon such terms and conditions, as my Attorney-in-Fact shall deem proper and, upon such sale, sales, or

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conveyances, to make, sign, seal, acknowledge, and deliver deeds with such covenants, general or special warranties, quit claim, or otherwise, as my Attorney-in-Fact shall deem expedient or appropriate, and to buy any real property or interest in land for such sum or sums of money and upon such terms and conditions as my Attorney-in-Fact shall deem fit, and to manage any such lands, and to manage, repair, alter, rebuild, or reconstruct, any buildings, houses, or other structures, or any part, or parts, thereof, that may now, or hereafter, be erected upon any such land;

5. To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle, and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;

6. To procure, change, carry or cancel insurance against any and all risks affecting property or persons against liability, damage or claims of any sort;

7. To demand, sue for, collect, recover and receive all goods, claims, debts, monies, interests, dividends, annuities, property (both real and personal) payments, legacies, bequests, devises, wares, merchandise, chattels, effects, things, and demands whatsoever now or shall hereafter become due, owing or belonging to me (including the right to institute any action, suit or legal proceedings, for the recovery of any land, buildings, tenements, or other structures, or any part, or parts, thereof, to the possession whereof I may be entitled), to have and take all means for the recovery thereof, by attachments, distress, replevin, garnishment, action at law, suits in equity, or otherwise, and to compromise and agree for the same, and to make, execute and deliver receipts, releases, acquittances or other sufficient discharges therefore, under seal, or otherwise, and to sue and to settle suits of any kind in my name or on my behalf;

8. To make, execute, endorse, accept and deliver any and all bills of exchange, bonds, checks, drafts, notes and trade acceptances;

9. To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my Agent to exercise this power;

10. To pay all sums of money, at any time or times, that may hereafter be owing by me upon any bill of exchange, check, draft, note or trade acceptance, made, executed, endorsed, and delivered by me, or for me, and in my name, by my said Attorney-in-Fact;

11. To sign, seal, execute, deliver, and acknowledge deeds, leases, and assignments of leases, covenants, indentures, agreements, contracts, assignments, mortgages, satisfactions of mortgages, releases, hypothecations, bills, bonds, options, notes, receipts, evidence of debt and such other instruments in writing of whatever kind or nature;

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12. To receive and deposit any monies, checks, drafts, instruments, or other property which may come into the possession of my Attorney-in-Fact with any bank, broker, trust company, financial institution, savings institution, or other person or corporation, either in my name, or in the name of a nominee, and to withdraw by check or other means any such money or property to which I am from time to time entitled and which is now or shall be so received and deposited, in either applied debts or interest payable by me or any taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real property and personal estate, or for any of the purposes mentioned in this Power of Attorney, or for the purchase of any goods or services on my account or otherwise for my use and benefit, or the investment in my name in any stocks, shares, notes, bonds, securities, or any other property (real or personal, tangible or intangible, income producing or otherwise) as my Attorney-in-Fact may deem proper, to receive and give receipts for any income or dividends and to receive from such investments, and to sell, assign, transfer, or otherwise dispose of all and any such investments or other investments for my use and benefit as my Attorney-in-Fact may deem advisable;

13. To defend, settle, adjust, compound, submit to arbitration and compromise all actions, suits, accounts, reckonings, claims and demands whatsoever that now are or hereafter shall be pending between me and any person, firm or corporation in such manner and in all respects as my said Attorney-in-Fact deem advisable;

14. To buy or sell at public or private sale for cash or credit or by any other means whatsoever, or to acquire, dispose of, repair, alter, store or manage my tangible personal property or any interest therein;

15. To have all powers granted herein with respect to all and any property owned by me and/or acquired by me after the date hereof;

16. To borrow any sum or sums of money or other property on such terms and with such security (whether real or personal property) as my Attorney-in-Fact may deem advisable, and for that purpose to execute and deliver all promissory notes, bonds, mortgages, deeds of trust, or pledges, and other instruments which may be necessary or proper;

17. To engage, employ, and dismiss any accountants, attorneys-at-law, investment counsel, brokers, agents, servants, trustees, professional property managers, doctors, nurses, dentists, clerks, workmen and others, and appoint others in their place, and to pay and allow the persons to be so employed at such salaries, wages or other remunerations, as my said Attorney-in-Fact shall deem advisable;

18. To apply for and receive any government, insurance, and retirement benefits to which I may be entitled, including the right to act as my representative payee with the Social Security Administration, and to exercise any right to elect benefits or payments; to terminate, to change beneficiaries or ownership, to assign rights, to borrow or receive cash value in return for the surrender of any or all rights I may have in life insurance or annuity policies, plans or benefits, Individual Retirement Accounts, or in any retirement, profit sharing, or other employee welfare plans and benefits; and to consent or waive consent in connection with designation of beneficiaries and joint and survivor annuities under any employee benefit

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plan;

19. To enter into, make, sign, execute and deliver, acknowledge and perform any contract, agreement, writing, or thing that may, in the opinion of my said Attorney-in-Fact, be necessary or proper, to be entered into, made or signed, or sealed, executed, delivered, acknowledged or performed;

20. To execute all income tax and other Federal, state or local tax returns and perform any and all acts that I can perform with respect to all tax matters (including, but not limited to, Federal and state income and gift taxes, self employment taxes, payroll taxes, intangible property taxes, tangible property taxes, excise taxes, and real estate taxes) for any and all periods or years. Such power shall include, but shall not be limited to, the power to sign or issue, or both, Forms W-2, 709, 843, 941, 942, 1040, 1040A, 1040EZ, 1040X, 1040ES, 4868, 2688, 2210, SS-4, 2553, 8821 and 2848 or any substitute therefore, to claim tax refunds and credits; to file protests or petitions to administrative agencies or courts regarding tax matters; to execute closing agreements, extensions or waivers of the period of limitations and any Power of Attorney required by the Internal Revenue Service or any state or local taxing authority with respect to any tax year; to permit such persons to receive confidential information concerning same; to compromise and settle tax claims or disputes; to prepare, execute and file any returns or other documents in regard to same; to file applications for homestead exemption; and to request any extension of time to perform any of the foregoing;

21. To nominate a guardian or guardians of my estate for consideration by a Court if incompetency proceedings for my estate or person are hereafter commenced. In that regard, I direct my Attorney-in-Fact to nominate himself or herself as guardian of my estate, if able and willing to serve. Notwithstanding the foregoing, my Attorney-in-Fact may oppose the appointment of any Guardian if my Attorney-in-Fact believes that such appointment would not increase the quality of services already afforded by this Power of Attorney;

22. To appoint one or more ancillary attorneys, if at any time my Attorney-in-Fact determines that it is necessary or desirable in my Attorney-in-Fact's discretion to appoint one or more of such ancillary attorneys to act on my behalf in any other jurisdiction or jurisdictions. In making any such appointment, my Attorney-in-Fact may sign, execute, deliver, acknowledge and make declarations in any documents as may be necessary, desirable, convenient or proper in order to effectuate any such ancillary appointment, and my Attorney-in-Fact may grant to any ancillary attorney any or all of the powers, duties and authorities granted my Attorney-in-Fact hereunder, but may not grant to any such ancillary attorney the powers which are inconsistent with those powers granted to my Attorney-in-Fact hereunder;

23. In addition to all other powers granted by this document, I grant to my agent the power and authority to serve as my personal representative for all purposes of the Health Insurance Portability and Accountability Act of 1996 and its regulations (HIPAA) during any time my health care representative is exercising authority under this document.

