

TAX COLLECTOR'S CERTIFICATION WORKSHEET**11397-24****JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO****4/28/2026****11/3/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 491.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	168.99
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	1,185.60
7. Total Interest Accrued by Tax Collector	53.35
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]	152.24
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	1,641.19
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	95.27
20. Total of Lines 18 & 19	1,736.46
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*	\$ 1,759.71
25.	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	-
27. Total of Lines 20, 25 & 26	1,736.46
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 1,736.46

*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 11/3/2026

Created by:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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. **11397-24** Year of Issuance **JUNE 1, 2024**

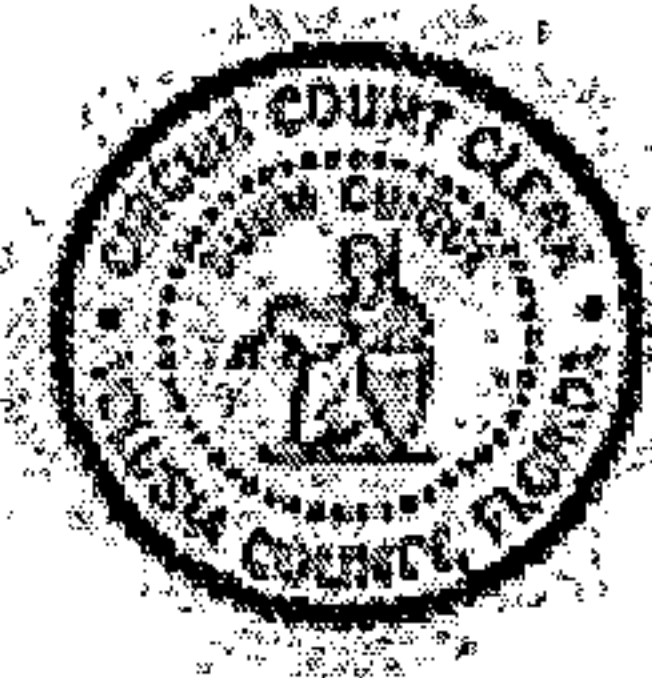
Description of Property **Parcel # 530414001014 UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330 PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER OR 7659 PG 0344**

Name in which assessed **PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG**

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 **3RD** day of **NOVEMBER, 2026** at **9:00 O'CLOCK A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

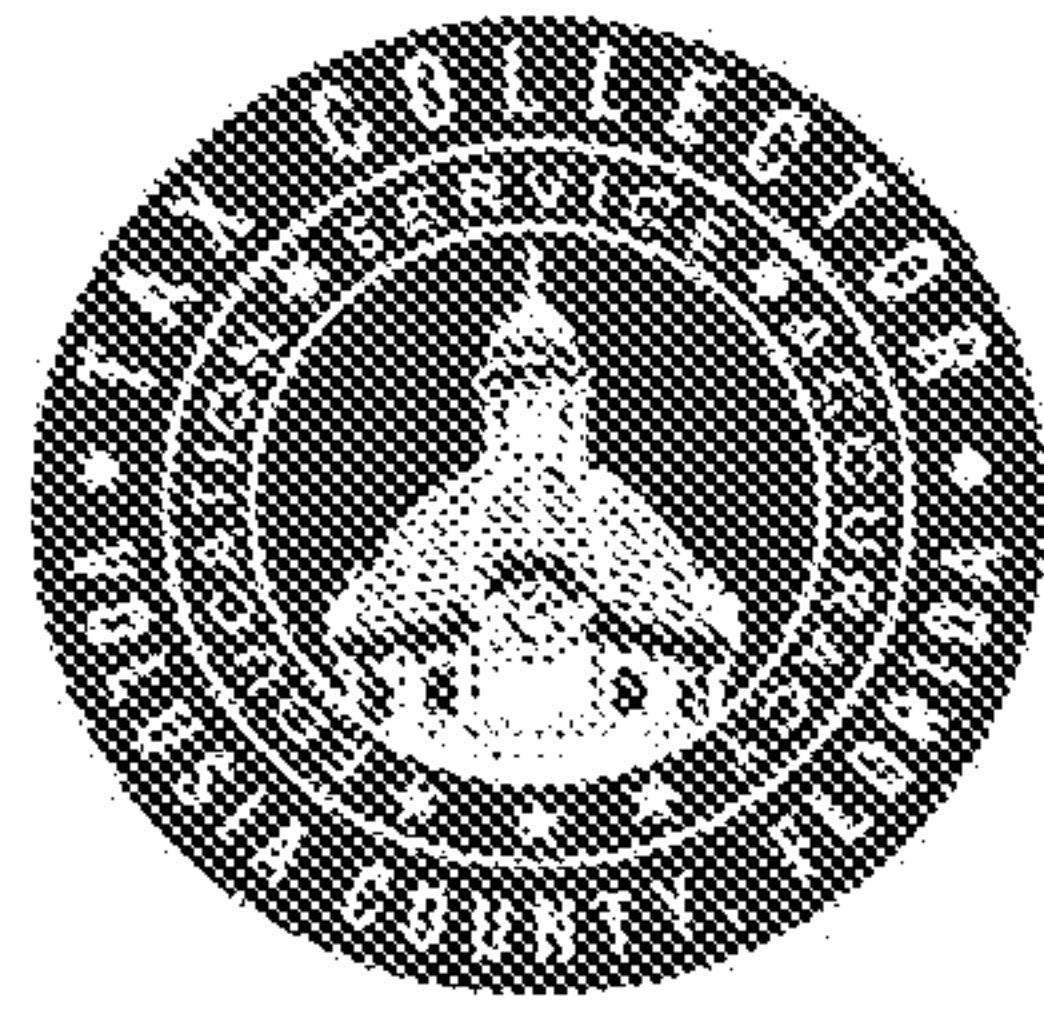


LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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.

OCTOBER 1, 2026



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 530414001014

Tax Deed #: 32323

Situs Address: 600 N ATLANTIC AVE 1014

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

JPL INVESTMENTS CORP AND OCEAN BANK
JOSE PICO
8724 SW 72 ST # 382
MIAMI, FL 33173

Owner on Current Tax Roll

PHAM HIEN HOANG
NGUYEN CHRISTINA NHUNG
1227 OAK HAVEN RD
KNOXVILLE, TN 37932

Billing Address on Current Tax Roll

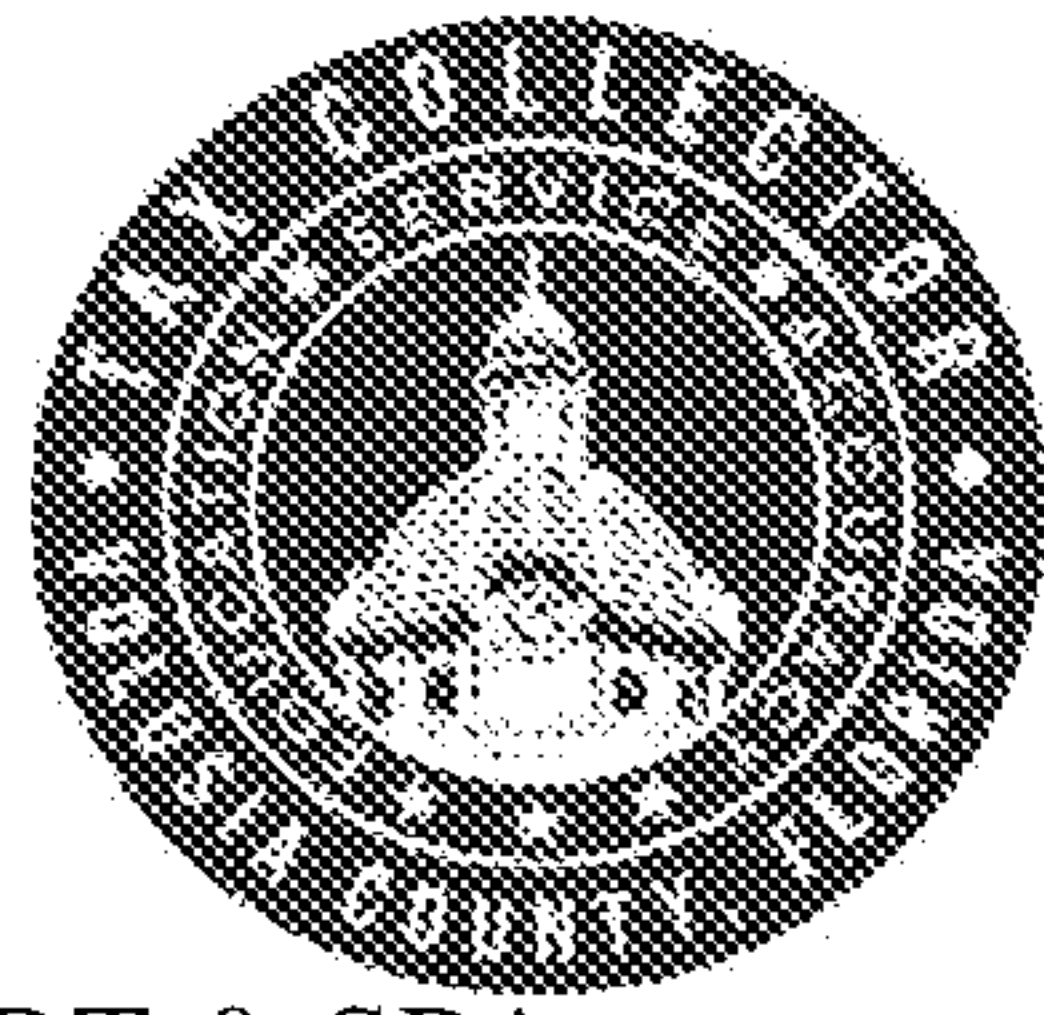
Additional Parties, Per Search

PATRICK H WILLIS ESQ,
REGISTERED AGENT O/B/O PLAZA
RESORT & SPA CONDOMINIUM
ASSOCIATION, INC.
C/O WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO, FL 32801

Lien Holder

PLAZA RESORT & SPA
CONDOMINIUM ASSOCIATION, INC.

Lien Holder



WILL ROBERTS

TAX COLLECTOR

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PLAZA RESORT & SPA
CONDOMINIUM ASSOCIATION, INC.
C/O FIRST SERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY
SUITE 101
MAITLAND, FL 32751

Lien Holder

PLAZA RESORT & SPA
CONDOMINIUM ASSOCIATION, INC.
SHAY M BEAUDOIN ESQUIRE
WILLIS | ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO, FL 32801

Lien Holder

BLU OCEAN WATERS LLC
600 N ATLANTIC AVENUE
DAYTONA BEACH, FL 32118

Other Party

PATRICK H WILLIS, REGISTERED
AGENT O/B/O PLAZA RESORT & SPA
ASSOCIATION, INC.
C/O WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO, FL 32801

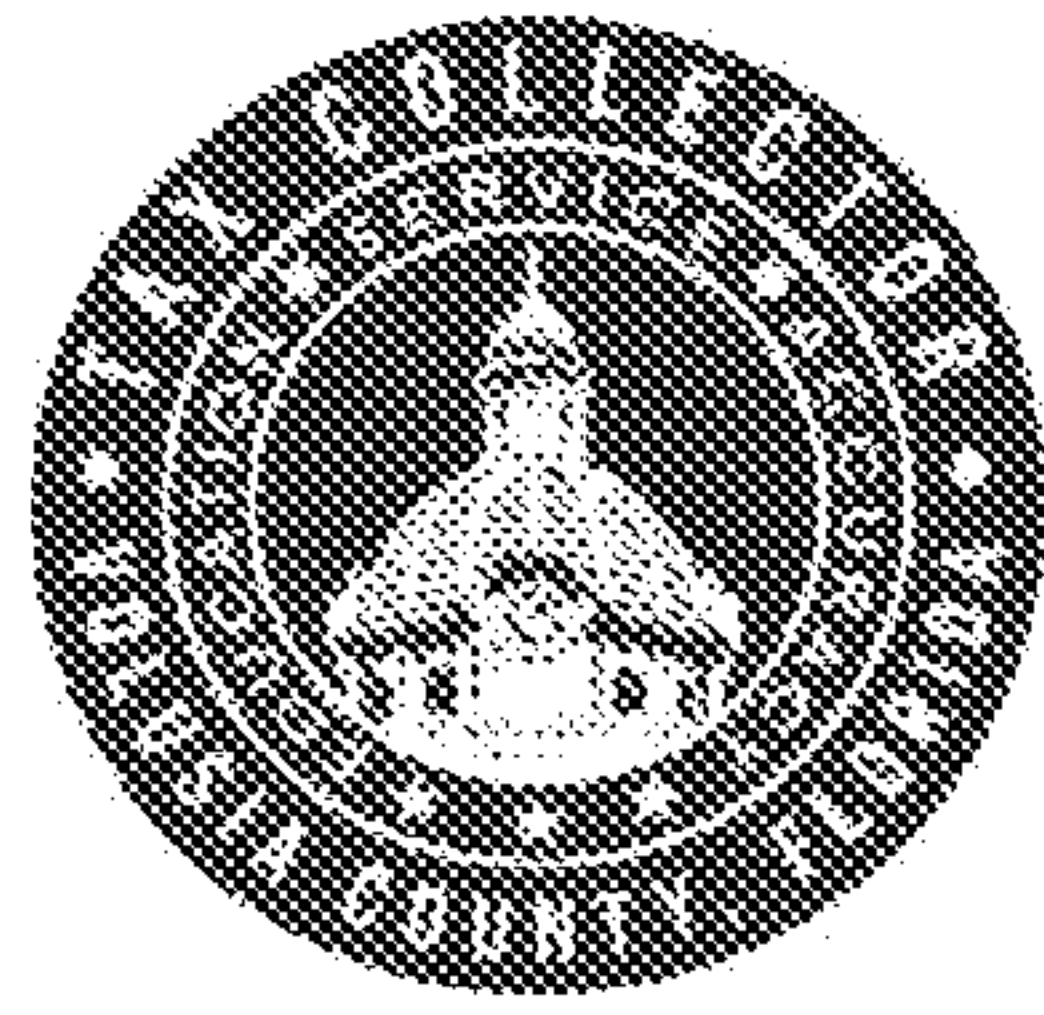
Other Party

PLAZA RESORT & SPA
ASSOCIATION, INC.
C/O FIRSTSERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY
SUITE 101
MAITLAND, FL 32751

Other Party

HIEN HOANG PHAM
CHRISTINA NHUNG NGUYEN
10239 THIMBLE FIELDS DRIVE
KNOXVILLE, TN 37922

Title Holder



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

HIEN HOANG PHAM AND CHRISTINA Title Holder
NHUNG NGUYEN
1227 OAK HAVEN RD
KNOXVILLE, TN 37932

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO 8724 SW 72 ST # 382 MIAMI, FL 33173	Application date	Apr 28, 2026		
Situs address	600 N ATLANTIC AVE 1014 DAYTONA BEACH 32118	Yr Issued/Certificate #	2024 / 11397		
Parcel owner	PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG 1227 OAK HAVEN RD KNOXVILLE, TN 37932	Date certificate issued	06/01/2024		
		Deed application number	32323		
Property description	See last page.	Account number	530414001014		
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)	
# 2024/11397	05/31/2024	207.23	34.75	241.98	
Part 2: Total*				241.98	
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)
# 2025/11183	05/31/2025	219.26	6.25	24.12	249.63
Part 3: Total*					249.63
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)					491.61
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					168.99
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)					53.35
7. Total Paid (Lines 1-6)					1,238.95
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 07/23/2026		

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)	1,238.95
18. Redemption fee	6.25
19. Total amount to redeem	1,245.20
Sign here: _____ Signature, Clerk of Court or Designee Date of sale _____	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330 PER O
R 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711
INC PER OR 6240 PGS 0491-0492 PER OR 7659 PG 0344

UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330 PER O
R 5665 PG 1910 PER OR 5865 PG 4796 PER (Full legal attached.)

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Account #	Alt. Key	Property Address
530414001014	6535213	1014-600 N ATLANTIC AVE DAYTONA BEACH 32118

Legal Description

UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330 PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER OR 7659 PG 0344

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-11397	\$9,089	No	No	Yes	No
Owner of Record on Current Tax Roll			Billing Name & Address		
HIEN HOANG PHAM CHRISTINA NHUNG NGUYEN					
1227 OAK HAVEN RD KNOXVILLE TN 37932					

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 06/24/2026 **Search covers** **20 years** **through:** 06/05/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
HIEN HOANG PHAM AND CHRISTINA NHUNG NGUYEN 1227 OAK HAVEN RD KNOXVILLE TN 37932	Warranty Deed Bk:7659 Pg:344	
HIEN HOANG PHAM CHRISTINA NHUNG NGUYEN 10239 THIMBLE FIELDS DRIVE KNOXVILLE TN 37922		Final Judgement of Foreclosure 8581-981.

Related Documents (for Reference)

Warranty Deed
Bk:5865 Pg:4796

Certificate of Title
Bk:6183 Pg:3709

Warranty Deed
Bk:6240 Pg:491

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
PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC. C/O FIRST SERVICE RESIDENTIAL 2300 MAITLAND CENTER PARKWAY SUITE 101 MAITLAND FL 32751	Lien Bk:8461 Pg:835	

Name & Address of Record	Document	Examiner Comments
PATRICK H WILLIS ESQ, REGISTERED AGENT O/B/O PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC. C/O WILLIS & ODEN 390 N ORANGE AVENUE SUITE 1600 ORLANDO FL 32801	Sunbiz COA	
PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC. SHAY M BEAUDOIN ESQUIRE WILLIS ODEN 390 N ORANGE AVENUE SUITE 1600 ORLANDO FL 32801	Lis Pendens Bk:8516 Pg:4881	
PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC.	Amended Final Judgment of Foreclosure Bk:8841 Pg:4672	No address found on document.