Pursuant to HIPAA, I Specifically authorize my agent as my HIPAA personal representative to request, receive and review any information regarding my physical or mental health, including, without limitation all HIPAA protected health information, medical and hospital records; to execute on my behalf any authorizations, release or other documents that may be required in order to obtain

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this information; and to consent to the disclosure of this information. I further authorize my agent to execute on my behalf any documents necessary or desirable to implement the health care decisions that my agent is authorized to make under this document including Medicare Part D decisions and enrollments applications.

By signing this Durable Power of Attorney, I specifically empower and authorize my physician, hospital or health care provider to release any and all medical records to my agent's designee. Further, I waive any liability to any physician, hospital or any health care provider who releases any and all of my medical records to my agent.

The authority given my agent shall supersede any prior agreement that I may have made with my health care providers to restrict access to or disclosure of my individually identifiable health information. The authority given my agent has no expiration date and shall expire only in the event that I revoke the authority in writing and deliver it to my health care provider.

Giving and granting unto my said Attorney-in-Fact full power and authority to do so and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as I might or could do personally, hereby ratifying and confirming all that my Attorney-in-Fact shall lawfully do or cause to be done by virtue hereof. The foregoing enumeration of specific powers does not, and shall not, in any way control, limit, or diminish any of the other specific or general powers herein granted or which should have been granted in order to carry out the purposes herein expressed.

It is my intent in executing this instrument that the power conferred on my Attorney-in-Fact, shall be exercisable commencing with the date hereof, notwithstanding any later disability or incapacity that I may suffer, so that this Durable Power of Attorney shall not be affected by disability of the principal except as provided by Florida Statute.

All acts done by my Attorney-in-Fact pursuant to the powers conferred during any period of my disability or incompetence shall have the same effect, and inure to the benefit of and bind me or my heirs, devisees, and Personal Representatives, as if I were competent and not disabled, unless otherwise provided by Florida Statute. My Attorney-in-Fact shall not be liable for any acts or decisions made by said Attorney-in-Fact in good faith pursuant to the terms hereof.

This Durable Power of Attorney shall be revoked by an instrument signed by me and delivered to my said Attorney-in-Fact. The revocation shall be effective from the date of delivery to my Attorney-in-Fact.

For the purpose of inducing any bank, broker, custodian, insurer, lender, transfer agent, taxing authority, governmental agency or other party to act in accordance with the powers granted in this document, I hereby represent, warrant and agree that:

A. The powers conferred on my Attorney-in-Fact by this document shall be exercisable by my said Attorney-in-Fact alone, without need for court approval (except where expressly required), and my Attorney-in-Fact's signature or acts under the authority granted in this document shall be accepted by third parties as fully authorized by me

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and with the same force and effect as if I were personally present, competent and acting on my own behalf.

B. No person who acts in reliance upon any representation that my Attorney-in-Fact may make regarding the scope of authority granted under this document shall incur any liability to me, my estate, my heirs, successors or assigns for permitting my Attorney-in-Fact to exercise any such power, nor shall any person who deals with my Attorney-in-Fact be required to determine or insure the proper application of funds or property.

C. My Attorney-in-Fact shall have the right to seek appropriate Court order mandating acts which my Attorney-in-Fact determines appropriate if a third party refuses to comply with actions taken by my Attorney-in-Fact which are authorized by this document, or to enjoin acts by third parties which my Attorney-in-Fact has not authorized.

This Durable Power of Attorney shall not be affected by disability, incompetency, or incapacity of the principal, except as provided by Statute, and is meant by me to comply with Florida Statute Section 709.08.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal the 24 day of July, 2015.

Signed, sealed and delivered
in the presence of:

J Slater

Jodi Slater
Print Witness Name

Angela Mosimanewakgang
Print Witness Name

_____, Principal

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 24 day of July, 2015 by Fawzi Habib E Hawi who [ ] is personally known to me or [ ] has produced FL DL as identification and who did not take an oath.

Ginger Hakala
Notary Public

My Commission Expires: 2-10-16

GINGER HAKALA
Notary Public, State of Florida
Commission# EE 167396
My comm. expires Feb. 10, 2016

FE

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Manar Ebrahim Habib hereby constitute and appoint:

Nina F Habib

OR

Julie Fawzy Adly Habib

As my true and lawful Attorney-in-Fact, for me in my name, place and stead. ***Each Attorney-in-Fact may act independently***. My Attorney-in-Fact shall represent and act for me in all matters of whatsoever kind or nature, as well as to manage and conduct all of my affairs, and for those purposes or nature which shall or may be, in the judgment of my said Attorney-in-Fact, proper, necessary, appropriate, or expedient in the supervision and management of my business, property, and affairs, as fully and effectively in all respects as I could do if personally present. Said authority shall specifically include, but not be limited to, the full power and authority for me and in my name to exercise those powers enumerated in 709.08 Florida Statutes, and as amended from time to time, and:

1. To pursue any litigation or administrative proceeding against any individual or entity who negligently or intentionally fails to honor this Durable Power of Attorney and thus causes such litigation or administrative proceeding, and to pursue all costs and damages, both regular and punitive, against said third party;

2. To enter upon and take possession of any lands, real property, buildings, tenements, or other structures, or any part, or parts thereof, that may belong to me, or to the possession whereof I may be entitled;

3. To demand, ask, collect, sue for, receive, and give effectual discharges for any rents, profits, issues, or income now or which shall become due, of any and all of such real property, lands, buildings, tenements or other structures, or of any part, or parts, thereof, and to take and use all lawful proceedings for recovering the said rents, profits, issues or income, and for ejecting defaulting tenants and occupants, and for terminating the tenancy or occupation thereof, and for obtaining, recovering, and retaining possession of all or any of the premises held or occupied by such defaulter;

4. To bargain, grant, sell, deed, exchange, and convey any and all real property or interest in land (including, but not limited to, any such property designated as homestead property under the laws of the Constitution of the State of Florida or any other jurisdiction) owned by me, including any proprietary lease or any stock evidencing my ownership of any cooperative apartment, and for such sum or sums of money and upon such terms and conditions, as my Attorney-in-Fact shall deem proper and, upon such sale, sales, or

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conveyances, to make, sign, seal, acknowledge, and deliver deeds with such covenants, general or special warranties, quit claim, or otherwise, as my Attorney-in-Fact shall deem expedient or appropriate, and to buy any real property or interest in land for such sum or sums of money and upon such terms and conditions as my Attorney-in-Fact shall deem fit, and to manage any such lands, and to manage, repair, alter, rebuild, or reconstruct, any buildings, houses, or other structures, or any part, or parts, thereof, that may now, or hereafter, be erected upon any such land;

5. To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle, and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;

6. To procure, change, carry or cancel insurance against any and all risks affecting property or persons against liability, damage or claims of any sort;