Related Documents (for Reference)

Final Judgment of Foreclosure
Bk:8581 Pg:981

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
BLU OCEAN WATERS LLC 600 N ATLANTIC AVENUE DAYTONA BEACH FL 32118	Memorandum of Assignment Bk:7957 Pg:4687	
PLAZA RESORT & SPA ASSOCIATION, INC. C/O FIRSTSERVICE RESIDENTIAL 2300 MAITLAND CENTER PARKWAY SUITE 101 MAITLAND FL 32751	Sunbiz Master	
PATRICK H WILLIS, REGISTERED AGENT O/B/O PLAZA RESORT & SPA ASSOCIATION, INC. C/O WILLIS & ODEN 390 N ORANGE AVENUE SUITE 1600 ORLANDO FL 32801	Sunbiz Master	

Related Documents (for Reference)

Memorandum
Bk:7126 Pg:2514

OTHER DOCUMENTS

Document Type

Property Appraiser

Prepared by:
Toni Singleton, an employe of
Broker Title Agency, Inc.
940 Centre Cir. Suite 1010
Altamonte Springs, Florida 32714

File Number: B19-006
Consideration: \$28,500.00

General Warranty Deed

Made this February 18, 2019 A.D. By **Alexander Gray**, a married man, whose address is: 49 York Mills Rd., Toronto, Ontario M2P 1B6 Canada, , hereinafter called the grantor, to **Hien Hoang Pham and Christina Nhung Nguyen, husband and wife**, whose post office address is: 1227 Oak Haven Road, Knoxville, Tennessee 37932, hereinafter called the grantee:

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

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

Unit 1014, Plaza Resort & Spa, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 5665, Page 1910, of the Public Records of Volusia County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 530414001014

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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

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

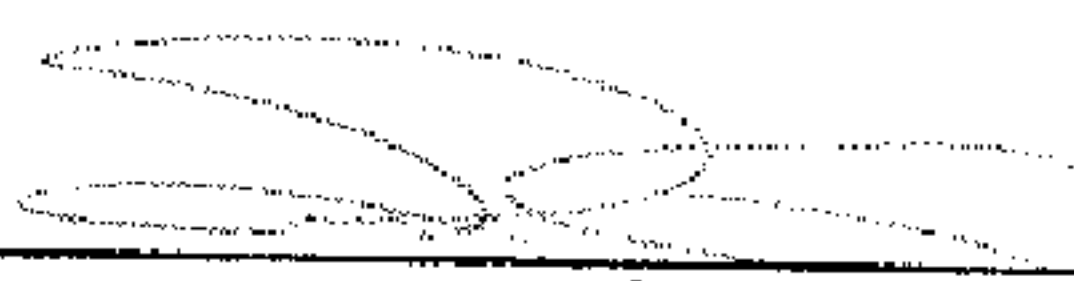
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

Prepared by:
Toni Singleton, an employee of
Broker Title Agency, Inc.
940 Centre Cir. Suite 1010
Altamonte Springs, Florida 32714

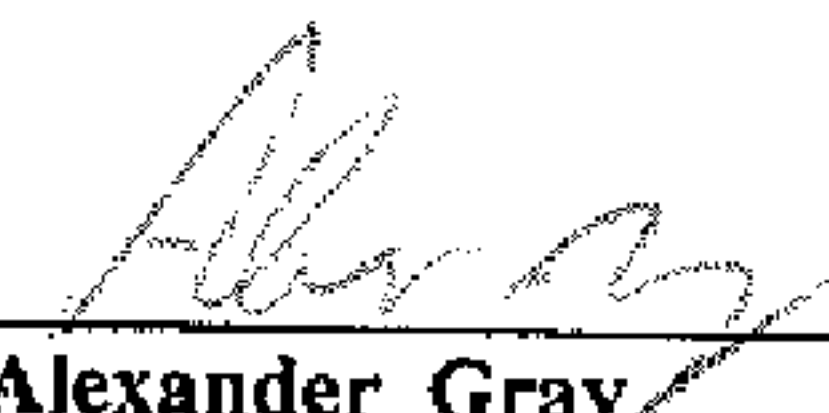
File Number: B19-006
Consideration: \$28,500.00

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

Signed, sealed and delivered in our presence:


Witness Printed Name Sibel Gray


Witness Printed Name Mary M. Hope
State of Ontario
County of Canada

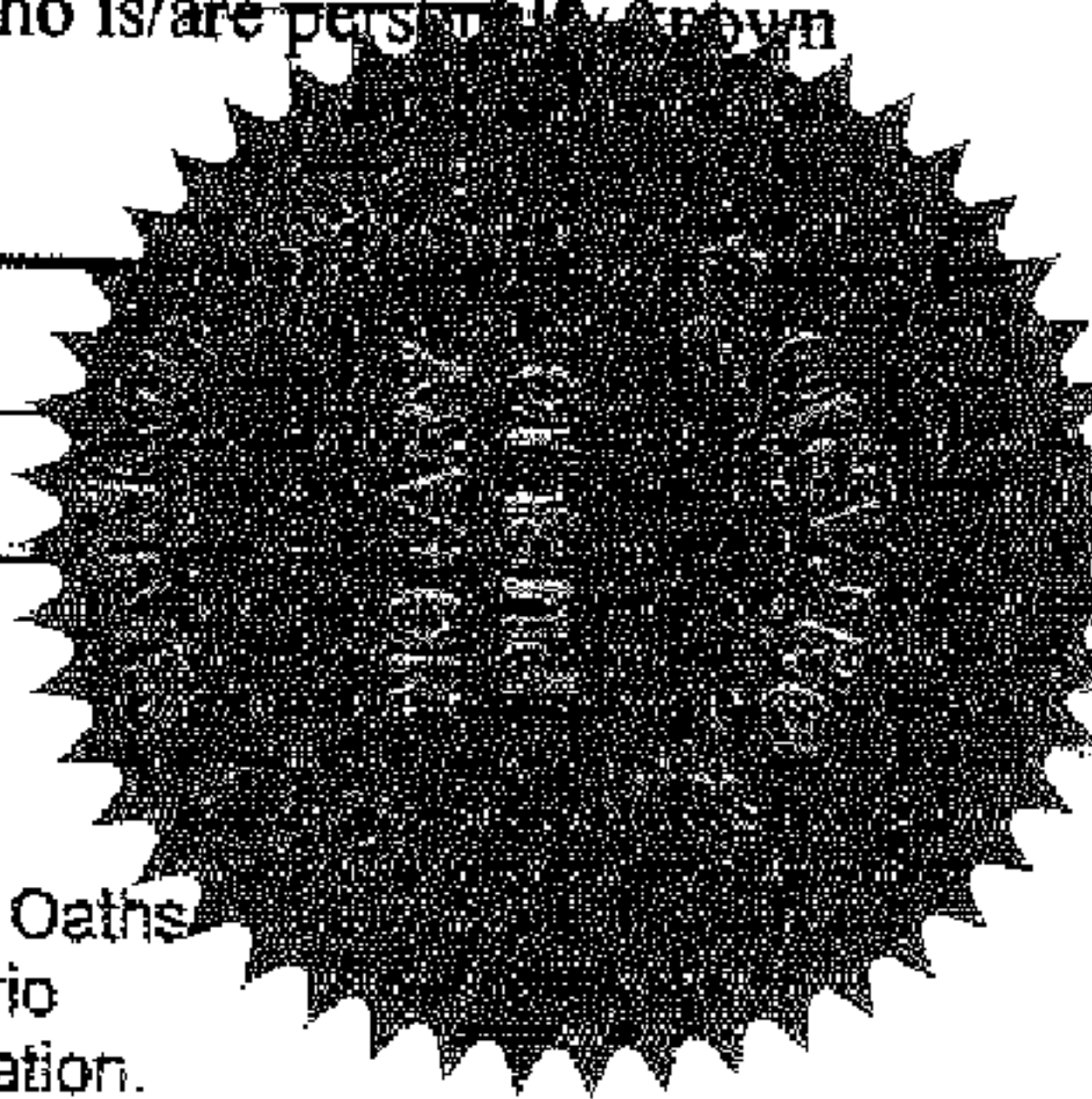
 (Seal)
Alexander Gray
Address: 49 York Mills Rd., Toronto, Ontario M2P 1B6 Canada,

(Seal)
Address:

The foregoing instrument was acknowledged before me this 18th day of February, 2019, by Alexander Gray, who is/are personally known to me or who has produced driver license/passport as identification.


Notary Public
Print Name: _____
My Commission Expires: _____

MARY MAINGUY HOPE
Barrister & Solicitor
Notary Public and Commissioner of Oaths
in and for the Province of Ontario
My commission is of unlimited duration.
No legal advice given.



Red Seal Notary Inc.
4850 Yonge Street, Unit 201
Toronto, Ontario M2N 5N2
Tel: (416) 922-7325

THIS DOCUMENT PREPARED BY,
RECORD AND RETURN TO: (386)
PLEASE CALL FOR PICKUP: 763-2047
PREMIER TITLE & ABSTRACT
2750 S. RIDGEWOOD AVE. STE A
S. DAYTONA BEACH, FL. 32119
PR06-1014

Tax Folio #
530409060010

(RESERVED FOR RECORDING OFFICIAL'S USE)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this **10th day of March, 2006**, by and between **600 NORTH DEVELOPERS, INC.**, a Florida corporation ("**GRANTOR**"), whose mailing address is 600 North Atlantic Avenue, Daytona Beach, Florida 32118, and **Jeffery D. Gray and Cindy Gray, Husband & Wife**, ("**GRANTEE**") whose post office address is **25294 Meadow Crest Dr. Moreno Valley, CA 92557**. (Wherever used herein, the terms "**GRANTOR**" and "**GRANTEE**" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations in hand paid to **GRANTOR** by **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the **GRANTEE**, the real property hereinafter described, and rights and interest in said real property located in Volusia County, Florida, to wit:

Unit **1014**, **PLAZA RESORT & SPA, A CONDOMINIUM**, a Condominium according to the Declaration of Condominium recorded in Official Records Book 5665, Page(s) 1910, of the Public Records of Volusia County, Florida, as amended, together with an undivided interest in the common elements appurtenant thereof.

This conveyance is subject to the following:

1. Real estate taxes for the year 2006, and subsequent years.
2. Conditions, covenants, restrictions, reservations, limitations and easements of record, if any; however, this provision shall not operate to reimpose same.
3. The Declaration of Condominium, Articles of Incorporation, By-Laws, Rules and Regulations, and the Exhibits attached thereto of **PLAZA RESORT & SPA, A CONDOMINIUM** and all amendments thereto.
4. Existing applicable government building and zoning laws and other governmental regulations.

AND GRANTOR hereby covenants with **Grantee** that **Grantor** is lawfully seized of the Property in fee simple; that **Grantor** has good right and lawful authority to sell and convey the

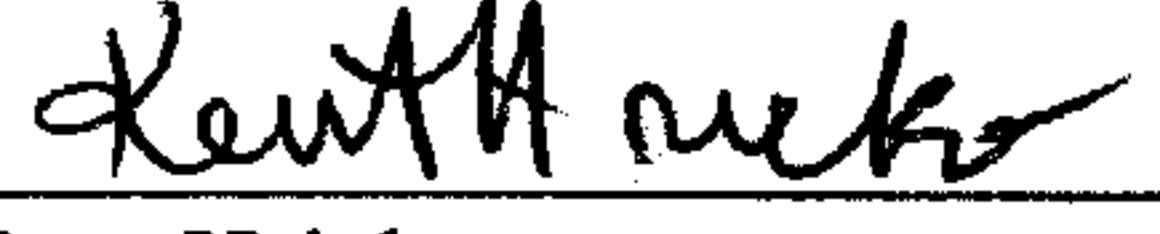
(RESERVED FOR RECORDING OFFICIAL'S USE)

Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

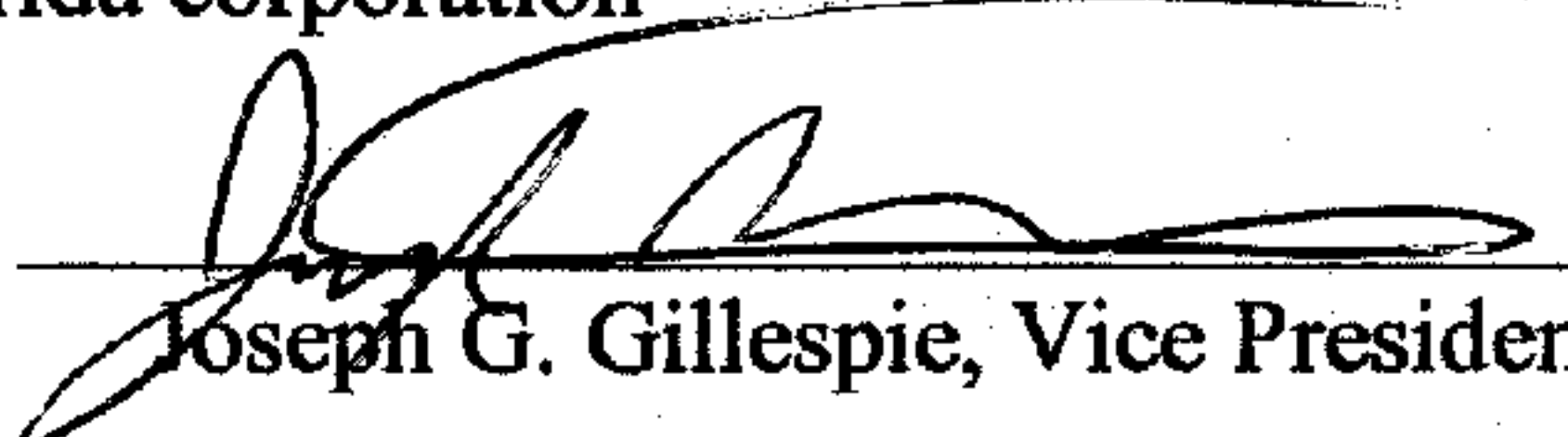
IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed the day and year first above written.

Signed and delivered
in our presence:


Steven Sandholtz


Kent Hricko

600 NORTH DEVELOPERS, INC., a
Florida corporation

By: 
Joseph G. Gillespie, Vice President

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF VOLUSIA)

BEFORE ME, personally appeared Joseph G. Gillespie, as Vice President of 600 NORTH DEVELOPERS, INC., a Florida corporation, who after being first duly sworn, deposes and states that he has executed the foregoing on behalf of the corporation. He presented _____ as identification, or is personally known to me.

SWORN TO AND SUBSCRIBED before me this 23 day of Feb, 2006.


My Commission Expires 22.08


NOTARY PUBLIC, State of Florida at
Large

Notary Public:
Kenley Matejka

4
USP102

01/24/2008 09:36 AM
Doc stamps .70
(Transfer Amt \$ 100)
Instrument# 2008-014665 # 1
Book: 6183
Page: 3709

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

US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR JPM
ALT 2006-A3,
Plaintiff,

vs. CASE NO. 2007-32079-CICI
DIVISION 32

SPACE FOR RECORDING ONLY F.S. § 695.26

CINDY GRAY; JEFFERY D. GRAY; PLAZA
RESORT & SPA CONDOMINIUM ASSOCIATION,
INC.;
Defendant(s).

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on January 9, 2008, 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:

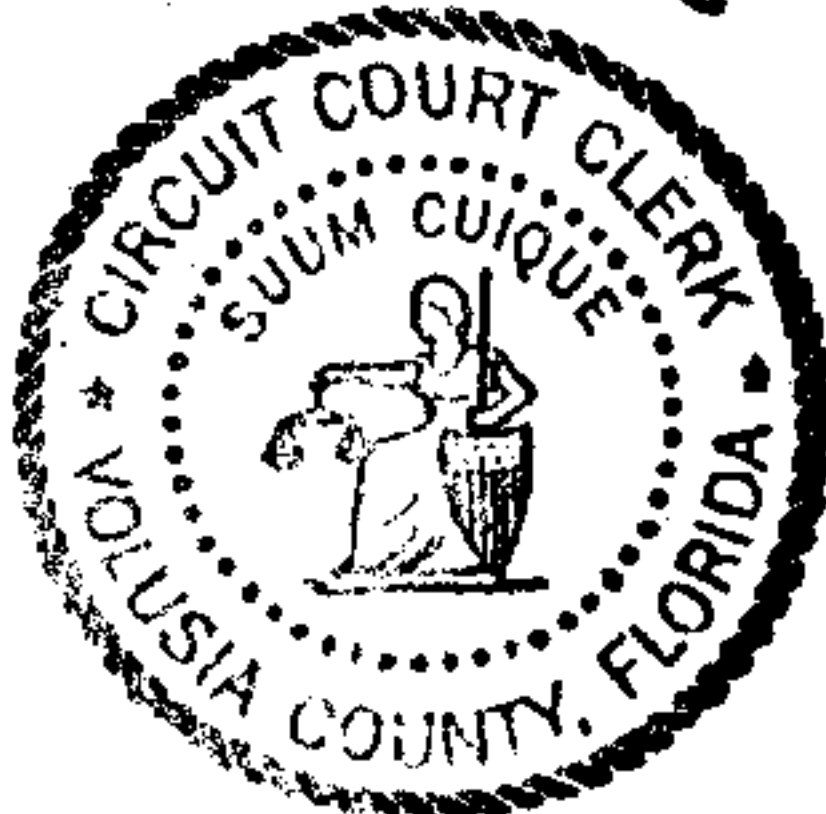
UNIT 1014, PLAZA RESORT AND SPA, A CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 5665, PAGE 1910, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THEREOF

A/K/A 600 N ATLANTIC BOULEVARD #1014, DAYTONA BEACH, FL 321180000

was sold to: US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR JPM ALT 2006-A3, whose address is:
3415 Vision Drive, Department G-7, Columbus, OH 43219-6009.

WITNESS my hand and seal of the Court on January 23, 2008, as Clerk of the Circuit Court.

(SEAL)



Diane M. Matousek
Clerk of the Circuit Court

By: /s/ N. Peppel
Deputy Clerk

Copies furnished to:
Florida Default Law Group, P.L.

FILE_NUMBER: F07031212

DOC_ID: M900011



CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY., FL
CC 65

JAN 23 2008

FILED

\$1.70 DLS Vol NSP

Parcel # 33150414001014

Instrument# 2008-014665 # 2
Book: 6183
Page: 3710

P.O. Box 25018
Tampa, Florida 33622-5018
All parties on the attached service list

Instrument# 2008-014665 # 3
Book: 6183
Page: 3711
Diane M. Matousek
Volusia County, Clerk of Court

Service List

CINDY GRAY
25294 Meadow Crest Drive
Moreno Valley, CA 92557

JEFFERY D. GRAY
25294 Meadow Crest Drive
Moreno Valley, CA 92557

PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC.
C/o Shear, David, R.a.
201 Alhambra Circle Suite 601
Coral Gables, FL 33134

06/06/2008 10:53 AM
Doc stamps 778.50
(Transfer Amt \$ 111214)
Instrument# 2008-114906 # 1
Book: 6240
Page: 491

Prepared by and return to:
Casey Miracle
Heritage Title Services
1717 Alliant Avenue, Suite 5
Louisville, KY 40299

File Number: 08783-LB

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 23rd day of April, 2008, between US Bank, National Association as Trustee for JPM ALT 2006-A3 by Perry Pollard, in his/her capacity as Assistant V.P. of Chase Home Finance, Attorney in Fact, whose address is 3415 Vision drive, Columbus, OH 43219, grantor, and Alexander Gray whose post office address is, 49 York Mills Rd. # 511 a Married Man, grantee:

Toronto Ontario, Canada M2P166

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

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

Unit 1014, Plaza Resort and Spa, A Condominium, A Condominium according to the declaration of condominium recorded in Official Records Book 5665, Page 1910 of the Public Records of Volusia County, Florida, as amended, together with an undivided interest in the common elements appurtenant thereof.

Being the same property conveyed to US Bank, National Association as Trustee for JPM ALT 2006-A3 from Volusia County Clerk of Court in and for- foreclosure- Cindy Gray and Jeffrey D. Gray by Certificate of Title Recorded on January 24, 2008, of record in Book 6183, Page 3709 in the records for Volusia County, FL.

Parcel Identification Number: 04-15-33-14-00-1014

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

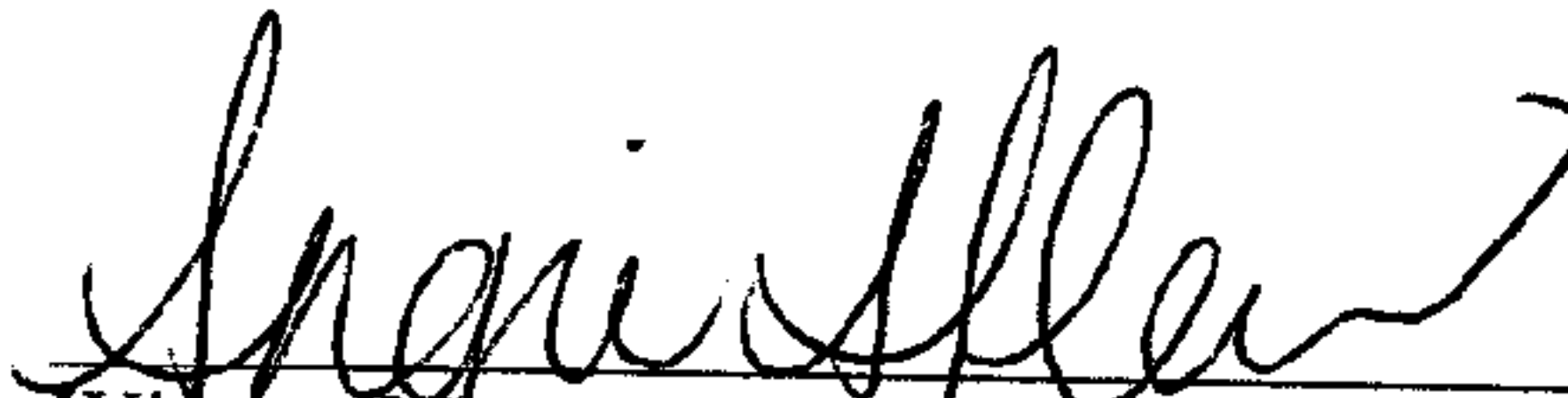
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

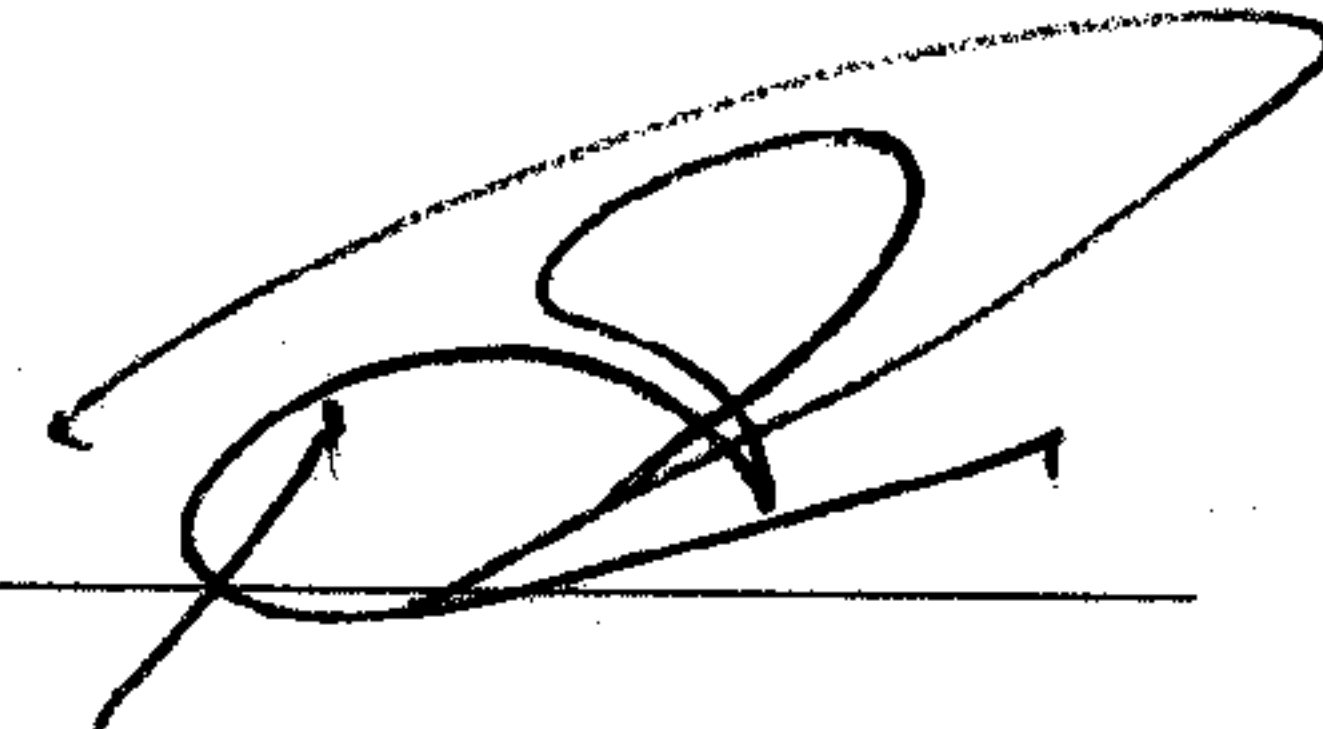
Instrument# 2008-114906 # 2
Book : 6240
Page : 492
Diane M. Matousek
Volusia County, Clerk of Court

Signed, sealed and delivered in our presence:


Witness Name: ANGIE ALLEN


Witness Name: MICHELLE CRENSHAW

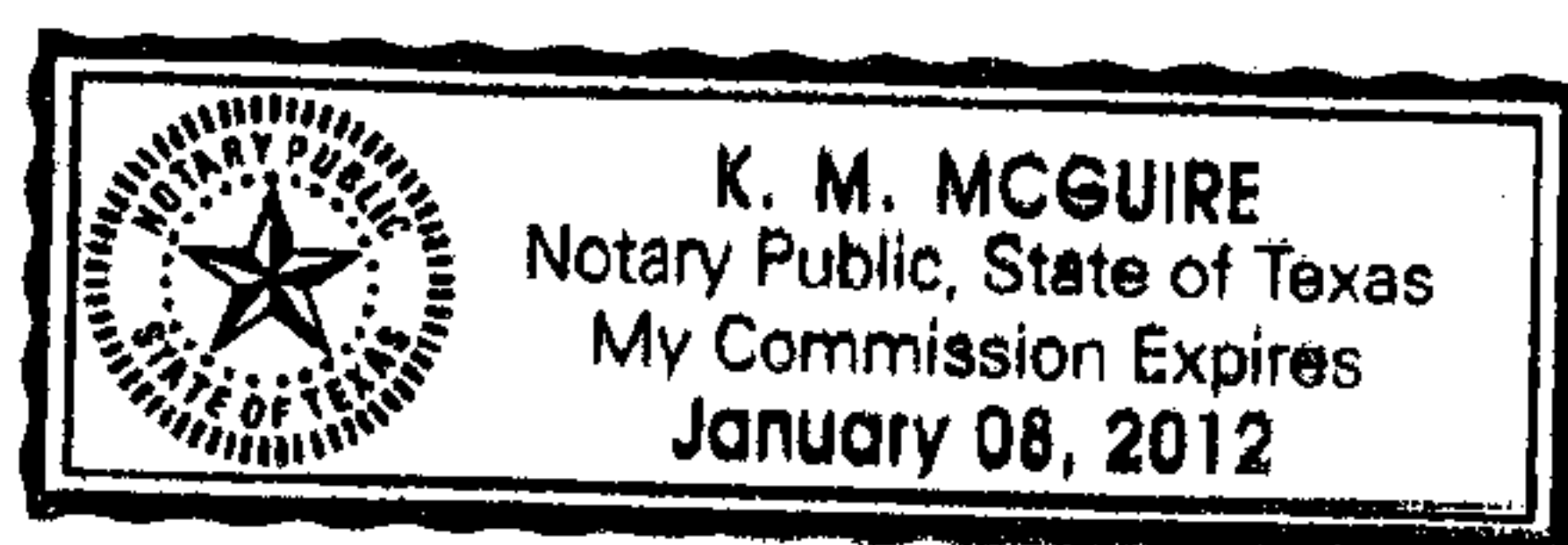
US Bank, National Association as Trustee for JPM ALT
2006-A3

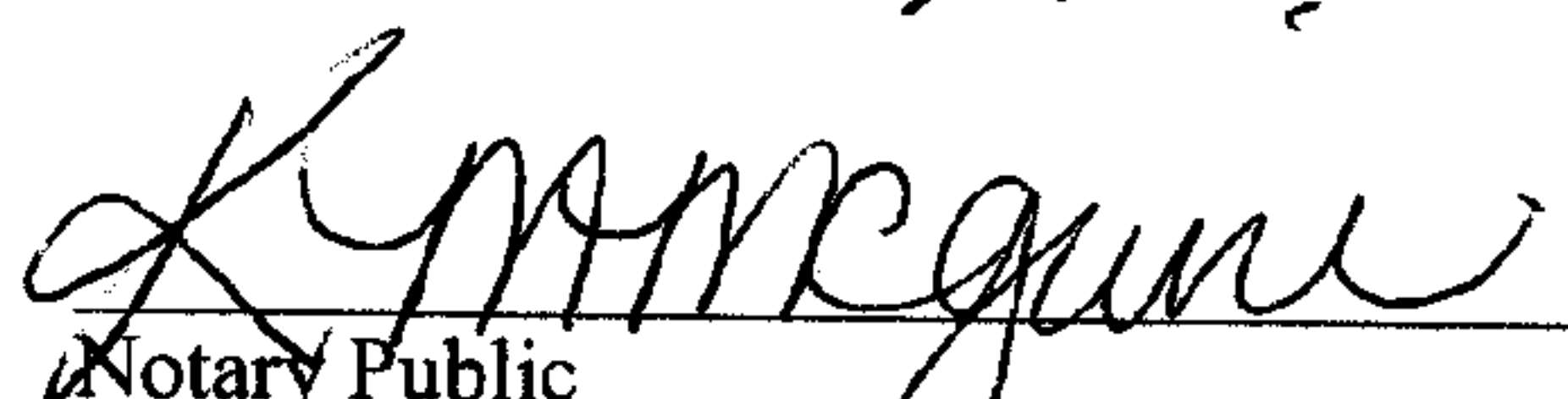

By
Perry Pollard
Assistant Vice President

As:
Of Chase Home Finance, Attorney in Fact

State of TEXAS
County of DALLAS

The foregoing instrument was acknowledged before me this 22 day of April, 2008, by
Perry Pollard of US BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR JPM ALT 2006-A3, by
Chase Home Finance in his/her capacity as AVP of
Chase Home Finance, Attorney in Fact, on behalf of the Corporation, she ☒ is personally known to me
or ☐ has produced _____ as identification.




Notary Public
Printed Name: K. M. McGuire
My Commission Expires: JAN 08 2012

Prepared By:
Jason A. Kron
Jason Kron
Heritage Title Services, LLC
1717 Alliant Avenue, Suite 5
Louisville, KY 40299

This instrument prepared by and return to:
Shay M. Beaudoin, Esq.
WILLIS ODEN
390 N Orange Avenue, Suite 1600
Orlando, FL 32801
(407) 903-9939

NOTICE OF CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared **SHAY M. BEAUDOIN**, who, being duly sworn, says:

1. That Affiant is the agent for **PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC.**, a Florida corporation not for profit, the lienor herein, hereinafter "Association", whose address is c/o First Service Residential, 2300 Maitland Center Parkway, Suite 101, Maitland, FL 32751.
2. That **HIEN HOANG PHAM and CHRISTINA NHUNG NGUYEN**, hereinafter "owner" is the record owner(s) of the following described real property in **Volusia County**, Florida.

UNIT 1014, PLAZA RESORT & SPA, A CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in **Official Records Book 5665, Page 1910**, of the Public Records of **Volusia County**, Florida, as amended, together with an undivided interest in the common elements appurtenant thereof, with the following street address: **600 North Atlantic Avenue, Unit 1014, Daytona Beach, FL 32118**.

3. That owners are delinquent in the payment of Association assessments as of the date hereof.
4. That notification of said delinquency has been given, but the same remains unpaid as of the date hereof.
5. That the Declaration provides that a lien for unpaid assessments may be placed upon units at **the Association**.

WHEREFORE, notice is hereby given that the Association claims a lien in the amount of **\$40,559.93** on the real property described in paragraph 2 above, which lien shall also secure all late charges, interest, costs of collection, including reasonable attorneys' fees, and all future assessments to become due and payable henceforth until payment in full of same. The due dates are as follows, plus other past deficiencies and amounts due and owing:

Maintenance Assessments	06/01/2022 – 09/01/2023	\$16,411.33
Special Assessment	06/01/2022	\$23,385.35
Attorney's Fees	07/25/2023 – 09/14/2023	\$517.50
Costs (liens, recordings, mailings, etc.)	07/25/2023 – 09/14/2023	\$48.75
Satisfaction of Lien and Processing of Final Payment	09/14/2023	\$197.00
TOTAL OUTSTANDING:	06/01/2022 – 09/14/2023	\$40,559.93

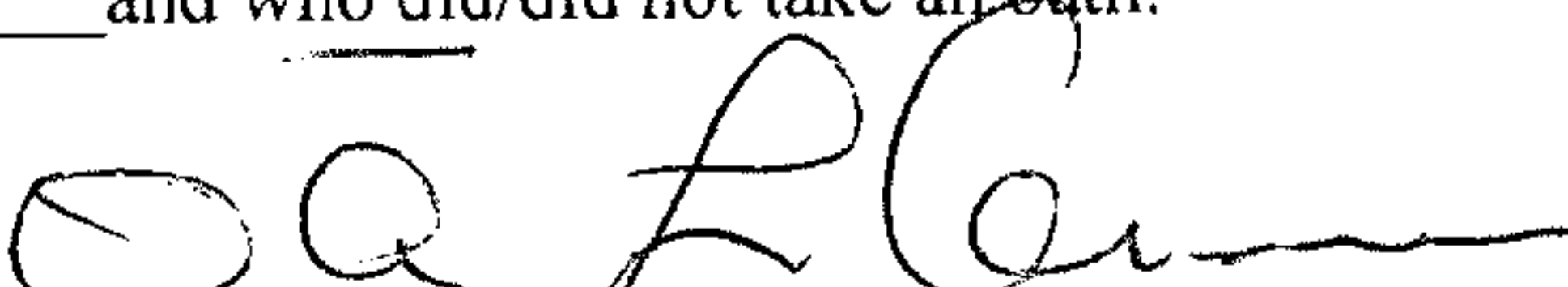
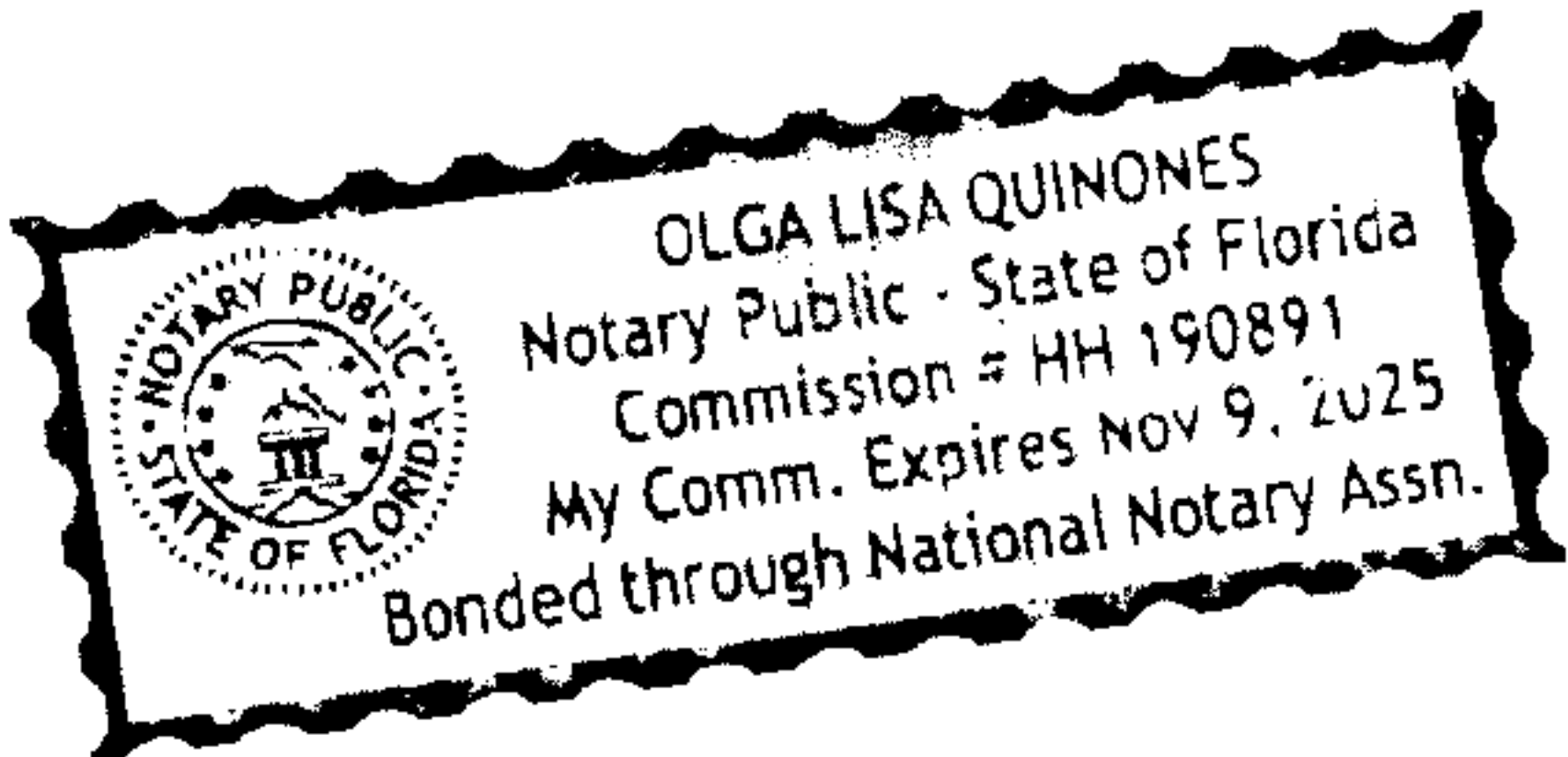
PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC.