7. To demand, sue for, collect, recover and receive all goods, claims, debts, monies, interests, dividends, annuities, property (both real and personal) payments, legacies, bequests, devises, wares, merchandise, chattels, effects, things, and demands whatsoever now or shall hereafter become due, owing or belonging to me (including the right to institute any action, suit or legal proceedings, for the recovery of any land, buildings, tenements, or other structures, or any part, or parts, thereof, to the possession whereof I may be entitled), to have and take all means for the recovery thereof, by attachments, distress, replevin, garnishment, action at law, suits in equity, or otherwise, and to compromise and agree for the same, and to make, execute and deliver receipts, releases, acquittances or other sufficient discharges therefore, under seal, or otherwise, and to sue and to settle suits of any kind in my name or on my behalf;

8. To make, execute, endorse, accept and deliver any and all bills of exchange, bonds, checks, drafts, notes and trade acceptances;

9. To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my Agent to exercise this power;

10. To pay all sums of money, at any time or times, that may hereafter be owing by me upon any bill of exchange, check, draft, note or trade acceptance, made, executed, endorsed, and delivered by me, or for me, and in my name, by my said Attorney-in-Fact;

11. To sign, seal, execute, deliver, and acknowledge deeds, leases, and assignments of leases, covenants, indentures, agreements, contracts, assignments, mortgages, satisfactions of mortgages, releases, hypothecations, bills, bonds, options, notes, receipts, evidence of debt and such other instruments in writing of whatever kind or nature;

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12. To receive and deposit any monies, checks, drafts, instruments, or other property which may come into the possession of my Attorney-in-Fact with any bank, broker, trust company, financial institution, savings institution, or other person or corporation, either in my name, or in the name of a nominee, and to withdraw by check or other means any such money or property to which I am from time to time entitled and which is now or shall be so received and deposited, in either applied debts or interest payable by me or any taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real property and personal estate, or for any of the purposes mentioned in this Power of Attorney, or for the purchase of any goods or services on my account or otherwise for my use and benefit, or the investment in my name in any stocks, shares, notes, bonds, securities, or any other property (real or personal, tangible or intangible, income producing or otherwise) as my Attorney-in-Fact may deem proper, to receive and give receipts for any income or dividends and to receive from such investments, and to sell, assign, transfer, or otherwise dispose of all and any such investments or other investments for my use and benefit as my Attorney-in-Fact may deem advisable;

13. To defend, settle, adjust, compound, submit to arbitration and compromise all actions, suits, accounts, reckonings, claims and demands whatsoever that now are or hereafter shall be pending between me and any person, firm or corporation in such manner and in all respects as my said Attorney-in-Fact deem advisable;

14. To buy or sell at public or private sale for cash or credit or by any other means whatsoever, or to acquire, dispose of, repair, alter, store or manage my tangible personal property or any interest therein;

15. To have all powers granted herein with respect to all and any property owned by me and/or acquired by me after the date hereof;

16. To borrow any sum or sums of money or other property on such terms and with such security (whether real or personal property) as my Attorney-in-Fact may deem advisable, and for that purpose to execute and deliver all promissory notes, bonds, mortgages, deeds of trust, or pledges, and other instruments which may be necessary or proper;

17. To engage, employ, and dismiss any accountants, attorneys-at-law, investment counsel, brokers, agents, servants, trustees, professional property managers, doctors, nurses, dentists, clerks, workmen and others, and appoint others in their place, and to pay and allow the persons to be so employed at such salaries, wages or other remunerations, as my said Attorney-in-Fact shall deem advisable;

18. To apply for and receive any government, insurance, and retirement benefits to which I may be entitled, including the right to act as my representative payee with the Social Security Administration, and to exercise any right to elect benefits or payments; to terminate, to change beneficiaries or ownership, to assign rights, to borrow or receive cash value in return for the surrender of any or all rights I may have in life insurance or annuity policies, plans or benefits, Individual Retirement Accounts, or in any retirement, profit sharing, or other employee welfare plans and benefits; and to consent or waive consent in connection with designation of beneficiaries and joint and survivor annuities under any employee benefit

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plan;

19. To enter into, make, sign, execute and deliver, acknowledge and perform any contract, agreement, writing, or thing that may, in the opinion of my said Attorney-in-Fact, be necessary or proper, to be entered into, made or signed, or sealed, executed, delivered, acknowledged or performed;

20. To execute all income tax and other Federal, state or local tax returns and perform any and all acts that I can perform with respect to all tax matters (including, but not limited to, Federal and state income and gift taxes, self employment taxes, payroll taxes, intangible property taxes, tangible property taxes, excise taxes, and real estate taxes) for any and all periods or years. Such power shall include, but shall not be limited to, the power to sign or issue, or both, Forms W-2, 709, 843, 941, 942, 1040, 1040A, 1040EZ, 1040X, 1040ES, 4868, 2688, 2210, SS-4, 2553, 8821 and 2848 or any substitute therefore, to claim tax refunds and credits; to file protests or petitions to administrative agencies or courts regarding tax matters; to execute closing agreements, extensions or waivers of the period of limitations and any Power of Attorney required by the Internal Revenue Service or any state or local taxing authority with respect to any tax year; to permit such persons to receive confidential information concerning same; to compromise and settle tax claims or disputes; to prepare, execute and file any returns or other documents in regard to same; to file applications for homestead exemption; and to request any extension of time to perform any of the foregoing;

21. To nominate a guardian or guardians of my estate for consideration by a Court if incompetency proceedings for my estate or person are hereafter commenced. In that regard, I direct my Attorney-in-Fact to nominate himself or herself as guardian of my estate, if able and willing to serve. Notwithstanding the foregoing, my Attorney-in-Fact may oppose the appointment of any Guardian if my Attorney-in-Fact believes that such appointment would not increase the quality of services already afforded by this Power of Attorney;

22. To appoint one or more ancillary attorneys, if at any time my Attorney-in-Fact determines that it is necessary or desirable in my Attorney-in-Fact's discretion to appoint one or more of such ancillary attorneys to act on my behalf in any other jurisdiction or jurisdictions. In making any such appointment, my Attorney-in-Fact may sign, execute, deliver, acknowledge and make declarations in any documents as may be necessary, desirable, convenient or proper in order to effectuate any such ancillary appointment, and my Attorney-in-Fact may grant to any ancillary attorney any or all of the powers, duties and authorities granted my Attorney-in-Fact hereunder, but may not grant to any such ancillary attorney the powers which are inconsistent with those powers granted to my Attorney-in-Fact hereunder;

23. In addition to all other powers granted by this document, I grant to my agent the power and authority to serve as my personal representative for all purposes of the Health Insurance Portability and Accountability Act of 1996 and its regulations (HIPAA) during any time my health care representative is exercising authority under this document.

Pursuant to HIPAA, I Specifically authorize my agent as my HIPAA personal representative to request, receive and review any information regarding my physical or mental health, including, without limitation all HIPAA protected health information, medical and hospital records; to execute on my behalf any authorizations, release or other documents that may be required in order to obtain

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this information; and to consent to the disclosure of this information. I further authorize my agent to execute on my behalf any documents necessary or desirable to implement the health care decisions that my agent is authorized to make under this document including Medicare Part D decisions and enrollments applications.

By signing this Durable Power of Attorney, I specifically empower and authorize my physician, hospital or health care provider to release any and all medical records to my agent's designee. Further, I waive any liability to any physician, hospital or any health care provider who releases any and all of my medical records to my agent.

The authority given my agent shall supersede any prior agreement that I may have made with my health care providers to restrict access to or disclosure of my individually identifiable health information. The authority given my agent has no expiration date and shall expire only in the event that I revoke the authority in writing and deliver it to my health care provider.

Giving and granting unto my said Attorney-in-Fact full power and authority to do so and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as I might or could do personally, hereby ratifying and confirming all that my Attorney-in-Fact shall lawfully do or cause to be done by virtue hereof. The foregoing enumeration of specific powers does not, and shall not, in any way control, limit, or diminish any of the other specific or general powers herein granted or which should have been granted in order to carry out the purposes herein expressed.

It is my intent in executing this instrument that the power conferred on my Attorney-in-Fact, shall be exercisable commencing with the date hereof, notwithstanding any later disability or incapacity that I may suffer, so that this Durable Power of Attorney shall not be affected by disability of the principal except as provided by Florida Statute.

All acts done by my Attorney-in-Fact pursuant to the powers conferred during any period of my disability or incompetence shall have the same effect, and inure to the benefit of and bind me or my heirs, devisees, and Personal Representatives, as if I were competent and not disabled, unless otherwise provided by Florida Statute. My Attorney-in-Fact shall not be liable for any acts or decisions made by said Attorney-in-Fact in good faith pursuant to the terms hereof.

This Durable Power of Attorney shall be revoked by an instrument signed by me and delivered to my said Attorney-in-Fact. The revocation shall be effective from the date of delivery to my Attorney-in-Fact.

For the purpose of inducing any bank, broker, custodian, insurer, lender, transfer agent, taxing authority, governmental agency or other party to act in accordance with the powers granted in this document, I hereby represent, warrant and agree that:

A. The powers conferred on my Attorney-in-Fact by this document shall be exercisable by my said Attorney-in-Fact alone, without need for court approval (except where expressly required), and my Attorney-in-Fact's signature or acts under the authority granted in this document shall be accepted by third parties as fully authorized by me

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and with the same force and effect as if I were personally present, competent and acting on my own behalf.

B. No person who acts in reliance upon any representation that my Attorney-in-Fact may make regarding the scope of authority granted under this document shall incur any liability to me, my estate, my heirs, successors or assigns for permitting my Attorney-in-Fact to exercise any such power, nor shall any person who deals with my Attorney-in-Fact be required to determine or insure the proper application of funds or property.

C. My Attorney-in-Fact shall have the right to seek appropriate Court order mandating acts which my Attorney-in-Fact determines appropriate if a third party refuses to comply with actions taken by my Attorney-in-Fact which are authorized by this document, or to enjoin acts by third parties which my Attorney-in-Fact has not authorized.

This Durable Power of Attorney shall not be affected by disability, incompetency, or incapacity of the principal, except as provided by Statute, and is meant by me to comply with Florida Statute Section 709.08.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal the 24 day of July, 2015.

Signed, sealed and delivered
in the presence of:

Slauter
Jodi Slauter
Print Witness Name

Angela Mastrocallagans
Print Witness Name

_____, Principal

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 24 day of July, 2015 by Manar Ebrahim Habib who [ ] is personally known to me or [ ] has produced ~~Manar Ebrahim Habib~~ FL DL as identification and who did not take an oath.

Ginger Hakala
Notary Public

My Commission Expires: 2-10-16

GINGER HAKALA
Notary Public, State of Florida
Commission# EE 167396
My comm. expires Feb. 10, 2016

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Division of Corporations

Sunbiz.org Division of Corporations an official Site of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
TRAILWOODS CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N12000011680
FEI/EIN Number	20-3355016
Date Filed	12/03/2012
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	12/03/2012
Event Effective Date	NONE

Principal Address

c/o Extreme Management Team
2113 Ruby Red Blvd
Suite B
Clermont, FL 34714

Changed: 02/10/2025

Mailing Address

c/o Extreme Management Team
2113 Ruby Red Blvd
Suite B
Clermont, FL 34714

Changed: 02/10/2025

Registered Agent Name & Address

Property Management of America LLC dba Extreme Management Team
c/o Extreme Management Team
2113 Ruby Red Blvd
Suite B
Clermont, FL 34714

Name Changed: 02/10/2025

Address Changed: 02/10/2025

Officer/Director Detail

Name & Address

Title President

THOMPSON, DONNA
2113 Ruby Red Blvd
Suite B
Clermont, FL 34714

Title VP

KOSSERT-MALLETT, Sandra
2113 Ruby Red Blvd
Suite B
Clermont, FL 34714

Title Secretary, Treasurer

Keane, James
2113 Ruby Red Blvd
Suite B
Clermont, FL 34714

Annual Reports

Report Year	Filed Date
2025	02/10/2025
2025	07/08/2025
2026	04/15/2026

Document Images

04/15/2026 -- ANNUAL REPORT	View image in PDF format
07/08/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
02/10/2025 -- ANNUAL REPORT	View image in PDF format
04/26/2024 -- ANNUAL REPORT	View image in PDF format
06/09/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
02/03/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/20/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
10/05/2018 -- Reg. Agent Change	View image in PDF format
04/18/2018 -- Reg. Agent Change	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
07/19/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format

04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
12/03/2012 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

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

Property Summary

Alternate Key:	6506191
Parcel ID:	631618290050
Township-Range-Section:	16 - 33 - 16
Subdivision-Block-Lot:	18 - 29 - 0050
Owner(s):	ATTIA SALLY S - FS - Fee Simple - 100%
Mailing Address On File:	139-09 84TH DR APT 110 8RIARWOOD NY 11435
Physical Address:	2905 OAK TRAIL RUN, PORT ORANGE 32127
Building Count:	1
Neighborhood:	0278 - TRAILWOODS CONDO
Subdivision Name:	
Property Use:	0400 - CONDOMINIUM
Tax District:	402-PORT ORANGE
2025 Final Millage Rate:	17.1176
Homestead Property:	No
Agriculture Classification:	No
Short Description:	UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6 219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6 787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7

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:	$141,316	$133,467	$140,492
Land Value:	$0	$0	$0
Just/Market Value:	$141,316	$133,467	$140,492

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.