BY:



Shay M. Beaudoin, Counsel
c/o WILLIS ODEN
390 N Orange Avenue
Orlando, FL 32801

The foregoing instrument was acknowledged before me this 14 day of September, 2023, by **SHAY M. BEAUDOIN**, as Agent for **PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC.**, who is personally known to me or who has produced as identification _____ and who did/did not take an oath.


Notary Public

Olga Lisa Quinones
(Print, type, or stamp commissioned name of Notary Public)



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

Detail by Entity Name

Florida Not For Profit Corporation

PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N05000009560

FEI/EIN Number 20-3538947

Date Filed 09/15/2005

State FL

Status ACTIVE

Last Event REINSTATEMENT

Event Date Filed 06/27/2011

Principal Address

600 NORTH ATLANTIC AVENUE

DAYTONA BEACH, FL 32118

Mailing Address

c/o FirstService Residential

2300 Maitland Center Parkway

Suite 101

Maitland, FL 32751

Changed: 06/24/2019

Registered Agent Name & Address

WILLIS, PATRICK H, ESQ

C/O WILLIS & ODEN

390 N. Orange Avenue

Suite 1600

ORLANDO, FL 32801

Name Changed: 07/03/2017

Address Changed: 04/27/2023

Officer/Director Detail

Name & Address

Title Treasurer

Zhang, Zhanru
c/o FirstService Residential
2300 Maitland Center Parkway
Suite 101
Maitland, FL 32751

Title President

Abraham Eid, Jonathan
c/o FirstService Residential
2300 Maitland Center Parkway
Suite 101
Maitland, FL 32751

Title VP

Li, Bolin
c/o FirstService Residential
2300 Maitland Center Parkway
Suite 101
Maitland, FL 32751

Title Director

Yuan, Kun
2300 Maitland Center Parkway
Suite 101
Maitland, FL 32751

Title Secretary

Gong, Grant
c/o FirstService Residential
2300 Maitland Center Parkway
Suite 101
Maitland, FL 32751

Annual Reports

Report Year	Filed Date
2024	05/01/2024
2025	01/29/2025
2026	04/29/2026

Document Images

04/29/2026 -- ANNUAL REPORT	View image in PDF format
01/29/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
04/27/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/02/2021 -- ANNUAL REPORT	View image in PDF format

08/08/2020 -- ANNUAL REPORT	View image in PDF format
08/24/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
04/08/2018 -- ANNUAL REPORT	View image in PDF format
07/03/2017 -- Reg. Agent Change	View image in PDF format
03/24/2017 -- ANNUAL REPORT	View image in PDF format
03/10/2016 -- ANNUAL REPORT	View image in PDF format
02/27/2015 -- ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
07/11/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
06/27/2011 -- REINSTATEMENT	View image in PDF format
02/23/2009 -- ANNUAL REPORT	View image in PDF format
05/29/2008 -- ANNUAL REPORT	View image in PDF format
05/09/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
09/15/2005 -- Domestic Non-Profit	View image in PDF format

Filing # 191125835 E-Filed 02/02/2024 12:03:18 PM

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

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION, INC. a Florida not for profit
corporation,

Plaintiff,

vs.

HIEN HOANG PHAM, CHRISTINA NHUNG
NGUYEN, UNKNOWN TENANT #1, AND
UNKNOWN TENANT #2,

Defendants.

CASE NO.:

NOTICE OF LIS PENDENS

TO: THE DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED of the commencement of an action by Plaintiff against
Defendant(s) involving title to the following property in Volusia County, Florida:

UNIT 1014, PLAZA RESORT & SPA, A CONDOMINIUM, a Condominium
according to the Declaration of Condominium thereof, recorded in **Official Records Book
5665, Page 1910**, of the Public Records of **Volusia County**, Florida, as amended, together
with an undivided interest in the common elements appurtenant thereof, with the following
street address: **600 North Atlantic Avenue, Unit 1014, Daytona Beach, FL 32118**.

The nature of the action is a Complaint to foreclose a Claim of Lien for homeowners/ condominium
association's assessments.

DATED this 2nd day of February, 2024.

/s/ Shay M. Beaudoin
PATRICK H. WILLIS, ESQUIRE
Florida Bar No.: 526665
pwillis@willisoden.com
SHAY M. BEAUDOIN, ESQUIRE
Florida Bar No.: 1024968
SBeaudoin@willisoden.com
WILLIS | ODEN
390 N. Orange Avenue, Suite 1600
Orlando, FL 32801
Telephone: (407) 903-9939
Attorneys for Plaintiff

113254-0284

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

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION, INC. a Florida not for profit
corporation,

CASE NO.: 2024 10438 CICI
DIVISION: 32

Plaintiff,
vs.

HIEN HOANG PHAM, CHRISTINA
NHUNG NGUYEN,

Defendants.

_____ /

AMENDED FINAL SUMMARY JUDGMENT OF FORECLOSURE

THIS CAUSE having come before the Court on Plaintiff, PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC.'s ("PLAZA RESORT" or "Association") Motion for the entry of a summary final judgment, and the Court being otherwise fully advised, the Court makes the following findings of fact:

1. Plaintiff, PLAZA RESORT, is a condominium association and a Florida corporation, not for profit, doing business in Volusia County, Florida.
2. That the Court has jurisdiction over the parties, that no material issues of law or fact exist, and Plaintiff, PLAZA RESORT, is entitled to the entry of an Order of Final Judgment as a matter of law.
3. Defendants, HIEN HOANG PHAM and CHRISTINA NHUNG NGUYEN, were properly served with the Complaint on March 13, 2024.
4. On May 20, 2024, a Default was entered against Defendants, HIEN HOANG PHAM AND CHRISTINA NHUNG NGUYEN.

5. On July 10, 2024, the Court conducted a hearing on Plaintiff's Motion for Final Summary Judgment.

6. Defendants, HIEN HOANG PHAM and CHRISTINA NHUNG NGUYEN ("Unit Owners") are the fee simple owners of the following described real estate ("Subject Property"):

UNIT 1014, PLAZA RESORT & SPA, A CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in **Official Records Book 5665, Page 1910**, of the Public Records of **Volusia County**, Florida, as amended, together with an undivided interest in the common elements appurtenant thereof, with the following street address: **600 North Atlantic Avenue, Unit 1014, Daytona Beach, FL 32118**.

7. Unit Owners are members of the Association.

8. PLAZA RESORT, pursuant to Sections 10 and 11 of the Declaration of Condominium for the Association ("Declaration"), has the power to make and collect assessments for common expenses against the individual units of PLAZA RESORT.

9. Plaintiff, PLAZA RESORT, has made assessments for common expenses against Defendants and the Subject Property. Unit Owners have failed to pay these assessments as they have become due and payable.

10. Plaintiff has met all pre-suit requirements in this matter, including filing a Claim of Lien for the Subject Property.

11. Plaintiff has submitted an Affidavit of Indebtedness and Affidavits of Attorney's Fees, showing the assessments, late fees, interest, administrative fees, and attorney's fees and costs that are incurred and delinquent. Defendants have not submitted any evidence or affidavits countering this.

WHEREFORE, having made the above-stated findings of fact, it is therefore:

ORDERED AND ADJUDGED

1. The Court has jurisdiction over the property at issue and the subject matter of this dispute. Additionally, service of process has been properly obtained against Defendants, HIEN HOANG PHAM and CHRISTINA NHUNG NGUYEN.

2. Plaintiff, pursuant to Sections 10 and 11 of the Declaration for PLAZA RESORT, is entitled to a lien and to foreclose upon the lien due to the failure of the Defendants to pay the assessments as required by the Declaration. Plaintiff's lien secures the payment of the following amounts owed by the Defendants to the Plaintiff:

Maintenance Fees/Late Fees/Interest/Admin. Fees (through January 2026):	\$58,710.56
Attorney's Fees	\$6,485.00
Attorney's Costs	\$1,733.90
Total:	\$66,929.46

3. If the total sum due to the Plaintiff, plus interest on the unpaid principal at the current statutory rate of 8.44% and all costs of this proceeding incurred after the date of this judgment are not forthwith paid, the Clerk of this Court shall sell that property at public sale at **11:00 a.m., on July 8, 2026**, to the highest bidder(s) for cash via online sale at www.volusia.realforeclose.com, after having first given notice as required by Section 45.031, *Florida Statutes*, except the Clerk shall not conduct the sale unless the Plaintiff or its representative is present to bid. The property at issue which shall be foreclosed upon has the following legal description:

UNIT 1014, PLAZA RESORT & SPA, A CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in **Official Records Book 5665, Page 1910**, of the Public Records of **Volusia County**, Florida, as amended, together with an undivided interest in the common elements appurtenant thereof, with the following street address: **600 North Atlantic Avenue, Unit 1014, Daytona Beach, FL 32118**.

4. Plaintiff shall advance the cost of publishing the Notice of Sale and shall be reimbursed, without further Order of the Court, by the Clerk if Plaintiff is not the purchaser of the

property. The purchaser at the sale shall pay, in addition to the bid amount, the Clerk's fee, Clerk's registry fee and documentary stamps to be affixed to the Certificate of Title.

5. Plaintiff may assign the Judgment or the Bid to a third party without further Order of the Court.

6. If the Plaintiff or Plaintiff's assignee is the purchaser at the sale, the Clerk shall credit on the bid of the Plaintiff or Plaintiff's assignee the total sum herein found to be due the Plaintiff.

7. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale so far as they are sufficient, by paying: the total sum due to Plaintiff as set forth in paragraph 2. **The sum should be made payable to "Willis & Harne, PL Trust Account" and delivered to Willis Harne, 390 N. Orange Ave., Suite 1600, Orlando FL 32801.**

8. The remaining proceeds, if any, shall be retained by the Clerk pending further Order of the Court.

9. Upon filing the Certificate of Sale, the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens, shall be foreclosed upon and any estate, claim or interest in the Property shall be foreclosed, with the exception of any Mortgage that is in a position of first priority and is superior in right and dignity to the claim of the Plaintiff. **ANY PURCHASER AT THE FORECLOSURE SALE SHALL TAKE TITLE SUBJECT TO THE LIEN INTEREST OF ANY FIRST MORTGAGES THAT ARE SUPERIOR IN RIGHT AND DIGNITY.**

10. Upon issuance of the Certificate of Title, the purchaser at the sale shall be let into possession of the property located at **600 North Atlantic Avenue, Unit 1014, Daytona Beach, FL 32118.** The Clerk of the Court is hereby specifically authorized to issue a Writ of Possession

for the property which is the subject matter of this action, and the Sheriff is hereby authorized to serve the Writ forthwith.

11. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

12. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

13. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF VOLUSIA COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

14. IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY ANY ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY

WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT: The Community Legal Services of Mid-Florida, Inc., 128 Orange Avenue, Suite 100, Daytona Beach, FL 32114-4310, PHONE: (386) 258-5600, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT VOLUSIA COUNTY AID SERVICES FOR ASSISTANCE YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.

15. The Court retains jurisdiction of this action to enter further orders as are proper, including, without limitation, motions for any additional attorney's fees or assessments accruing between the date of the final judgment and the certificate of title, and deficiency judgments.

DONE AND ORDERED in Chambers at Daytona Beach, Volusia County, Florida this 15 day of April, 2026.

4/15/2026 3:40 PM 2024 10438



e-Signed 4/15/2026 3:40 PM 2024 10438 CICI

MARY G. JOLLEY
CIRCUIT JUDGE

Copies furnished via eService:

Shay M. Beaudoin, Esq.
Hien Hoang Pham
Christina Nhung Nguyen
10239 Thimble Fields Drive
Knoxville, TN 37922

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

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION, INC. a Florida not for profit
corporation,

CASE NO.: 2024 10438 CICI

Plaintiff,

vs.

HIEN HOANG PHAM, CHRISTINA
NHUNG NGUYEN,

Defendants.

FINAL SUMMARY JUDGMENT OF FORECLOSURE

THIS CAUSE having come before the Court on Plaintiff, PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION, INC.'s ("PLAZA RESORT" or "Association") Motion for the entry of a summary final judgment, and the Court being otherwise fully advised, the Court makes the following findings of fact:

1. Plaintiff, PLAZA RESORT, is a condominium association and a Florida corporation, not for profit, doing business in Volusia County, Florida.
2. That the Court has jurisdiction over the parties, that no material issues of law or fact exist, and Plaintiff, PLAZA RESORT, is entitled to the entry of an Order of Final Judgment as a matter of law.
3. Defendants, HIEN HOANG PHAM and CHRISTINA NHUNG NGUYEN, were properly served with the Complaint on March 13, 2024.
4. On May 20, 2024, a Default was entered against Defendants, HIEN HOANG PHAM AND CHRISTINA NHUNG NGUYEN.

FILED
2024 JUL 10 PM 3:05
CITY COURT VOLUSIA COUNTY FL

5. On July 10, 2024, the Court conducted a hearing on Plaintiff's Motion for Final Summary Judgment.

6. Defendants, HIEN HOANG PHAM and CHRISTINA NHUNG NGUYEN ("Unit Owners") are the fee simple owners of the following described real estate ("Subject Property"):

UNIT 1014, PLAZA RESORT & SPA, A CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in **Official Records Book 5665, Page 1910**, of the Public Records of **Volusia County**, Florida, as amended, together with an undivided interest in the common elements appurtenant thereof, with the following street address: **600 North Atlantic Avenue, Unit 1014, Daytona Beach, FL 32118**.

7. Unit Owners are members of the Association.

8. PLAZA RESORT, pursuant to Sections 10 and 11 of the Declaration of Condominium for the Association ("Declaration"), has the power to make and collect assessments for common expenses against the individual units of PLAZA RESORT.

9. Plaintiff, PLAZA RESORT, has made assessments for common expenses against Defendants and the Subject Property. Unit Owners have failed to pay these assessments as they have become due and payable.

10. Plaintiff has met all pre-suit requirements in this matter, including filing a Claim of Lien for the Subject Property.

11. Plaintiff has submitted an Affidavit of Indebtedness and Affidavits of Attorney's Fees, showing the assessments, late fees, interest, administrative fees, and attorney's fees and costs that are incurred and delinquent. Defendants have not submitted any evidence or affidavits countering this.

WHEREFORE, having made the above-stated findings of fact, it is therefore:

ORDERED AND ADJUDGED

1. The Court has jurisdiction over the property at issue and the subject matter of this dispute. Additionally, service of process has been properly obtained against Defendants, HIEN HOANG PHAM and CHRISTINA NHUNG NGUYEN.

2. Plaintiff, pursuant to Sections 10 and 11 of the Declaration for PLAZA RESORT, is entitled to a lien and to foreclose upon the lien due to the failure of the Defendants to pay the assessments as required by the Declaration. Plaintiff's lien secures the payment of the following amounts owed by the Defendants to the Plaintiff:

Maintenance Fees/Late Fees/Interest/Admin. Fees:	\$47,484.04
Attorney's Fees	\$2,655.00
Attorney's Costs	\$1,422.33
Total:	\$51,561.37

3. If the total sum due to the Plaintiff, plus interest on the unpaid principal at the current statutory rate of 4.25% and all costs of this proceeding incurred after the date of this judgment are not forthwith paid, the Clerk of this Court shall sell that property at public sale at 11:00 a.m., on September 11, 2024, to the highest bidder(s) for cash via online sale at www.volusia.realforeclose.com, after having first given notice as required by Section 45.031, *Florida Statutes*, except the Clerk shall not conduct the sale unless the Plaintiff or its representative is present to bid. The property at issue which shall be foreclosed upon has the following legal description:

UNIT 1014, PLAZA RESORT & SPA, A CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in **Official Records Book 5665, Page 1910**, of the Public Records of **Volusia County**, Florida, as amended, together with an undivided interest in the common elements appurtenant thereof, with the following street address: **600 North Atlantic Avenue, Unit 1014, Daytona Beach, FL 32118**.

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property. The purchaser at the sale shall pay, in addition to the bid amount, the Clerk's fee, Clerk's registry fee and documentary stamps to be affixed to the Certificate of Title.

5. Plaintiff may assign the Judgment or the Bid to a third party without further Order of the Court.

6. If the Plaintiff or Plaintiff's assignee is the purchaser at the sale, the Clerk shall credit on the bid of the Plaintiff or Plaintiff's assignee the total sum herein found to be due the Plaintiff.

7. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale so far as they are sufficient, by paying: the total sum due to Plaintiff as set forth in paragraph 2. **The sum should be made payable to "Willis & Oden, PL Trust Account" and delivered to Willis Oden, 390 N. Orange Ave., Suite 1600, Orlando FL 32801.**

8. The remaining proceeds, if any, shall be retained by the Clerk pending further Order of the Court.

9. Upon filing the Certificate of Sale, the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens, shall be foreclosed upon and any estate, claim or interest in the Property shall be foreclosed, with the exception of any Mortgage that is in a position of first priority and is superior in right and dignity to the claim of the Plaintiff. **ANY PURCHASER AT THE FORECLOSURE SALE SHALL TAKE TITLE SUBJECT TO THE LIEN INTEREST OF ANY FIRST MORTGAGES THAT ARE SUPERIOR IN RIGHT AND DIGNITY.**

10. Upon issuance of the Certificate of Title, the purchaser at the sale shall be let into possession of the property located at **600 North Atlantic Avenue, Unit 1014, Daytona Beach, FL 32118.** The Clerk of the Court is hereby specifically authorized to issue a Writ of Possession

for the property which is the subject matter of this action, and the Sheriff is hereby authorized to serve the Writ forthwith.

11. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

12. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

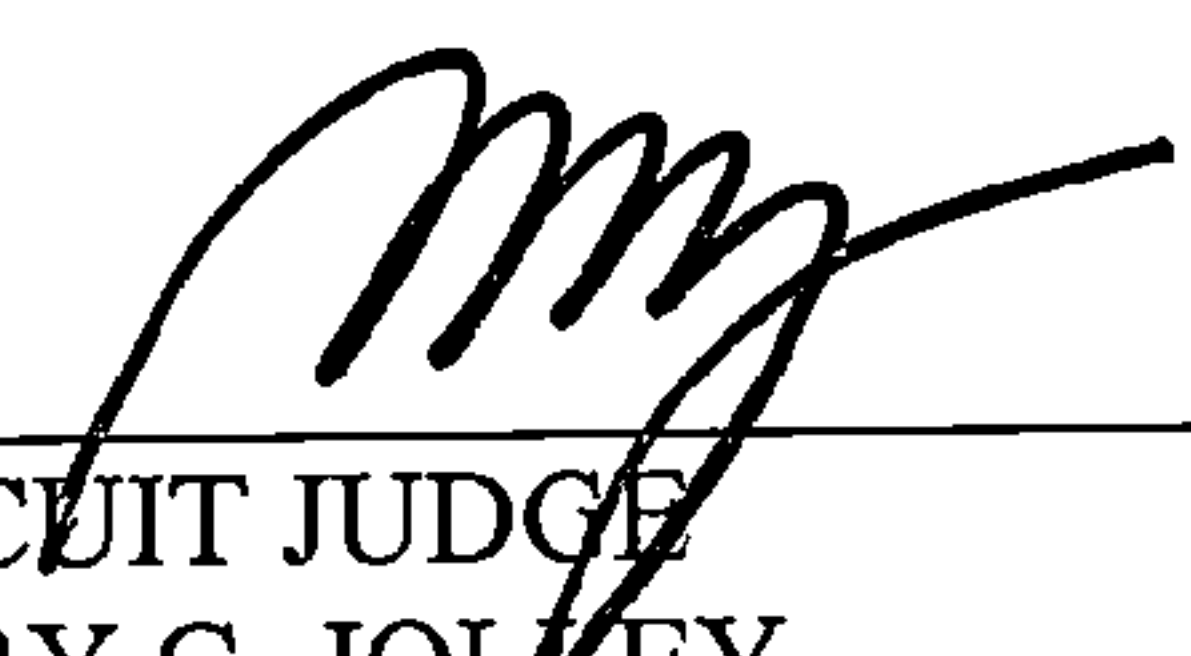
13. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF VOLUSIA COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

14. IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY ANY ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY

WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT: The Community Legal Services of Mid-Florida, Inc., 128 Orange Avenue, Suite 100, Daytona Beach, FL 32114-4310, PHONE: (386) 258-5600, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT VOLUSIA COUNTY AID SERVICES FOR ASSISTANCE YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.

15. The Court retains jurisdiction of this action to enter further orders as are proper, including, without limitation, motions for any additional attorney's fees or assessments accruing between the date of the final judgment and the certificate of title, and deficiency judgments.

DONE and ORDERED in Chambers/Court, Volusia County, Florida on this 10th day of July, 2024.



CIRCUIT JUDGE
MARY G. JOLLEY

Conformed copies to:

Shay M. Beaudoin, Esq.
WILLIS & ODEN
390 N. Orange Avenue, Suite 1600
Orlando, FL 32801
pwillis@willisoden.com
sbeaudoin@willisoden.com
rbryan@willisoden.com

Hien Hoang Pham
Christina Nhung Nguyen
10239 Thimble Fields Drive,
Knoxville, TN 37922

After recording return to:

Cynthia M. Montgomery, Esq.
Gray Robinson
50 North Laura Street, Suite 1100
Jacksonville, Florida 32202

Cross reference to:

O.R. Book 7126, page 2514
Official Records, Volusia County, Florida

MEMORANDUM OF ASSIGNMENT OF
LEASING AND
MANAGEMENT AGREEMENT

This Memorandum of Leasing and Management Agreement ("Memorandum of Assignment") is made as of the date and year set forth below, by SOHO OCEAN WATERS LLC ("Assignor"), and BLU OCEAN WATERS, LLC ("Assignee"). Assignee has the following mailing address: 600 N. Atlantic Avenue, Daytona Beach, Florida 32118;

WITNESSETH:

A. Assignor entered into those certain Leasing and Management Agreements ("Agreement" or "Agreements") pertaining to the Owners and Units as defined in that certain Memorandum of Leasing and Management Agreement recorded in O.R. Book 7126, page 2514, Official Records of Volusia County, Florida (the "Memorandum of Agreement").

B. On September 1, 2020, Assignor has assigned Assignor's rights in and to the Agreement to Assignee.

NOW, THEREFORE, Assignor and Assignee hereby execute this Memorandum of Assignment to notify the public that Assignor has assigned to Assignee all of Assignor's rights in and to the Agreements, and Assignee has assumed all obligations of Assignor under the Agreements arising from and after September 1, 2020. The term "Management Company" as used in the Memorandum of Agreement shall mean Assignee from and after September 1, 2020.

Assignor and Assignee have duly executed and recorded this Memorandum of Assignment in order to provide notice in the Public Records of Volusia County, Florida, of the foregoing.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK][

IN WITNESS WHEREOF, the undersigned has executed and delivered this instrument as of the day and year first above written.

Signed and delivered
in the presence of:

[Signature]
Print name: Satyam Patel

[Signature]
Print name: Nicholas Gamma

SOHO OCEAN WATERS LLC, a
Delaware limited liability company

By: DAYTONA BEACH SIX, LLC, a
Delaware limited liability company, its
Manager

By: [Signature]
William Caulfield, Vice President,
Asset Management

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 28th day of August, 2020, by William Caulfield, Vice President, Asset Management, of DAYTONA BEACH SIX, LLC, a Delaware limited liability company, as manager of SOHO OCEAN WATERS LLC, a Delaware limited liability company, on behalf of the company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

CHRISTINA ANDREASSI
Notary Public, State of New York
Reg. No. 01AN6390706
Qualified in Nassau County
Commission Expires April 22, 2023

[Signature]
Print name: Christina Andreassi
Notary Public, State of New York at Large
My Commission expires: 4/22/23

IN WITNESS WHEREOF, Assignee has caused these presents to be executed in its name the day and year first above written.

Signed and delivered
in the presence of:

Zhanhui Zhang
Print name: Zhanhui Zhang
ZHANHUI ZHANG
Print name: Zhanhui Zhang

ASSIGNEE

BLU OCEAN WATERS LLC, a Delaware
limited liability company
By Vienna Capital, Inc., a California
corporation, its Manager

By: Xiangjun Li
Print Name: Xiangjun Li
Its: Chairman

STATE OF New Hampshire
COUNTY OF Hillsborough

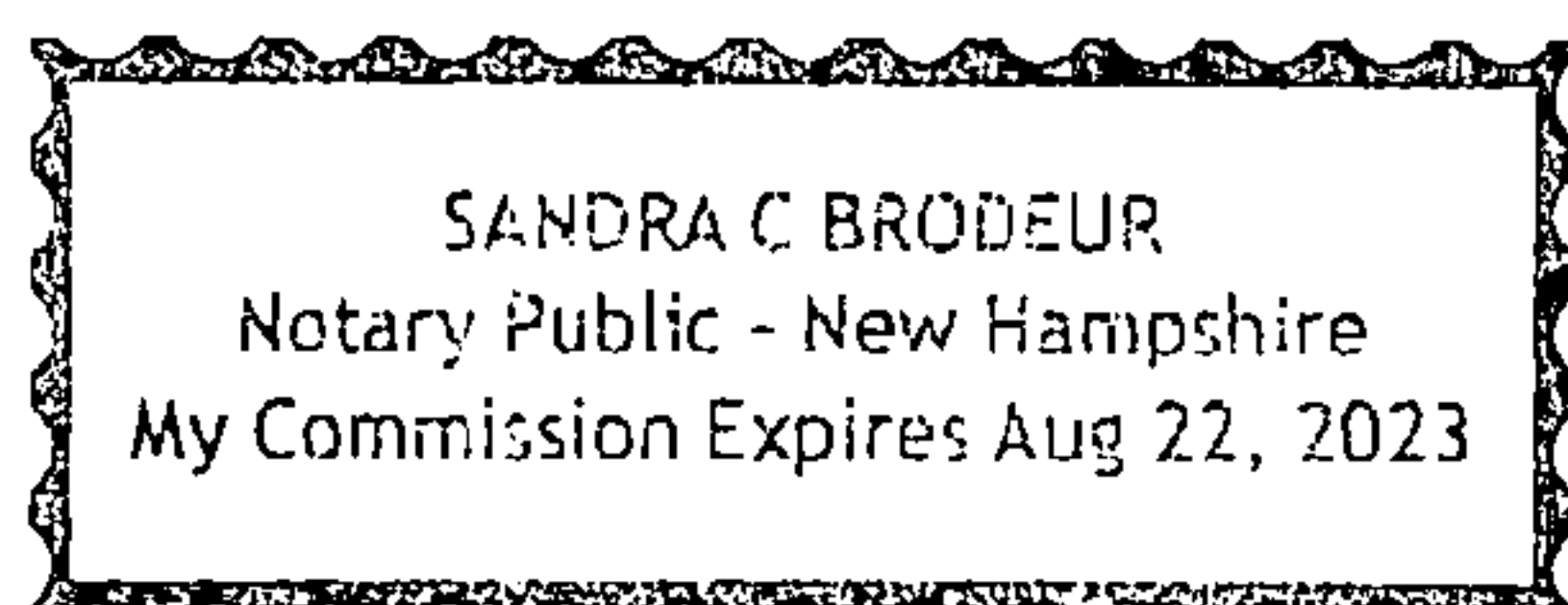
The foregoing instrument was acknowledged before me, by means of ☒ physical presence
or ☐ online notarization, on this 23rd day of September, 2020, by Xiangjun Li, the
Chairman, of Vienna Capital, Inc., a California corporation, as manager of
BLU OCEAN WATERS LLC, a Delaware limited liability company, on behalf of the
company, on behalf of the company, who ☐ is personally known to me or ☒ has produced
CA Driver's License identification.

Sandra C. Brodeur
Print name: Sandra C. Brodeur

(Notary Seal)

Notary Public, State of New Hampshire

My Commission expires: 8/22/2023





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

Detail by Entity Name

Florida Not For Profit Corporation
PLAZA RESORT & SPA ASSOCIATION, INC.

Filing Information

Document Number	N05000009551
FEI/EIN Number	20-3603533
Date Filed	09/15/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/27/2011

Principal Address

600 N. ATLANTIC AVE.
DAYTONA BCH, FL 32118

Mailing Address

c/o FirstService Residential
2300 Maitland Center Parkway
Suite 101
Maitland, FL 32751

Changed: 06/24/2019

Registered Agent Name & Address

WILLIS, PATRICK H
C/O WILLIS & ODEN
390 N. Orange Avenue
Suite 1600
ORLANDO, FL 32801

Name Changed: 07/03/2017

Address Changed: 04/27/2023

Officer/Director Detail

Name & Address

Title President

Abraham Eid, Jonathan
c/o FirstService Residential
2300 Maitland Center Parkway
Suite 101
Maitland, FL 32751

Title Secretary

Li, Bolin
c/o FirstService Residential
2300 Maitland Center Parkway
Suite 101
Maitland, FL 32751

Title treasurer

Zhang, Zhanrui
c/o FirstService Residential
2300 Maitland Center Parkway
Suite 101
Maitland, FL 32751

Annual Reports

Report Year	Filed Date
2024	05/01/2024
2025	01/29/2025
2026	04/29/2026

Document Images

04/29/2026 -- ANNUAL REPORT	View image in PDF format
01/29/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
04/27/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/02/2021 -- ANNUAL REPORT	View image in PDF format
06/09/2020 -- ANNUAL REPORT	View image in PDF format
06/24/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
04/06/2018 -- ANNUAL REPORT	View image in PDF format
07/03/2017 -- Reg. Agent Change	View image in PDF format
03/24/2017 -- ANNUAL REPORT	View image in PDF format
03/10/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
01/20/2014 -- ANNUAL REPORT	View image in PDF format
07/11/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format

08/27/2011 -- REINSTATEMENT	View image in PDF format
02/29/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2008 -- ANNUAL REPORT	View image in PDF format
08/17/2007 -- ANNUAL REPORT	View image in PDF format
04/19/2006 -- ANNUAL REPORT	View image in PDF format
09/15/2005 -- Domestic Non-Profit	View image in PDF format

After recording return to:
Patrick H. Willis, Esq.
Law Office of Patrick H. Willis
150 N. Orange Ave., Ste. 418
Orlando, FL 32801

MEMORANDUM OF LEASING AND MANAGEMENT AGREEMENT

This Memorandum of Leasing and Management Agreement ("Memorandum of Agreement") is made as of the date and year set forth below, by SOHO OCEAN WATERS LLC ("Management Company"), as assignee and successor of Southern Hospitality Resorts & Residences, LLC. Management Company has the following mailing address: 600 N. Atlantic Avenue, Daytona Beach, Florida 32118.

WITNESSETH:

A. Management Company has entered into those certain Leasing and Management Agreements ("Agreement" or "Agreements") pertaining to the Owners referenced on Exhibit "A" (individually or collectively, the "Owner" or "Owners") and also the Units with the legal descriptions referenced on Exhibit "B."

B. Section 11, of each Agreement, provides as follows:

Assignment; Successor and Assigns. The rights and Obligations of Management Company under this Agreement may be assign by Management Company, in whole or in part, to (i) to any other party acquiring any of the rights or obligations of Management Company, (ii) any affiliate of Management Company, or (iii) any other party. The rights and obligations of Owner under this Agreement may be assigned only to a purchaser of the Unit. Any transfer of the Unit by Owner shall not relieve Owner from any liability under this Agreement arising prior to the time of such transfer and any subsequent owner of the Unit shall be bound by this Agreement and obligated for any charges payable under this Agreement accruing prior to or subsequent to the transfer. This Agreement shall inure to the benefit of and be binding on the signatories of this Agreement and their successors and assigns including without limitation, any subsequent owner of the Unit. The Management Company may record a memorandum of this Agreement in the Public Records of Volusia County, Florida, for the purposes of giving notice of the existence of this Agreement.

C. Management Company is hereby recording this Memorandum of Agreement pursuant to Section 11, as more fully referenced above. The terms of the Agreements are incorporated herein by reference.

D. Pursuant to the Agreements, each Owner referenced on Exhibit "A" has granted the Management Company the exclusive right to manage the rental of the Units on Exhibit "B," which are located in Volusia County, Florida (the "Unit" or "Units"). The Rights of the Management Company include but are not limited to the following:

- (i) Management Company has the exclusive right to promote and market each Unit referenced on Exhibit "B," and all such services shall be provided as determined appropriate by the Management Company in its sole discretion.
- (ii) Management Company has the exclusive right to rent and collect all amounts attributable to the rental of each Unit referenced on Exhibit "B," and all such services shall be provided as determined appropriate by the Management Company in its business judgment.
- (iii) Management Company has the exclusive right to allocate all rents collected in the manner provided for in the Agreement, including deducting from said rental amounts any fees or charges owed to Management Company or any third party.
- (iv) Management Company has the exclusive right to provide any other services it deems necessary to arrange for or carry out the rental of each Unit.

(v) All other terms and conditions of the Agreements are incorporated herein by reference.

E. Both the Management Company and the Owner's Rights and Obligations under each respective Agreement, shall be in the nature of Restrictive Covenants, and shall be covenants running with the land and title of each Owner's respective Unit(s). Collectively, the Agreements shall impose upon all of the Units referenced on Exhibit "B," a Restriction Covenant and said Covenant(s) shall run with the Land and Title of each and every Unit referenced on Exhibit "B."

IN WITNESS WHEREOF, Management Company has duly executed and recorded this Memorandum of Agreement, pursuant to Section 11 of the Agreement in order to provide notice in the Public Records of Volusia County, Florida, of the Restrictive Covenants imposed upon each of the Units referenced on Exhibit "B." These Restrictive Covenants shall run with the land and title to each Unit and shall be binding upon all subsequent Owner(s) of each Unit during the term of each respective Agreement.

WITNESSES:

Michele House

Shawn A. Way

SOHO OCEAN WATERS LLC
A Foreign limited liability company

By:

William Thornton

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~VOLUSIA~~ Nassau

I HEREBY CERTIFY that on this day, before me, personally appeared William Thornton as Authorized Signatory of SOHO OCEAN WATERS LLC, who is (✓) personally known to me or () who presented his/her driver's license as identification, and who executed the foregoing instrument and acknowledged that he/she executed the same for the purposes therein expressed on behalf of said limited liability company.