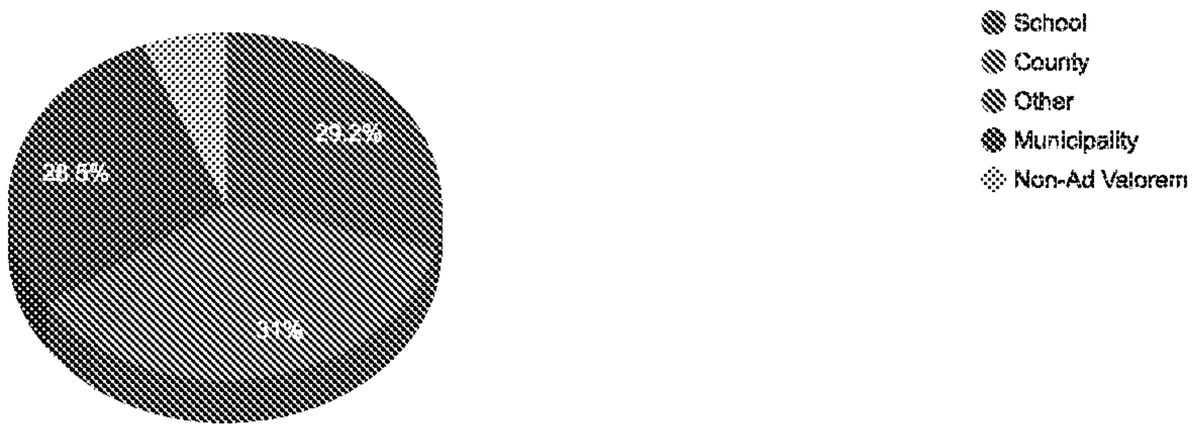
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$141,316	$141,316	$0	$141,316	1.5000	$211.97
0012	DISCRETIONARY	$141,316	$141,316	$0	$141,316	0.7480	$105.70
0011	REQ LOCAL EFFORT	$141,316	$141,316	$0	$141,316	3.0310	$428.33
0050	GENERAL FUND	$141,316	$141,316	$0	$141,316	3.2007	$452.31
0053	LAW ENFORCEMENT FUND	$141,316	$141,316	$0	$141,316	1.5994	$226.02
0055	LIBRARY	$141,316	$141,316	$0	$141,316	0.3697	$52.24
0520	MOSQUITO CONTROL	$141,316	$141,316	$0	$141,316	0.1573	$22.23
0530	PONCE INLET PORT AUTHORITY	$141,316	$141,316	$0	$141,316	0.0660	$9.33
0058	VOLUSIA ECHO	$141,316	$141,316	$0	$141,316	0.2000	$28.26
0057	VOLUSIA FOREVER	$141,316	$141,316	$0	$141,316	0.2000	$28.26
0065	FLORIDA INLAND NAVIGATION DISTRICT	$141,316	$141,316	$0	$141,316	0.0270	$3.82
0100	HALIFAX HOSPITAL AUTHORITY	$141,316	$141,316	$0	$141,316	0.7019	$99.19
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$141,316	$141,316	$0	$141,316	0.1793	$25.34
0230	PORT ORANGE	$141,316	$141,316	$0	$141,316	4.9750	$703.05
0234	PORT ORANGE I&S 2006	$141,316	$141,316	$0	$141,316	0.1623	$22.94
0235	PORT ORANGE PARKS BOND	$141,316	$141,316	$0	$141,316	0.0000	$0.00
						17.1176	$2,418.99

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
4021-PORT ORANGE STORMWATER	1.00	$160.00	$160.00

Estimated Ad Valorem Tax:	$2,418.99
Estimated Non-Ad Valorem Tax:	$160.00
Estimated Taxes:	**$2,578.99**
Estimated Tax Amount without SOH/10CAP ⓘ	$2,578.99

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	$133,467	$133,467	$129,554	$0	$129,554	$0
2024	$0	$140,492	$140,492	$117,777	$0	$117,777	$0
2023	$0	$131,428	$131,428	$107,070	$0	$107,070	$0
2022	$0	$110,519	$110,519	$97,336	$0	$97,336	$0
2021	$0	$97,850	$97,850	$88,487	$0	$88,487	$0
2020	$0	$91,979	$91,979	$80,443	$0	$80,443	$0
2019	$0	$73,130	$73,130	$73,130	$0	$73,130	$0
2018	$0	$60,557	$60,557	$50,724	$0	$50,724	$0
2017	$0	$44,002	$55,002	$46,113	$0	$46,113	$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:**	2	**3 Fixture Baths:**	2
Quality Grd:		**Floor Type:**	-	**4 Fixture Baths:**	
Arch Design:		**Wall Type:**	-	**5 Fixture Baths:**	
Year Built:	1989	**Exterior Wall:**	-	**6 Fixture Baths:**	
Total SFLA:	905	**Foundation:**	-	**7 Fixture Baths:**	
HVAC:	-	**Roof Cover:**	-	**Add'l Fixtures:**	
Heat Method:	-	**Roof Type:**	-		
Heat Source:	-	**FPL:**	/ /		

Total Building Value: $141,316

Residential Condo/Villa Data

Type:	01 - 905SF2/2
Level:	2
View:	E
Complex #:	027801 - TRAILWOODS (6316-18)

Miscellaneous Improvement(s)

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

Sales History

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

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7634 / 0027	2018243084	12/10/2018	WD-WARRANTY DEED		IMPROVED	$77,000
6800 / 2514	2012237673	12/10/2012	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$45,000
6787 / 4168	2012216368	11/27/2012	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	$100
6741 / 1603	2012138508	07/31/2012	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	$100
6219 / 1493	2005227514	11/17/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$150,000

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER	402	16 - 33 - 16	18 - 29 - 0050	

OR 6219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7634 PG 27		01-JAN-89

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 #: 631618290050
Tax Deed #: 32064
Situs Address: 2905 OAK TRAIL RUN

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) ATTIA SALLY S
139-09 84TH DR APT 110
BRIARWOOD, NY 11435

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) PROPERTY MANAGEMENT OF AMERICA LLC DBA EXTREME MANAGEMENT TEAM, REGISTERED AGENT O/B/O TRAILWOODS CONDOMINIUM ASSOCIATION, INC.
C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD SUITE B
CLERMONT, FL 34714 — Other Party

(3) SALLY S ATTIA
139-09 84TH DR APT 110
BRIARWOOD, NY 11435 — Title Holder

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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 3:22 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #11348-24 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 #11348-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
ATTIA SALLY S
139-09 84TH DR APT 110
BRIARWOOD, NY 11435

Also the owner of Record for the base tax year is as follows:
ATTIA SALLY S
139-09 84TH DR APT 110
BRIARWOOD, NY 11435

ADV

(4) **SITUS ADDRESS**
2905 OAK TRAIL RUN,
SN (VOL) **PORT ORANGE,**
32127

ATTIA SALLY S

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: **11348-24**
PARCEL ID NUMBER: **631618290050**

REQUEST FOR DEPOSIT

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

Clerk of Court Statutory Fee [per Sect. 28.24]	$	60.00
Clerk of Court Mail Charge [per 28.24]		55.36
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		40.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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]		63.70
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**387.56**

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.: **11348-24**
AMOUNT ENCLOSED: **$387.56**

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

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

CERTIFICATE NO.: **11348-24**

AMOUNT ENCLOSED: **$387.56**

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

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

Applicant's Deposit

CERTIFICATE NUMBER: 11348-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	55.36
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	40.00
Sheriff's Return Postage Fee	(PO)	1.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	63.70
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 387.56

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/27/2026 9:20 AM
Receipt: 303143109 Drawer: 155170