Ann Marie Pozzini

ANN MARIE POZZINI
Notary Public, State of New York
No. 01PO6107877
Qualified in Nassau County
Commission Expires April 12, 2016

Notary Public

(SEAL)

(Print, type, or stamp commissioned name of Notary Public)

My Commission Expires: _____

EXHIBIT "A"

UNIT NUMBER	OWNER OF UNIT
103	Regions Bank
105	Johnson, Jacqueline
106	600 N Investments
107	Tika Capital 8, LLC
108	Holmes, Paul & Susan
109	Castillo, David
110	McAuley, Thomas
111	600 N Investments
112	600 N Investments
114	Heath, Tyson and Dawn
115	Nehayan Mansoor Tahnoon Al
116	Nehayan Mansoor Tahnoon Al
117	600 N Investments
203	Rinaldi, Louis
204	Leatherman, Hyeryung
205	Edmonds, David & Patricia
206	Yellow Realty, LLC
207	Hanna, Nosshey
208	600 N Investments
209	Cressman, Dale and Kathleen
210	Hanna, Nosshey
211	JTP Plaza Daytona LLC
303	600 N Investments
304	Summit Business & Properties
305	Myers, James
306	Grasso, John
307	Kondapaneni, Samrajyam
308	Arora, Pradeep
309	Leavell, Justin & Tamra
310	Kramer, Theodore and Elice
311	Gariepy, Sylvain
312	Diversified Investments
314	Bielski, Wesley & Kickert, Laurie
315	600 N Investments
316	600 N Investments
317	600 N Investments
318	600 N Investments
319	South Florida CT,
320	600 N Investments
321	Monem, Nihad
324	600 N Investments
325	South Florida CT, LLC

EXHIBIT "A"

330	600 N Investments
331	600 N. Investments
332	600 N Investments
333	Sidella, Kala K. & Pallavi
334	Georgi, Joseph
335	Martel Group of Companies, Inc,
336	Hanna, Nosshey
337	600 N Investments
403	Hanna, Nosshey
404	Dempsey, Scott & Dimeglio, Ed
405	600 N Investments
406	Sreeramulu, Vaka
407	Diversified Investment Holdings
408	Hanna, Nosshey
409	Canada, Leroy
410	Khan, Aqeel & Zarina
412	Mercado, Clara
414	Anderson, Allan & Kathyleen
415	600 N Investments
416	Cowan, Michael
417	600 N Investments
418	Luh, Ning
419	Lothan, Ramplal & Zalimun
420	Aggarwal, Ramesh & Swarn
421	McIntee, David and Michelle
424	600 N Investments
425	600 N Investments
426	Skomorovskiy, Evgeny
427	McIntee, David and Michelle
428	600 N Investments
429	Dolino, Woodrow and Garvine
430	Lothan, Shri
431	Xie, Yuqing
432	Schrieber, Andrew
433	Hanna, Nosshey
434	Hanulik, Albert
435	Back to Basics Realty LLC,
436	600 N Investments
437	600 N Investments
503	Duggan, Todd & Greg
504	Kimak, Andrew
505	DeVlugt, Jason & Annette
506	Cichecki, Mark & Jolanta

EXHIBIT "A"

507	Cichecki, Jolanta & Mark
508	Stoykova, Rositsa
509	TNT Management Company
510	A-19 Investments LLC
511	Jacino Enterprises,
512	Hanna, Nosshey
514	Varghese, Vinny
515	600 N Investments
516	600 N Investments
517	Abdou, Nagi & Saud
518	Dilworth, Robert
519	Kesavan, Pattu
520	AdaCor Investment Group, LLC
521	Flint, Barbara & Myklebost, Perry
524	Ria, Oscar/Sanchez, Adriana
525	D'Annessa, Jack
526	600 N Investments
527	600 N Investments
528	Plaza 718, LLC,
529	600 N Investments
530	Lin, Ken & Yang, Ruth Wen-ru
531	Pap, Lisa
532	Foerst, John
533	Mercado, Clara
534	600 N Investments
535	Romano, Rosemarie
536	Prashad, Somdatt B. dba SBP Realty Trust
537	600 N Investments
603	Edwards, Anthony
604	Beaulieu, Ramon
605	La Pierre, Stephen and Leonora
606	600 N Investments
607	Jamison Properties
608	Remler, Brett A.
609	Bennett, Amy
610	Edwards Enterprises,
611	Jankowski, Peter V.
612	George Murphy Properites,
614	Hanna, Nosshey
615	600 N Investments
616	Hanna, Nosshey
617	Edwards, Anthony
618	Cornett, Colin and Pamela

EXHIBIT "A"

619	Optimus 1, LLC,
620	Streight, Sara
621	Bourbous, Nickolaus G.
624	Camillo Financial Services
625	600 N Investments
626	Bailey, David & Jacqueline
627	600 N Investments
628	Vines Properties
629	Lothan, Nasrudeen
630	600 N Investments
631	Canada, Leroy
632	Bryl, Joseph & Barbara
633	Abichandani Family LLC
634	Abichandani Family LLC
635	600 N Investments
636	US 1844762 Ontario Inc
637	600 N Investments
703	Gilbertson, Edd and Donna
704	Zhang, Yikui
705	Owens, Tina
706	600 N Investments
707	600 N Investments
708	600 N Investments
709	600 N Investments
710	Jily Property Management LLC
711	Penwell, Peter
712	Booth, Tim and Melinda
714	600 N Investments
715	Regions Bank
716	De la Riva, Elizabeth & Rafael
717	Brunelle, Timothy & Julie
718	Plaza 718, LLC,
719	Grucci, Christine
720	Gao, Yile & Ganzhoa, Sun
721	Skomorovskiy, Evgeny
724	600 N Investments
725	Diya Ventures LLC
726	Goodan, Edward
727	Kile, Mark and Heidi
728	O'Carroll, Thomas
729	Rodriguez, Rolando P.
730	600 N Investments
731	Kramer, John and Shirley

EXHIBIT "A"

732	Chen, Xiangqun & Zhu, Huawen
733	600 N Investments
734	Chefs Estate, LLC
735	Moran, Shevan
736	Smith, Eric & Marietta
737	600 N Investments
801	600 N Investments
802	600 N Investments
803	Ahuja, Manish
804	Sornat, Artur and Barbara
805	600 N Investments
806	600 N Investments
807	600 N Investments
808	Bryl, Joseph
809	Lavi Investments, LLC
810	Vandestreek, Dan & Karyn
811	Ward, William and Deborah
812	Jeff Davis Properties
814	600 N Investments
815	600 N Investments
816	Wells, Chad
817	Smith, Eric & Marietta
818	Manning, Scott and Lori
819	600 N Investments
820	Schockling, Keith and Marie
821	600 N Investments
822	600 N Investments
823	Pagan, Jesley
825	Ahuja, Rana & Sushil
826	Green, Julie and Kimball
827	Freeman, Philip D.
828	Beltra, Linda
829	Thiessen Jr., Linwood "Woody"
830	Hanaray, Vernon
831	Mangroves Realty
832	600 N Investments
833	Abichandani Family LLC
834	600 N Investments
835	Wendling, Allan
836	Kendall, Perry
901	600 N Investments
902	600 N Investments
903	Emerson, Derek

EXHIBIT "A"

904	600 N Investments
905	Hanulik, Albert
906	Rogers, James & Joanne
907	600 N Investments
908	600 N Investments
909	600 N Investments
910	Philips, Nick
911	Hopper, Logan & Lynch
912	Swain Group of Investors
914	Di Nella, Kenneth & Cynthia
915	600 N Investments
916	Di Nella, Kenneth & Cynthia
917	Villanueva, April Marie
918	Garey Enterprises II, LLC
919	Hanna, Nosshey
920	Superior Holdings Group LLC
921	Plaza 718, LLC
922	600 N Investments
923	600 N Investments
1001	600 N Investments
1002	Pichardo, Deborah & Orlando
1003	Wright, Donald G.
1004	Elrod, Robert and Michele
1005	600 N Investments
1006	Bucot, Cynthia and Britch, Steven
1007	Kile, Mark and Heidi
1008	Abichandani Family LLC
1009	600 N Investments
1010	Gallagher, Geraldine
1011	Speir, David
1012	600 N Investments
1014	Gray, Alexander
1015	600 N Investments
1016	Shirley, Ronald and Tammy
1017	McKrin Properties, LLC
1018	600 N Investments
1019	600 N Investments
1020	600 N Investments
1021	600 N Investments
1022	600 N Investments
1023	Optimus 1, LLC
1101	Wanish, John and Charles
1102	600 N Investments

EXHIBIT "A"

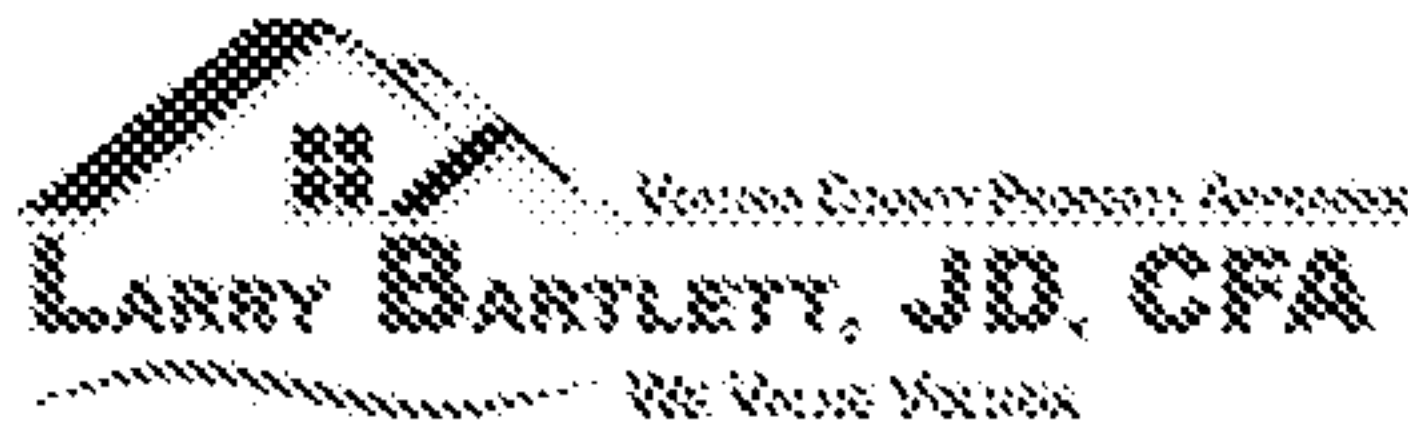
1103	Choudhury, Indira Roy
1104	Goodman, Michael K
1105	Landers, John
1106	600 N Investments
1107	Rammah, Tarek
1108	Hanna, Nosshey
1109	Weinsheimer, Henry
1110	Weng, Wei-Feng
1111	Stewart Family Revocable
1112	600 N Atlantic LLC
1114	600 N Investments
1115	600 N Investments
1116	Frantz, John
1117	Cowan, Michael
1118	King, Cheralyn
1119	Kondapaneni, Pranathi
1120	600 N Investments
1121	600 N Investments
1122	Marzano, Michael
1123	HSBC Bank USA Natl Assoc, c/o Select Portfolio Servicing
1201	600 N Investments
1202	Concepts, Inc
1203	600 N Investments
1204	Purdy, Linda A
1205	600 N Investments
1206	Jia, Yie
1207	RBK Property Ventures LLC
1208	600 N Investments
1209	600 N Investments
1210	600 N Investments
1211	Favale, Anthony
1212	Stewart Family Revocable
1214	Rustomji, Jimmy
1215	Hanna, Nosshey
1216	Hedkvist, Mattias
1217	Khatchadourian, Steve & Natale
1218	Weng, Wei-Feng
1219	Patrick, George
1220	McIntee, Steve
1221	600 N Investments
1222	600 N Investments
1223	600 N Investments

EXHIBIT "A"

1401	Devan, Inc.
1402	Carter, Anthony & Valia
1403	600 N Investments
1404	600 N Investments
1405	Foerst, John
1406	600 N Investments
1407	Nehayan Mansoor Tahnoon Al
1408	Hanna, Nosshey
1409	Hanulik, Albert
1410	Bourbous, Nickolaos & George
1411	Solis-Montalvo, Silvia
1412	Brandt, James & Genise
1414	Miller, Steven and Tabitha
1415	Nutt, William and Dana
1416	Equity Trust Co.
1417	600 N Investments
1418	Quansah, Araba and Felicity
1419	Nisenboym, Garri & Yezhor, Yelena
1420	ULTIMA V, LLLP
1421	600 N Investments
1422	600 N Investments
1423	600 N Investments

EXHIBIT "B"

Unit(s) 103, 105, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116, 117, 203, 204, 205, 206, 207, 208, 209, 210, 211, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 314, 315, 316, 317, 318, 319, 320, 321, 324, 325, 330, 331, 332, 333, 334, 335, 336, 337, 403, 404, 405, 406, 407, 408, 409, 410, 412, 414, 415, 416, 417, 418, 419, 420, 421, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 514, 515, 516, 517, 518, 519, 520, 521, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 614, 615, 616, 617, 618, 619, 620, 621, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 714, 715, 716, 717, 718, 719, 720, 721, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423 according to the Declaration of Condominium for Plaza Resort & Spa, A Condominium, as recorded in Official Records **Book 5665, Page(s) 1910**, in the Public Records of Volusia County, Florida.



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: 6535213
Parcel ID: 530414001014
Township-Range-Section: 15 - 33 - 04
Subdivision-Block-Lot: 14 - 00 - 1014
Owner(s): PHAM HIEN HOANG - TE - Tenancy in the Entirety - 100%
NGUYEN CHRISTINA NHUNG - TE - Tenancy in the Entirety - 100%
Mailing Address On File: 1227 OAK HAVEN RD
KNOXVILLE TN 37932
Physical Address: 1014-600 N ATLANTIC AVE, DAYTONA BEACH 32118
Building Count: 1
Neighborhood: 0451 - PLAZA RESORT; SPA 5304-14
Subdivision Name: PLAZA RESORT & SPA CONDO
Property Use: 0400 - CONDOMINIUM
Tax District: 204-DAYTONA BEACH
2025 Final Millage Rate: 18.0498
Homestead Property: No
Agriculture Classification: No
Short Description: UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330 PER O
R 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711
INC PER OR 6240 PGS 0491-0492 PER OR 7659 PG 0344

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:	\$9,089	\$9,089	\$9,089
Land Value:	\$0	\$0	\$0
Just/Market Value:	\$9,089	\$9,089	\$9,089

Working Tax Roll Values by Taxing Authority

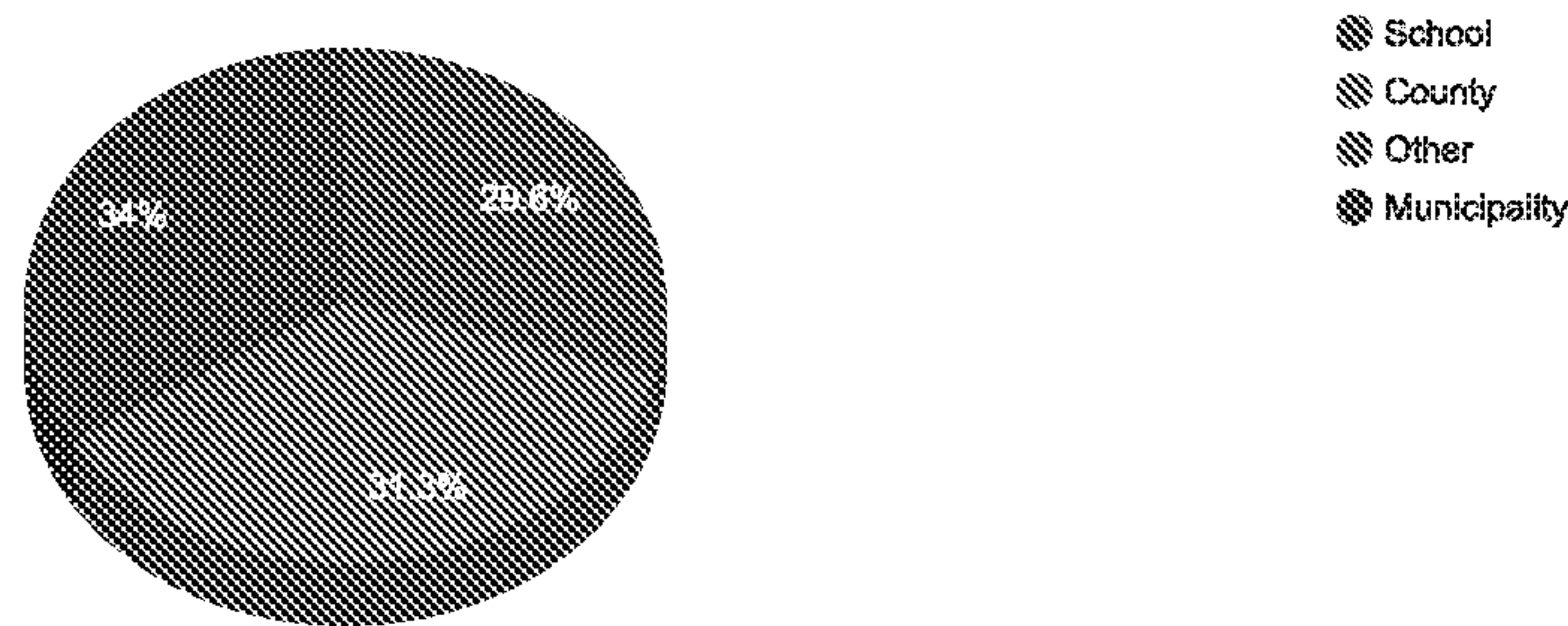
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$9,089	\$9,089	\$0	\$9,089	1.5000	\$13.63
☒ 0012	DISCRETIONARY	\$9,089	\$9,089	\$0	\$9,089	0.7480	\$6.80
☒ 0011	REQ LOCAL EFFORT	\$9,089	\$9,089	\$0	\$9,089	3.0310	\$27.55
☒ 0050	GENERAL FUND	\$9,089	\$9,089	\$0	\$9,089	3.2007	\$29.09
☒ 0053	LAW ENFORCEMENT FUND	\$9,089	\$9,089	\$0	\$9,089	1.5994	\$14.54
☒ 0055	LIBRARY	\$9,089	\$9,089	\$0	\$9,089	0.3697	\$3.36
☒ 0520	MOSQUITO CONTROL	\$9,089	\$9,089	\$0	\$9,089	0.1573	\$1.43
☒ 0530	PONCE INLET PORT AUTHORITY	\$9,089	\$9,089	\$0	\$9,089	0.0660	\$0.60
☒ 0058	VOLUSIA ECHO	\$9,089	\$9,089	\$0	\$9,089	0.2000	\$1.82
☒ 0057	VOLUSIA FOREVER	\$9,089	\$9,089	\$0	\$9,089	0.2000	\$1.82
☒ 0065	FLORIDA INLAND NAVIGATION DISTRICT	\$9,089	\$9,089	\$0	\$9,089	0.0270	\$0.25
☒ 0100	HALIFAX HOSPITAL AUTHORITY	\$9,089	\$9,089	\$0	\$9,089	0.7019	\$6.38
☒ 0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$9,089	\$9,089	\$0	\$9,089	0.1793	\$1.63
☒ 0210	DAYTONA BEACH	\$9,089	\$9,089	\$0	\$9,089	5.9300	\$53.90
☒ 0211	DAYTONA BEACH ISLS 2004	\$9,089	\$9,089	\$0	\$9,089	0.1395	\$1.27
						18.0498	\$164.05

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$164.05
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$164.05
				Estimated Tax Amount without SOH/10CAP ☺	\$164.05

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HK Savings
2025	\$0	\$9,089	\$9,089	\$9,089	\$0	\$9,089	\$0
2024	\$0	\$9,089	\$9,089	\$9,089	\$0	\$9,089	\$0
2023	\$0	\$9,089	\$9,089	\$9,089	\$0	\$9,089	\$0
2022	\$0	\$36,356	\$36,356	\$34,317	\$0	\$34,317	\$0
2021	\$0	\$31,197	\$31,197	\$31,197	\$0	\$31,197	\$0
2020	\$0	\$29,797	\$29,797	\$29,797	\$0	\$29,797	\$0
2019	\$0	\$30,358	\$30,358	\$30,358	\$0	\$30,358	\$0
2018	\$0	\$37,465	\$37,465	\$37,465	\$0	\$37,465	\$0
2017	\$0	\$28,099	\$37,465	\$37,465	\$0	\$37,465	\$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:
Description:	-	# Bedrooms:		3 Fixture Baths:
Quality Grd:		Floor Type:	-	4 Fixture Baths:
Arch Design:		Wall Type:	-	5 Fixture Baths:
Year Built:	1969	Exterior Wall:	-	6 Fixture Baths:
Total SFLA:	372	Foundation:	-	7 Fixture Baths:
HVAC:	-	Roof Cover:	-	Add'l Fixtures:
Heat Method:	-	Roof Type:	-	
Heat Source:	-	FPI:	//	

Total Building Value: \$9,089

Residential Condo/Villa Data

Type:	01 - MED RM
Level:	10
View:	S
Complex #:	045101 - PLAZA RESORT AND SPA (5304-14)

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
7659 / 0344	2018035020	02/06/2019	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$28,500
6240 / 0491	2008014806	04/23/2008	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$111,214
6183 / 3709	2008014806	01/23/2008	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	\$100
5865 / 4796	2006169216	03/10/2006	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$270,198

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 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330 PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS	204	15 - 33 - 04	14 - 00 - 1014	30-NOV-69

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 #: 530414001014

Tax Deed #: 32323

Situs Address: 600 N ATLANTIC AVE 1014

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

JPL INVESTMENTS CORP AND OCEAN BANK
JOSE PICO
8724 SW 72 ST # 382
MIAMI, FL 33173

Owner on Current Tax Roll

- ① PHAM HIEN HOANG
NGUYEN CHRISTINA NHUNG
1227 OAK HAVEN RD
KNOXVILLE, TN 37932

Billing Address on Current Tax Roll

Additional Parties, Per Search

- ② PATRICK H WILLIS ESQ,
REGISTERED AGENT O/B/O PLAZA
RESORT & SPA CONDOMINIUM
ASSOCIATION, INC.
C/O WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO, FL 32801

Lien Holder

- ③ PLAZA RESORT & SPA
CONDOMINIUM ASSOCIATION, INC.

Lien Holder



WILL ROBERTS **TAX COLLECTOR**

Serving to make a difference

④ PLAZA RESORT & SPA
CONDOMINIUM ASSOCIATION, INC.
C/O FIRST SERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY
SUITE 101
MAITLAND, FL 32751

Lien Holder

⑤ PLAZA RESORT & SPA
CONDOMINIUM ASSOCIATION, INC.
SHAY M BEAUDOIN ESQUIRE
WILLIS | ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO, FL 32801

Lien Holder

⑥ BLU OCEAN WATERS LLC
600 N ATLANTIC AVENUE
DAYTONA BEACH, FL 32118

Other Party

⑦ PATRICK H WILLIS, REGISTERED
AGENT O/B/O PLAZA RESORT & SPA
ASSOCIATION, INC.
C/O WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO, FL 32801

Other Party

⑧ PLAZA RESORT & SPA
ASSOCIATION, INC.
C/O FIRSTSERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY
SUITE 101
MAITLAND, FL 32751

Other Party

⑨ HIEN HOANG PHAM
CHRISTINA NHUNG NGUYEN
★ 10239 THIMBLE FIELDS DRIVE
KNOXVILLE, TN 37922

Title Holder



WILL ROBERTS **TAX COLLECTOR**

Serving to make a difference



HIEN HOANG PHAM AND CHRISTINA Title Holder
NHUNG NGUYEN
1227 OAK HAVEN RD
KNOXVILLE, TN 37932

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Thursday, July 23, 2026 8:52 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #11397-24 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 #11397-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

PHAM HIEN HOANG
NGUYEN CHRISTINA NHUNG
1227 OAK HAVEN RD
KNOXVILLE, TN 37932

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

PHAM HIEN HOANG
NGUYEN CHRISTINA NHUNG ADV
1227 OAK HAVEN RD
KNOXVILLE, TN 37932

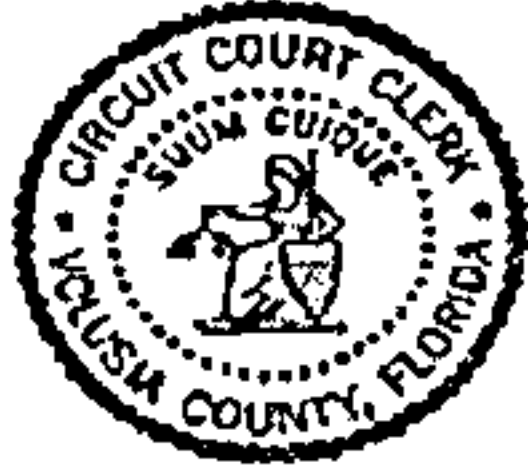
⑪ **SITUS ADDRESS** PHAM HIEN HOANG
SN **600 N ATLANTIC AVE 1014,** NGUYEN CHRISTINA NHUNG
(VOL) **DAYTONA BEACH,**
32118

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 28, 2026

Payment Due: August 27, 2026

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO
8724 SW 72 ST # 382
MIAMI FL 33173

RE: CERTIFICATE NUMBER: **11397-24**
PARCEL ID NUMBER: **530414001014**

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]	152.24
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]	18.50
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]	11.90
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>441.14</u>

Per F.S. 197.502 the deposit payment must be received within 30 days. If the funds are not received within 30 days the tax deed application will be cancelled. Please remit separate payments for each certificate. Checks should be made payable to the Clerk of the Circuit Court. Mail your payment, the coupon below, and a completed Internal Revenue Service Form W-9 to: Clerk of the Circuit Court, Attn: Tax Deed Dept, PO Box 6043, DeLand, FL 32721. No further action will be taken on this certificate until your deposit has been received by the Clerk's office. If you have any questions, call the Tax Deed Department at (386) 736-5919.

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

CERTIFICATE NO.: **11397-24**
AMOUNT ENCLOSED: **\$441.14**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO
8724 SW 72 ST # 382
MIAMI FL 33173

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

Applicant's Deposit

CERTIFICATE NUMBER: 11397-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		152.24
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			10.00
Recording Fee for Tax Deed	(TDREC)		17.00
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		11.90
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT		\$	441.14

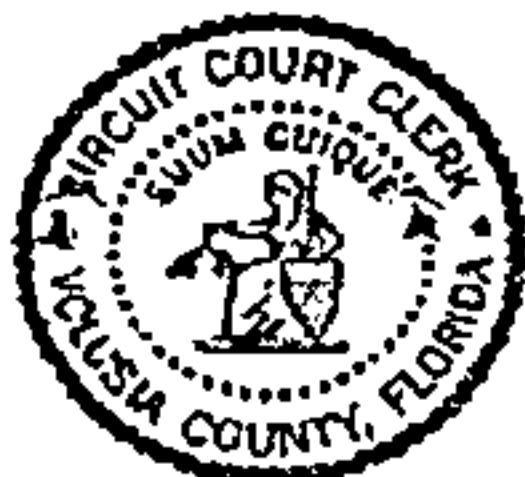
Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 8/24/2026 2:11 PM
Receipt: 303160085 Drawer: 155497

JPL INVESTMENTS CORP AND OCEAN BANK JOSE
PICO

Operator: spearson

Instrument #: 2026155611 Type: NO
Book #: 8896 Page #: 3037 Time: 2:11 PM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
15224 Postage - \$0.01 \$152.24
5600 Advertising Fee - \$0.01 \$56.00
4000 Sheriff's 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
2 Recording - \$8.50 \$17.00
1190 Tax Deed Deposit Escrow Doc Stamps only - \$0.01 \$11.90
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT#11397-24 / JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO

Subtotal: \$441.14
Sales Tax: \$0.00
Due: \$441.14
CHK# 500982 \$441.14



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 28, 2026

Payment Due: August 27, 2026

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO
8724 SW 72 ST # 382
MIAMI FL 33173

RE: CERTIFICATE NUMBER: **11397-24**
PARCEL ID NUMBER: **530414001014**

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]	152.24
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]	18.50
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]	11.90
Electronic Auction Fee [per Sect. 197.542(4)(c)]	69.00

TOTAL DUE - \$ 441.14

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.: **11397-24**
AMOUNT ENCLOSED: **\$441.14**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO
8724 SW 72 ST # 382
MIAMI FL 33173

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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:

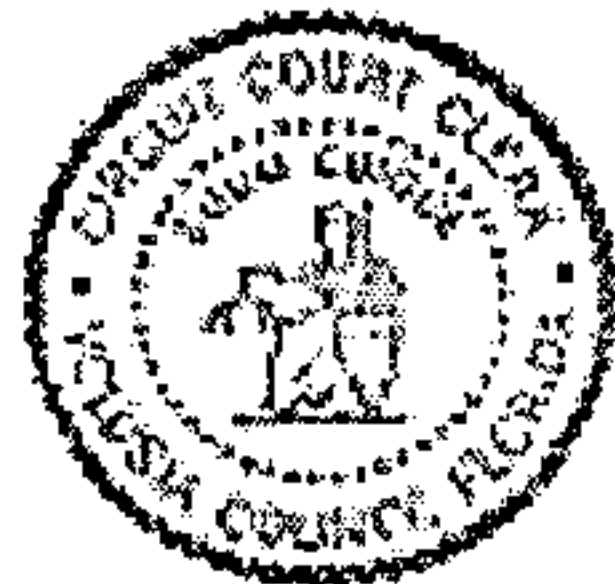
Certificate No. **11397-24** Year of Issuance **JUNE 1, 2024**

Description of Property **530414001014**
UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330 PER OR 5665 PG 1910
PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER
OR 7659 PG 0344

Name in which assessed **PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG**

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 **3RD** day of **NOVEMBER, 2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 8/24/2026.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: 
S PEARSON
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.

OCTOBER 1, 2026

To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **NOVEMBER 3, 2026**

Date: 8/31/26

Pages: 4

Completed by: Jodi Truitt

Date: 08/31/26

9-1-26 NO CHARGES 82

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
2394-23	801301000640	PAYNE ROBERT L L PAYNE PAULA K C/O GEORGE PAYNE	PAYNE ROBERT L ✓ C/O GEORGE PAYNE 207 ANDREE AVE INTERLACHEN FL 32148 PAYNE PAULA K ✓ C/O GEORGE PAYNE 207 ANDREE AVE INTERLACHEN FL 32148
2607-24	613001020140	BOYETTE DAVID	SPIRIT ENTERPRISES LLC ✓ 138 S OLD HWY 61 EOLIA MO 63344-1119
2617-24	613001100170	SANCHEZ SUSAN SANCHEZ JOSE	SANCHEZ JOSE ✓ 115 NW 2ND AVE CAPE CORAL FL 33993-2418
2636-24	613101070020	BYARS NOBLE H % KAY RAGLAND	BYARS NOBLE H ✓ C/O KAY RAGLAND PO BOX 132 KIRBY AR 71950
2906-24	710601100080	AHRENDT ANNABELL EST % JOANN HOSSZU & ALBERT AHRENDT	AHRENDT ANNABELL EST ✓ C/O JOANN HOSSZU & ALBERT AHRENDT 318 DALE RD MOSES LAKE WA 98831
3294-24	712802110010	MADDOX CHRIS D	MADDOX CHRIS D ✓ 1122 MALLARD CREEK RD LOUISVILLE KY 40207

3569-20	611602030270	EVONDOR PROPERTY INC	EVONDOR PROPERTY INC ✓ PO BOX 8028 PORT SAINT LUCIE FL 34985
5262-24	521119000600	POUNCEY JOS F & DELORIS	POUNCEY JOSEPH F ✓ 1606 S PATRICK CIR DAYTONA BEACH FL 32117 POUNCEY DELORIS ✓ 1606 S PATRICK CIR DAYTONA BEACH FL 32117
5271-24	521200000030	1260 MASON OF DAYTONA LLC	1260 MASON OF DAYTONA LLC ✓ 1248 MASON AVE DAYTONA BEACH FL 32117-4552
5381-24	523713000440	HARVEY CYNTHIA BIRTHRONG	HARVEY CYNTHIA BIRTHRONG ✓ 105 VIRGINIA ST EDGEWATER FL 32132-3619
5513-24	523826010012	MURPHY BENJAMIN I & GLADYS	MURPHY BENJAMIN I ✓ 370 PARKWAY ST DAYTONA BEACH FL 32114-3032 MURPHY GLADYS ✓ 370 PARKWAY ST DAYTONA BEACH FL 32114-3032
5548-24	523836120020	TRUSTEE SERVICES LLC TR STERN FAMILY LAND TRUST	TRUSTEE SERVICES LLC TR ✓ STERN FAMILY LAND TRUST 136 S FRANKLIN ST DAYTONA BEACH FL 32114
5789-24	722000003660	CRAYNON RENEE	CRAYNON RENEE ✓ 2195 MESA DR KINGMAN AZ 86401-7836
5822-24	722501031140	SUPERA ROSE EST % DARLENE L MISTAL	SUPERA ROSE EST ✓ C/O DARLENE L MISTAL 5716 MARIGOLD AVE MILTON FL 32570
5933-24	723601030910	GALLAGHER HARRY R	GALLAGHER HARRY R ✓ 1443 SIMONA DR PITTSBURGH PA 15201-2003
5999-24	920900000021	MANZULLO JAMES A MANZULLO DONNA J	BURLINSON NICOLE ✓ 420 E EVERGREEN AVE LONGWOOD FL 32750-5552

6264-19	791502000640	JAMES LEONARD E & ROBT MARIN % KENNETH F OSWALD	JAMES LEONARD E ✓ C/O KENNETH F OSWALD 600 COURTLAND ST STE 110 ORLANDO FL 32804-1313 MARINO ROBERT ✓ C/O KENNETH F OSWALD 600 COURTLAND ST STE 110 ORLANDO FL 32804-1313
6424-24	533809050250	SULLIVAN PATRICK	SULLIVAN PATRICK ✓ 334 COTTRILL AVE DAYTONA BEACH FL 32114
6523-24	533865000040	PICU LLC	PICU LLC ✓ 3811 CUMBERLAND POND RD RALEIGH NC 27606-4866
6724-24	533903700056	HAYWARD HAROLD VAN HOUTEN PROPERTIES LLC	HAYWARD HAROLD ✓ 531 BELLEVUE AVE DAYTONA BEACH FL 32114 VAN HOUTEN PROPERTIES LLC ✓ 531 BELLEVUE AVE DAYTONA BEACH FL 32114
6794-19	791502000491	KERR BETTY JO	KERR BETTY JO ✓ 5030 36TH PL HYATTSVILLE MD 20782-3908
6817-24	533950030010	WALKER WINSEL SR	WALKER WINSEL SR ✓ 525 CEDAR ST DAYTONA BEACH FL 32114
6818-24	533950030020	WALKER WINSEL SR	WALKER WINSEL SR ✓ 525 CEDAR ST DAYTONA BEACH FL 32114
6870-24	533980020130	UNIVERSAL FLIPS LLC	UNIVERSAL FLIPS LLC ✓ 8414 SUNSPRITE CT ORLANDO FL 32818
7089-24	534401060070	RIDGEWOOD DAYTONA LLC	RIDGEWOOD DAYTONA LLC ✓ 2601 BISCAYNE BLVD MIAMI FL 33131

7190-24	630603120010	LOGUE RUSSELL E E LOGUE ANNETTE M	LOGUE RUSSELL E ✓ 9165 CAMSHIRE DR JACKSONVILLE FL 32244 LOGUE ANNETTE M ✓ 9165 CAMSHIRE DR JACKSONVILLE FL 32244
7216-24	630802000670	DALTON THOMAS R	DALTON THOMAS R ✓ 67 GOLDEN GATE CIR PORT ORANGE FL 32129
7424-24	631601060410	BRADFORD WILLIAM DANA	BRADFORD WILLIAM DANA ✓ 1215 SPARTAN AVE PORT ORANGE FL 32127
7521-24	633708010080	KLOOS JAMES V KLOOS ITALIA M	KLOOS JAMES V ✓ 552 PALM PL W PORT ORANGE FL 32127-4889
8441-20	530940000510	HARELLSON BUFORD R	HARELLSON BUFORD R ✓ 524 HILLSIDE AVE DAYTONA BEACH FL 32118-4817
9244-19	611601090010	ONEILL CHARLES F & ALIDA C	ONEILL CHARLES F ✓ 143 BASE HILL RD KEENE NH 03431-5934 ONEILL ALIDA C ✓ 143 BASE HILL RD KEENE NH 03431-5934
9551-19	613301060020	PARK VIRGINIA L	PARK VIRGINIA L ✓ 205 MADRONE LARKSPUR CA 94939-1912
10131-24	843600000040	HILAMAN CHRIS	HILAMAN CHRIS ✓ 560 N US HWY 1 OAK HILL FL 32759
10854-24	843807030070	EAGLE GOLD AVIATION INC	EAGLE GOLD AVIATION INC ✓ 1663 PROMENADE CIR PORT ORANGE FL 32129
11082-24	701630130200	GOLDMAN MONICA	GOLDMAN MONICA ✓ 713 REMMINGTON OAK LAKE MARY FL 32746