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

Instrument #: 2026135247 Type: NO
Book #: 8883 Page #: 4723 Time: 9:20 AM

Recording Fee:	$10.00
1 Tax Deed Processing Fee - $60.00	$60.00
5536 Postage - $0.01	$55.36
5600 Advertising Fee - $0.01	$56.00
4000 Sheriffs Fee/Tax Deed - $0.01	$40.00
100 Postage - $0.01	$1.00
1 Tax Deed Proof of Pub / Cert Mail Record - $10.00	$10.00
1 Tax Deed Certificate Sign and Seal - $7.00	$7.00
1 Notice for Newspaper Sign and Seal - $7.00	$7.00
1 Recording - $8.50	$8.50
6370 Tax Deed Deposit Escrow Doc Stamps only - $0.01	$63.70
6900 Tax Deed Auction Fee - $0.01	$69.00
CERT# 11348-24 / FIG 20 LLC FIG 20 LLC FBO SEC PTY	
Subtotal:	$387.56
Sales Tax:	$0.00
Due:	$387.56
CHK# 29081	$387.56

7/27/2026 9:20:08 AM
Instrument# 2026135247 1 page
Book: 8883 Page: 4723
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. **11348-24** Year of Issuance **JUNE 1, 2024**

Description of Property **631618290050**
UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7634 PG 27

Name in which assessed **ATTIA SALLY S**

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 **6TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/27/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
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 3, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/3/26

Pages: 54

Completed by: Christy Shacklette

Date: 8/3/26

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 6, 2026**

8-3-26 NO Changes

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
110-24	483401040050	ACOSTA MARIA DOLORES CERVANTES	ACOSTA MARIA DOLORES CERVANTES 213 FREDERICK ST PIERSON FL 32180
726-24	603301000040	ROJAS JORGE GONZALEZ ELIZABETH M	ROJAS JORGE & GONZALEZ ELIZABETH M 1126 BROWNSHIRE CT LONGWOOD FL 32779
1456-24	701702010050	PUGH RALPH J PUGH RALH S JR	PUGH RALPH J & PUGH RALH S JR 123 S MARYDELL AVE DELAND FL 32720
1489-24	701714060070	SAUL SYLVIA CASHION EST	SAUL SYLVIA CASHION 421 KINGSBURY BLVD DELAND FL 32720
2259-24	803411130310	CLEATON JOSHUA	CLEATON JOSHUA 138 ELDORADO DR DEBARY FL 32713
2281-24	803421150080	PRESCOTT GLORIA	PRESCOTT GLORIA 2578 ENTERPRISE RD UNIT 213 ORANGE CITY FL 32763
2423-24	412505001540	ACL REALTY LLC	ACL REALTY LLC 2090 W SPRUCE CREEK CT PORT ORANGE FL 32128

3758-24	813019050050	HINDS HAZEL HARRELSON TR HAZEL C HARRELSON REV TRUST	HINDS HAZEL HARRELSON TR OF HAZEL C HARRELSON REV TRUST ✓ 505 TRADEWINDS DR DELTONA FL 32738
4015-24	813044230030	PROVIDENT TRUST GROUP LLC FBO HAROLD JOHNSON SOLO K	PROVIDENT TRUST GROUP LLC FBO ✓ HAROLD JOHNSON SOLO K 8880 W SUNSET RD STE 250 LAS VEGAS NV 89148
4164-24	813069010020	SMITH DONALD E	SMITH DONALD E ✓ 2108 W ATMORE CIR DELTONA FL 32725
4939-24	424208010030	FISCHER DAVID	FISCHER DAVID ✓ 603 ARROYO PKWY ORMOND BEACH FL 32714
5026-24	424222220100	JIMMY VAN LLC	JIMMY VAN LLC ✓ 7563 CHARLIN PKWY ORLANDO FL 32822
5263-24	521119000670	ANTHONY LEVERCIA	ANTHONY LEVERCIA ✓ 1649 CEDAR HIGHLANDS BLVD DAYTONA BEACH FL 32117 4558
5362-24	523705000820	GM GLOBAL HOLDINGS LLC	GM GLOBAL HOLDINGS LLC ✓ 776 S TAMPA AVE C ORLANDO FL 32805
5415-24	523812001050	JONES CHRISTINA	JONES CHRISTINA ✓ 129 S CARLOLINE ST DAYTONA BEACH FL 32114
5492-24	523822000390	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORPORATION 211 N RIDGEWOOD AVE STE 114 DAYTONA BEACH FL 32114
5642-24	523907310060	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORPORATION 211 N RIDGEWOOD AVE STE 114 DAYTONA BEACH FL 32114

6388-24	533801110087	BECKER TAYLOR ANNE MENDOZA LIZA MARIE	BECKER TAYLOR ANNE & MENDOZA LIZA MARIE 12288 DEERSONG DR JACKSONVILLE FL 32218
6573-23	530917000150	SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST	SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST PO BOX 265176 DAYTONA BEACH FL 32126
7255-23	533961000080	D&J GLOBAL HOLDING LLC	D&J GLOBAL HOLDING LLC 7901 4TH ST N STE 300 ST PETERSBURG FL 33702 4399
7314-24	631202000020	HURD DOUGLAS D	HURD DOUGLAS D 107 TORONITA AVE PORT ORANGE FL 32127 6625
10804-24	412302000190	BRITT MARY T TR WIZI MARTINA M TR	BRITT MARY T TR & WIZI MARTINA M TR 150 HAMLET TR ORMOND BEACH FL 32174
11348-24	631618290050	ATTIA SALLY S	ATTIA SALLY S 139-09 84TH DR APT 110 BRIARWOOD NY 11435
11425-24	741808170140	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH FL 32115 5065
11606-24	533748010102	HOLLAND WILLIE R	HOLLAND WILLIE R 231 RIVERSIDE DR #102-1 HOLLY HILL FL 32117
11667-24	424220110410	FRALEY DAVID K	FRALEY DAVID K 6995 DICKEY RD MIDDLETOWN OH 40542
11885-24	323430000010	EQUITY TRUST CO FBO CHRISTOPHER B SILVESTRI IRA	EQUITY TRUST CO FBO CHRISTOPHER B SILVESTRI IRA 322 RIDGEWOOD AVE HOLLY HILL FL 32117

11962-24	520806007750	TERRA JAMES D TR JAMES D TERRA TRUST	TERRA JAMES D TR JAMES D TERRA TRUST 1011 SEA SHELL CT DAYTONA BEACH FL 32124
12074-24	950400000015	SOLADAD INC	SOLADAD INC 403 E HALIFAX AVE OAK HILL FL 32759

To:
Property Appraiser - County of Volusia

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

Date: 8/3/2026

Pages: 3

Completed by: Christy Shacklette

Date: 8/3/26

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 6, 2026** 8-3-26 NO changes SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
110-24	483401040050	NO ✓	$97,985
726-24	603301000040	NO ✓	$183,464
1456-24	701702010050	YES ✓	$74,996
1489-24	701714060070	NO ✓	$225,405
2259-24	803411130310	NO ✓	$186,344
2281-24	803421150080	YES ✓	$89,195
2423-24	412505001540	NO ✓	$241,282

3758-24	813019050050	YES ✓	$138,871
4015-24	813044230030	NO ✓	$228,822
4164-24	813069010020	YES ✓	$91,472
4939-24	424208010030	NO ✓	$202,590
5026-24	424222220100	NO ✓	$130,839
5263-24	521119000670	NO ✓	$105,749
5362-24	523705000820	NO ✓	$100,648
5415-24	523812001050	NO ✓	$97,206
5492-24	523822000390	NO ✓	$68,855
5642-24	523907310060	NO ✓	$88,590
6388-24	533801110087	NO ✓	$716,210

6573-23	530917000150	NO ✓	$365,370
7255-23	533961000080	NO ✓	$374,315
7314-24	631202000020	YES ✓	$82,911
10804-24	412302000190	NO ✓	$348,365
11348-24	631618290050	NO ✓	$129,554
11425-24	741808170140	NO ✓	$156,486
11606-24	533748010102	NO ✓	$278,625
11667-24	424220110410	NO ✓	$173,896
11885-24	323430000010	NO ✓	$407,865
11962-24	520806007750	YES ✓	$506,916
12074-24	950400000015	NO ✓	$165,555

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 11348-24

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.

ATTIA SALLY S
139-09 84TH DR APT 110
BRIARWOOD NY 11435

DATED THIS 14TH DAY OF AUGUST, 2026.

11348-24 OCTOBER 6, 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.: **11348-24** Name in which assessed: **ATTIA SALLY S**
Description of Property: **Parcel # 631618290050 UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7634 PG 27.**

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 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,429.54**
OPENING BID AMOUNT: $9,406.29

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.: **11348-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,429.54***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

ATTIA SALLY S
139-09 84TH DR APT 110
BRIARWOOD NY 11435

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 1405 1535 25

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Total Postage and Fees

$

Sent To

ATTIA SALLY S
139-09 84TH DR APT 110
BRIARWOOD NY 11435

Street and Apt. No., or PO Box No.

11348-24 OCTOBER 6, 2026

City, State, ZIP+4®

DELAND POST OFFICE DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 11348-24

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.

PROPERTY MANAGEMENT OF AMERICA LLC DBA EXTREME MANAGEMENT TEAM REGISTERED AGENT O/B/O TRAILWOODS CONDOMINIUM ASSOCIATION INC C/O EXTREME MANAGEMENT TEAM
2113 RUBY RED BLVD SUITE B
CLERMONT FL 34714

DATED THIS 14TH 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:

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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 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $9,406.29

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Certificate No.: **11348-24**
Date of Sale: **OCTOBER 6, 2026**

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CL-0917-2101

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OFFICIAL USE

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Postage

$

DELAND, FL
AUG 14 2026
USPS
32724

Postmark Here

PROPERTY MANAGEMENT OF AMERICA LLC DBA
EXTREME MANAGEMENT TEAM REGISTERED TEAM
2113 RUBY RED BLVD SUITE B
CLERMONT FL 34714

11348-24 OCTOBER 6, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PROPERTY MANAGEMENT OF AMERICA LLC DBA
EXTREME MANAGEMENT TEAM REGISTERED TEAM
2113 RUBY RED BLVD SUITE B
CLERMONT FL 34714

1.1348-24 OCTOBER 6, 2026

9590 9402 8582 3244 8109 33

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1535 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

☐ Yes
☐ No

CLERK OF THE CIRCUIT COURT
CC & FINANCE
OCT 16 2026
AM 8:54
FILED

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ ail Restricted Delivery)

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

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

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SALLY S ATTIA
139-09 84TH DR APT 110
BRIARWOOD NY 11435

DATED THIS 14TH DAY OF AUGUST, 2026.

11348-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $9,406.29

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Certificate No.: **11348-24**
Date of Sale: **OCTOBER 6, 2026**

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PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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BRIARWOOD NY 11435

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MAIL TO:

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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 $ _____

Postage

$

DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

SALLY S ATTIA
139-09 84TH DR APT 110
BRIARWOOD NY 11435

11348-24 OCTOBER 6, 2026

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

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

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ATTIA SALLY S
2905 OAK TRAIL RUN
PORT ORANGE FL 32127

DATED THIS 14TH DAY OF AUGUST, 2026.

11348-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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CL-0917-2101

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Extra Services & Fees *(check box, add fee as appropriate)* ☐ Return Receipt (hardcopy) $ _____ ☐ Return Receipt (electronic) $ _____ ☐ Certified Mail Restricted Delivery $ _____ ☐ Adult Signature Required $ _____ ☐ Adult Signature Restricted Delivery $ _____	
Postage $	
To ATTIA SALLY S 2905 OAK TRAIL RUN PORT ORANGE FL 32127	
$	
St 11348-24 OCTOBER 6, 2026	
$	
Ci	

DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

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 1605 1535 56

ORLANDO FL 328
15 AUG 2026PM 3 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 4W
0000028897 AUG 14 2026

SEP -0 AM 9:32
CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
CC 40

FILE

ATTIA SALLY S
2905 OAK TRAIL RUN
PORT ORANGE FL 32127

11348-24 OCTOBER 6, 2026

32721>6043

NIXIE 326 DE 1 0009/07/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343 *0374-04110-15-38

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 5, 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 06, 2026**
Service of Process must be completed by: **Tuesday, September 15, 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:	60
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$2,400.00**

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
110-24	**3**
ACOSTA MARIA DOLORES CERVANTES	1
JORGE BASTIDAS	2
1456-24	**2**
PUGH RALPH J PUGH RALH S JR	1
RALPH J PUGH AND RALPH S PUGH JR	1
1489-24	**1**
SAUL SYLVIA CASHION EST	1
2259-24	**2**
CLEATON JOSHUA	1
JOSHUA CLEATON	1
2281-24	**3**
PRESCOTT GLORIA	2
GLORIA PRESCOTT	1
2423-24	**4**
ACL REALTY LLC	1
ACL REALTY LLC	2
CARLOS LIRA REGISTERED AGENT O/B/O ACL REAI	1
3758-24	**2**
HINDS HAZEL HARRELSON TR HAZEL C HARRELSO	1
HAZEL HARRELSON HINDS AS TRUSTEE OF THE HA	1
4015-24	**1**
PROVIDENT TRUST GROUP LLC FBO HAROLD JOHN	1
4164-24	**2**
SMITH DONALD E	1
DONALD E SMITH	1

4939-24	**3**
FISCHER DAVID	2
DAVID FISCHER	1
5026-24	**1**
JIMMY VAN LLC	1
5263-24	**1**
ANTHONY LEVERCIA	1
5362-24	**1**
GM GLOBAL HOLDINGS LLC	1
5415-24	**3**
JONES CHRISTINA	2
CHRISTINA JONES	1
5492-24	**5**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
5642-24	**5**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
6388-24	**1**
BECKER TAYLOR ANNE MENDOZA LIZA MARIE	1
6573-23	**2**
SORINO-ADKINSON GARY D TR GARY D SORINO-AI	1
GARY D SORINO ADKINSON FAMILY TRUST	1
7255-23	**1**
D&J GLOBAL HOLDING LLC	1
7314-24	**2**
HURD DOUGLAS D	1
DOUGLAS D HURD	1
11348-24	**1**
ATTIA SALLY S	1
11425-24	**3**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1

GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
11606-24	**2**
HOLLAND WILLIE R	1
WILLIE R HOLLAND	1
11667-24	**2**
FRALEY DAVID K	1
DAVID K FRALEY	1
11885-24	**3**
EQUITY TRUST CO FBO CHRISTOPHER B SILVESTRI	2
EQUITY TRUST COMPANY AS CUSTODIAN FBO CHR	1
11962-24	**2**
TERRA JAMES D TR JAMES D TERRA TRUST	1
JAMES D TERRA AS TRUSTEE OF THE JAMES D TER	1
12074-24	**2**
LINDA A DEWEES REGISTERED AGENT O/B/O SOLA	1
SOLADAD INC	1
Grand Total	**60**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 11348-24

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ATTIA SALLY S
2905 OAK TRAIL RUN
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11348-24 OCTOBER 6, 2026

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DATED THIS 14TH DAY OF AUGUST, 2026.

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CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

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[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 #:
26017977

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: ATTIA SALLY S

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/6/2026	9:00 AM	11348-24

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 14th day of August, 2026 at 1:45 PM, and that I served the same on the 19th day of August, 2026, at the hour of 5:48 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	ATTIA SALLY S	**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 AUG 31 PM 12:20
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY. FL
CC

ADDRESS SERVED:	2905 OAK TRAIL RUN PORT ORANGE, FL 32127		
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: 8/19/2026
ENTRD BY: KONEAL

BY: _____
OTT, RICHARD 7612, PROCESS SERVER

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

WARNING
SHERIFF'S NOTICE

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

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.

ATTIA SALLY S
2905 OAK TRAIL RUN
PORT ORANGE FL 32127

11348-24 OCTOBER 6, 2026

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 14'26 13:45

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.: **11348-24** Name in which assessed: **ATTIA SALLY S**
Description of Property: **Parcel # 631618290050 UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7634 PG 27.**

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 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$9,429.54**
OPENING BID AMOUNT: $9,406.29
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.: **11348-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,429.54***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

ATTIA SALLY S
2905 OAK TRAIL RUN
PORT ORANGE FL 32127

***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



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 1, 2026

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

RE: CERTIFICATE NO.: **11348-24**

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].....	$	63.70
TOTAL AMOUNT OF REFUND	**$**	**82.20**

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

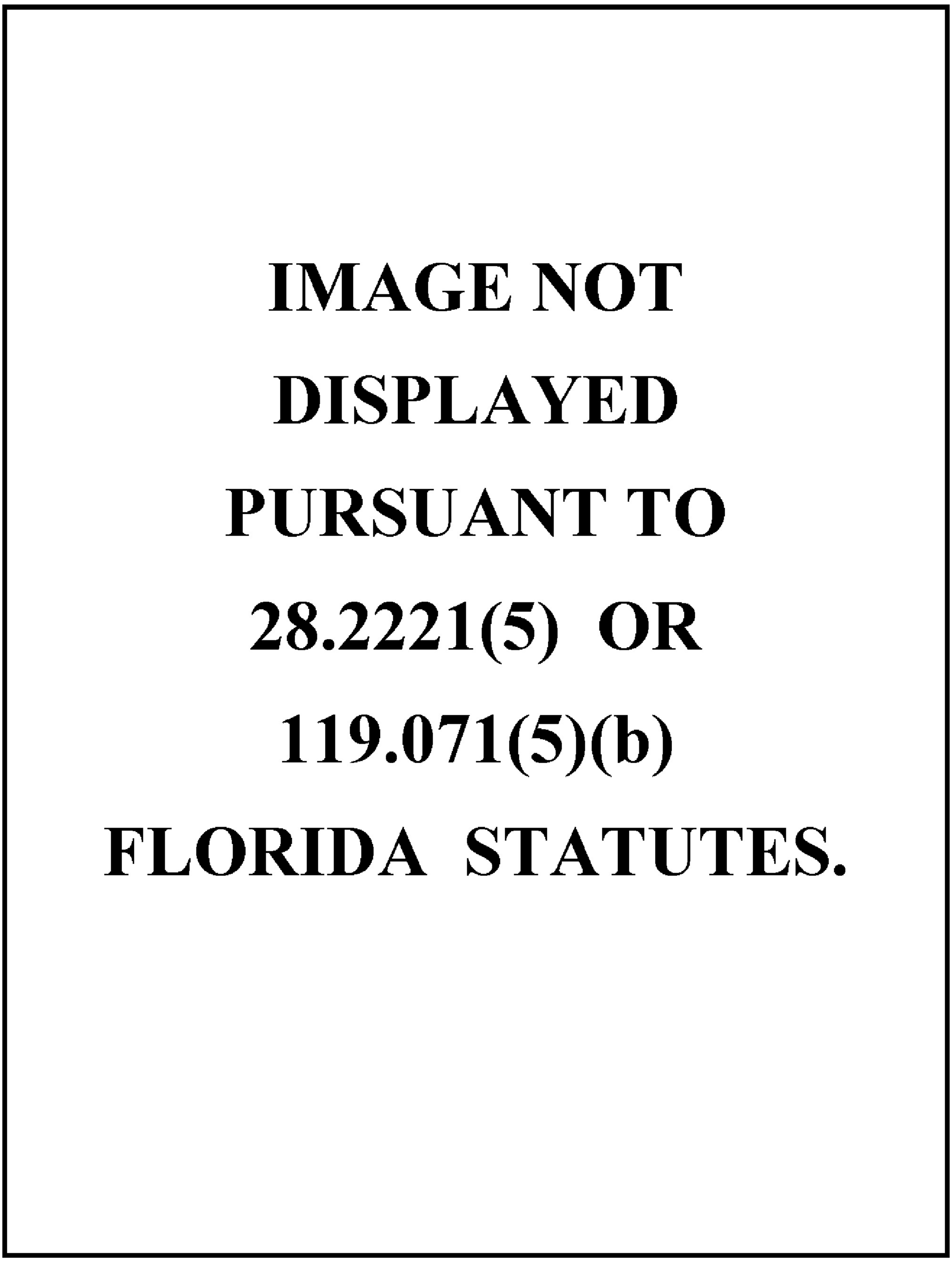
Sincerely,

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. 11348-24

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 14TH of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

ATTIA SALLY S	at	139-09 84TH DR APT 110, BRIARWOOD NY 11435,
PROPERTY MANAGEMENT OF AMERICA LLC DBA EXTREME MANAGEMENT TEAM REGISTERED AGENT O/B/O TRAILWOODS CONDOMINIUM ASSOCIATION INC C/O EXTREME MANAGEMENT TEAM	at	2113 RUBY RED BLVD SUITE B, CLERMONT FL 34714,
SALLY S ATTIA	at	139-09 84TH DR APT 110, BRIARWOOD NY 11435,
ATTIA SALLY S	at	2905 OAK TRAIL RUN, PORT ORANGE FL 32127,

Witness my hand and official seal this 14TH 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 #11348-24_____ _____Attia Sally S_____ the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____ _____September 3, 10, 17 & 24, 2026_____

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

Barb Shepherd

Sworn to and subscribed before me this __24th_ day of __September, 2026__,

Melodie W. Robinson

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that 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. 11348-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 631618290050 UNIT 5 BLDG 29 TRAILWOODS CONDO PER OR 5651 PG 4722 PER OR 6219 PGS 1493-1495 INC PER OR 6741 PGS 1603-1605 INC PER OR 6787 PGS 4168-4170 INC PER OR 6800 PGS 2514-2516 INC PER OR 7634 PG 27
Name in which assessed: ATTIA SALLY S

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 6TH day of OCTOBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 14TH 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 3, 10, 17 & 24, 2026