11192-24	745221000A50	HATCHER CONSTRUCTION LLC	HATCHER CONSTRUCTION LLC ✓ 511 PULLMAN RD #A5 & #A6 EDGEWATER FL 32132
11193-24	745221000A60	HATCHER CONSTRUCTION LLC	HATCHER CONSTRUCTION LLC ✓ 511 PULLMAN RD #A5 & #A6 EDGEWATER FL 32132
11397-24	530414001014	PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG	PHAM HIEN HOANG ✓ 1227 OAK HAVEN RD KNOXVILLE TN 37932 NGUYEN CHRISTINA NHUNG 1227 OAK HAVEN RD KNOXVILLE TN 37932
11400-24	530414001418	PHAM HIEN HOANG	PHAM HIEN HOANG ✓ 1227 OAK HAVEN RD KNOXVILLE FL 37932
11451-24	533329000280	LUFT TYLER DAVID LUFT CATHERYN DENESE	LUFT TYLER DAVID ✓ 334 GAYLORD AVE PUEBLO CO 81004-1308 LUFT CATHERYN DENESE ✓ 334 GAYLORD AVE PUEBLO CO 81004-1308

To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **NOVEMBER 3, 2026**

Date: 8/31/26

Pages: 4

Completed by: Laura Huff

Date: 08/31/2026

9-1-26 NO Changes 82

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
2394-23	801301000640	NO ✓	\$80
2607-24	613001020140	NO ✓	\$1,498
2617-24	613001100170	NO ✓	\$1,172
2636-24	613101070020	NO ✓	\$4,688
2906-24	710601100080	NO ✓	\$1,563
3294-24	712802110010	NO ✓	\$1,875
3569-20	611602030270	NO ✓	\$94

5262-24	521119000600	YES ✓	\$52,652
5271-24	521200000030	NO ✓	\$212,511
5381-24	523713000440	NO ✓	\$211,178
5513-24	523826010012	NO ✓	\$71,759
5548-24	523836120020	NO ✓	\$68,492
5789-24	722000003660	NO ✓	\$12,274
5822-24	722501031140	NO ✓	\$781
5933-24	723601030910	NO ✓	\$781
5999-24	920900000021	NO ✓	\$161,619
6264-19	791502000640	NO ✓	\$293
6424-24	533809050250	NO ✓	\$120,009

6523-24	533865000040	NO ✓	\$176,286
6724-24	533903700056	NO ✓	\$25,732
6794-19	791502000491	NO ✓	\$293
6817-24	533950030010	NO ✓	\$40,966
6818-24	533950030020	NO ✓	\$11,441
6870-24	533980020130	NO ✓	\$80,330
7089-24	534401060070	NO ✓	\$15,438
7190-24	630603120010	NO ✓	\$153,144
7216-24	630802000670	NO ✓	\$125,019
7424-24	631601060410	NO ✓	\$67,304
7521-24	633708010080	NO ✓	\$39,750

8441-20	530940000510	NO ✓	\$51,474
9244-19	611601090010	NO ✓	\$123
9551-19	613301060020	NO ✓	\$742
10131-24	843600000040	NO ✓	\$104,084
10854-24	843807030070	NO ✓	\$153,203
11082-24	701630130200	NO ✓	\$9,693
11192-24	745221000A50	NO ✓	\$167,340
11193-24	745221000A60	NO ✓	\$127,458
11397-24	530414001014	NO ✓	\$9,089
11400-24	530414001418	NO ✓	\$9,967
11451-24	533329000280	NO ✓	\$119,686

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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

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

PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG
1227 OAK HAVEN RD
KNOXVILLE TN 37932

11397-24

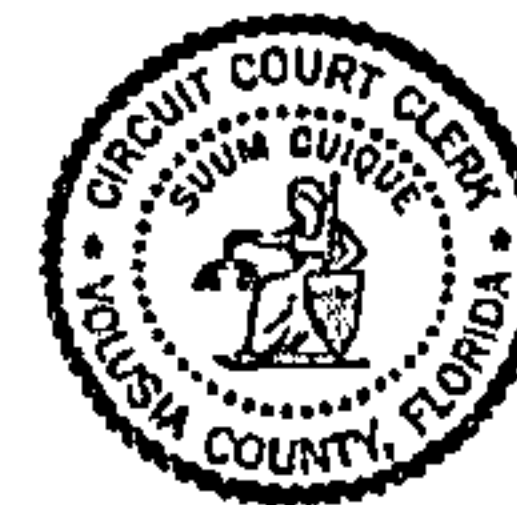
NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

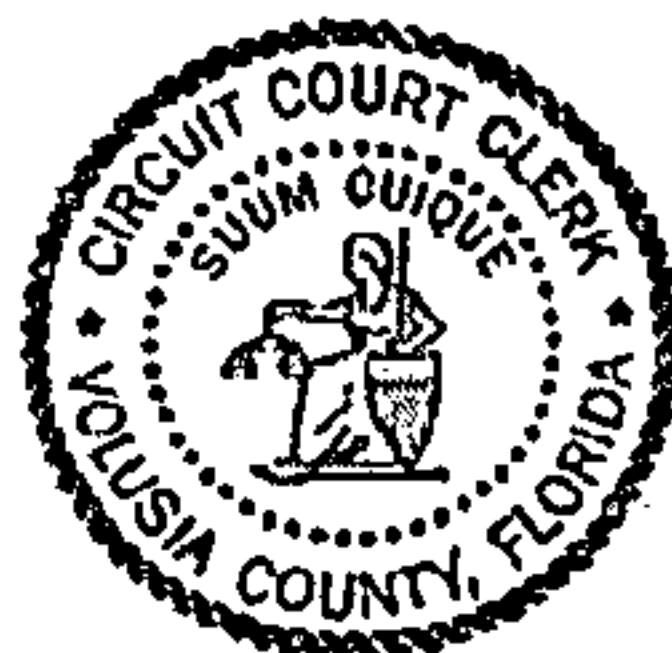
NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the
following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number,
the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **11397-24** Name in which assessed: **PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG**
Description of Property: **Parcel # 530414001014 UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330
PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER OR
7659 PG 0344.**

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 **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

OPENING BID AMOUNT: \$1,736.46

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.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG
1227 OAK HAVEN RD
KNOXVILLE TN 37932

***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]

9589 0710 5270 1702 5047 70

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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OFFICIAL DELAND, FL

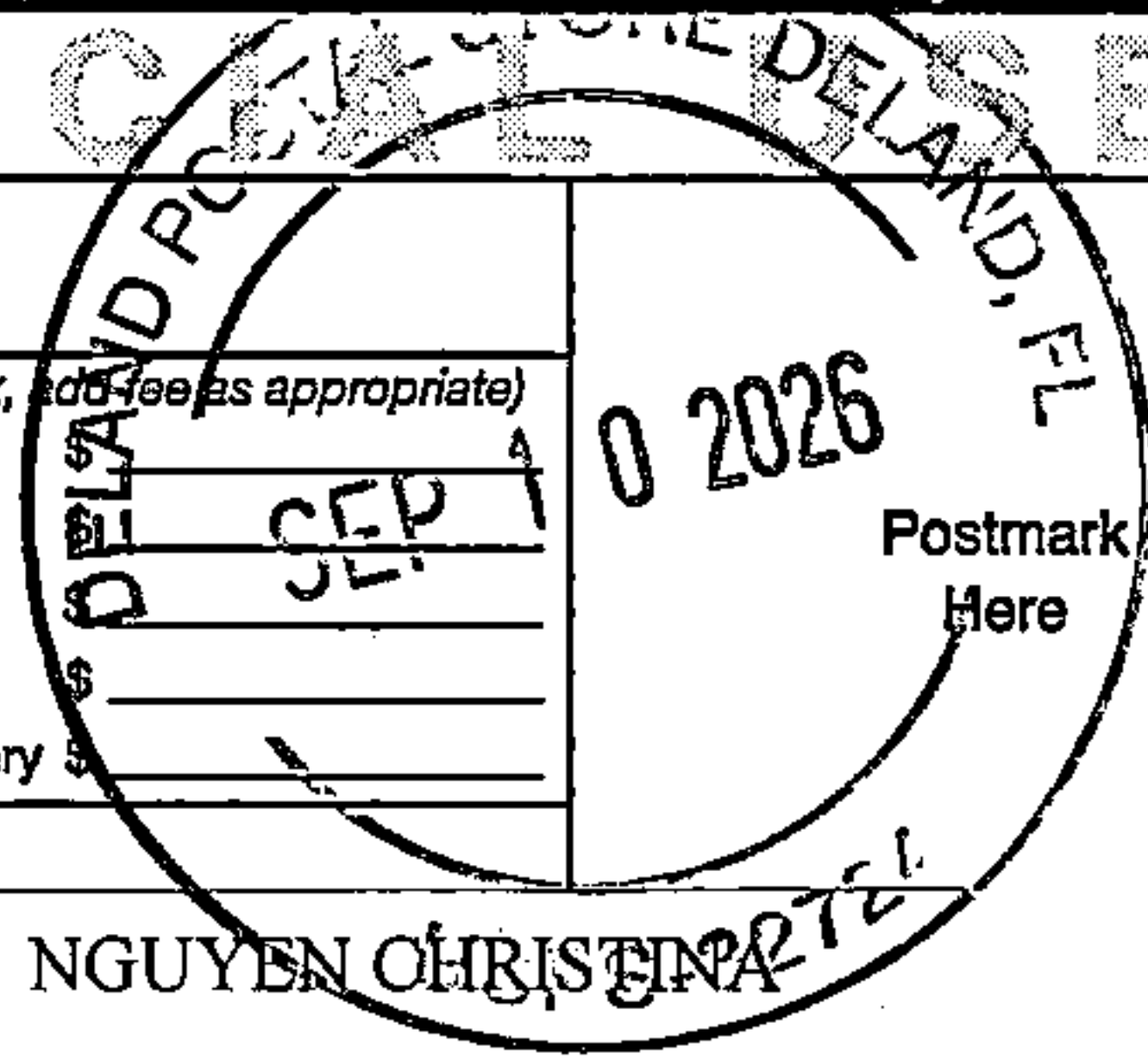
Certified Mail Fee

\$

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

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

Postage



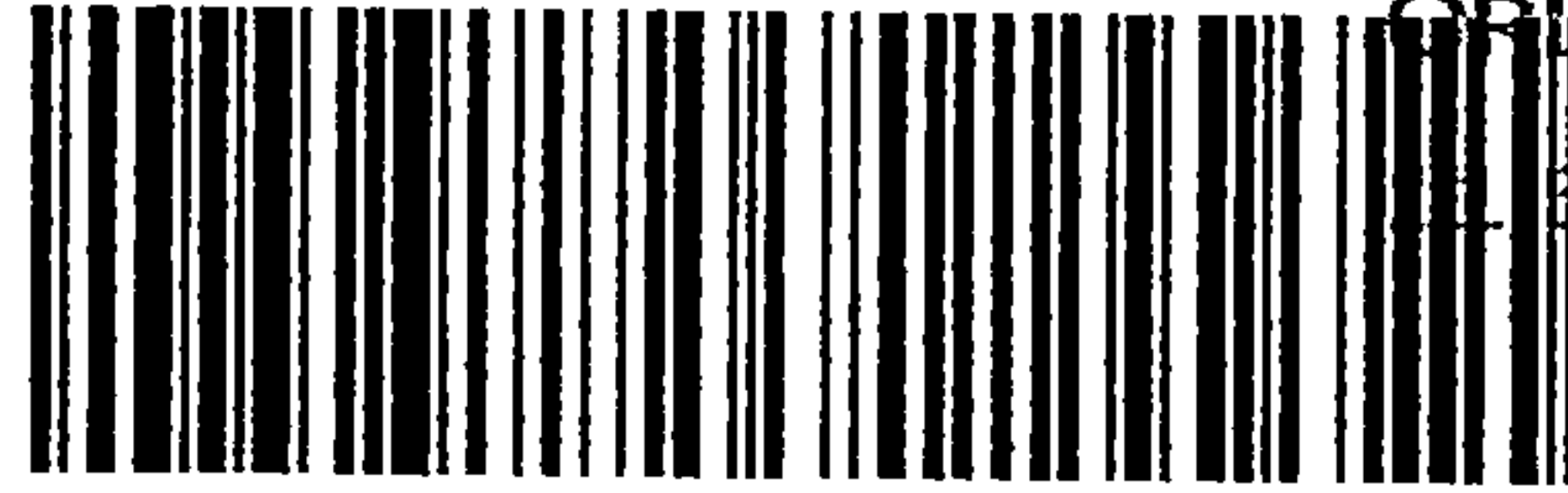
PHAM HIEN HOANG NGUYEN CHRISTINA
NHUNG
1227 OAK HAVEN RD
KNOXVILLE TN 37932

11397-24 NOVEMBER 3, 2026

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®

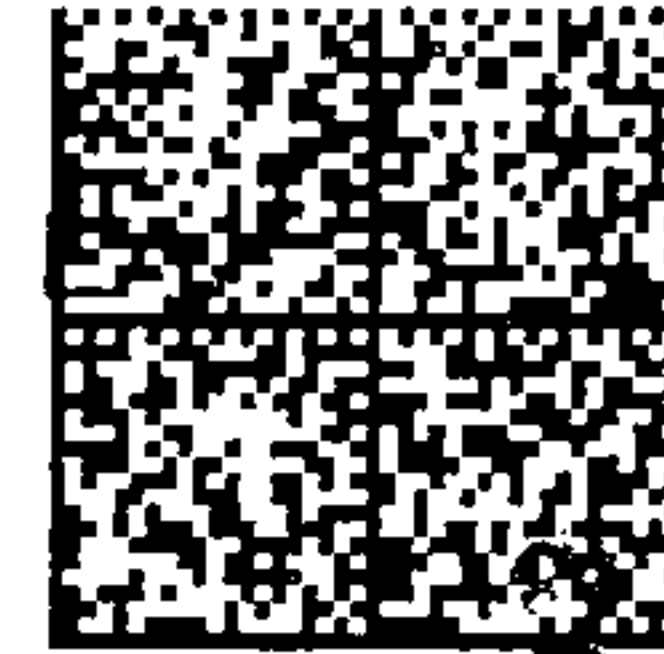


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ORLANDO FL 328

SEP 2026 PM 5

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 32724 \$ 010.98⁰
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CLERK OF THE CIRCUIT COURT VOLUSIA CITY, FL
6C 44

2026 OCT 13 PM 12:05

FILED

PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG
1227 OAK HAVEN RD
KNOXVILLE TN 37932

11397-24

NOVEMBER 3, 2026

NIXIE

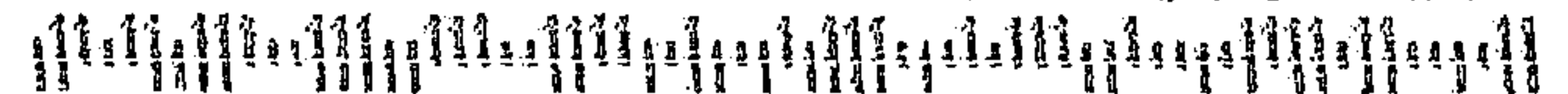
372 DE 1

0010/05/26

RETURN TO SENDER
UNCLAIMED
AVAILABLE TO FORWARD

BC: 32721604343

*0274-03085-11-30



UNC
37932-28000000

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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

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

PATRICK H WILLIS ESQ REGISTERED AGENT O/B/O
PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC C/O WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

11397-24

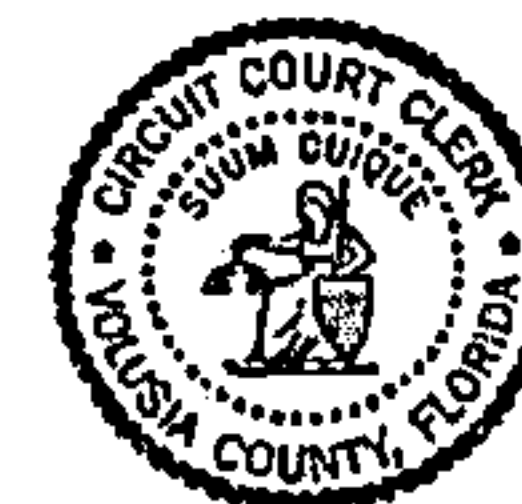
NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
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WITH YOUR CASHIER'S CHECK, MONEY ORDER,
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PERSONAL CHECK.**

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

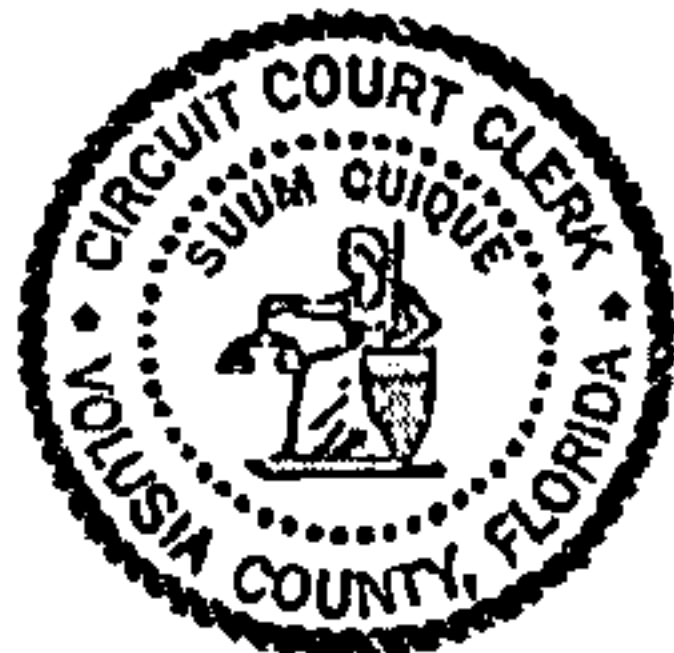
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Certificate No.: **11397-24** Name in which assessed: **PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG**
Description of Property: **Parcel # 530414001014 UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330
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7659 PG 0344.**

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 **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

OPENING BID AMOUNT: **\$1,736.46**

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. DO NOT SEND CASH OR A PERSONAL CHECK.

Certificate No.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

PATRICK H WILLIS ESQ REGISTERED AGENT O/B/O PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC C/O WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

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

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

9589 0710 5270 1702 5047 87

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Certified Mail Fee

\$

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

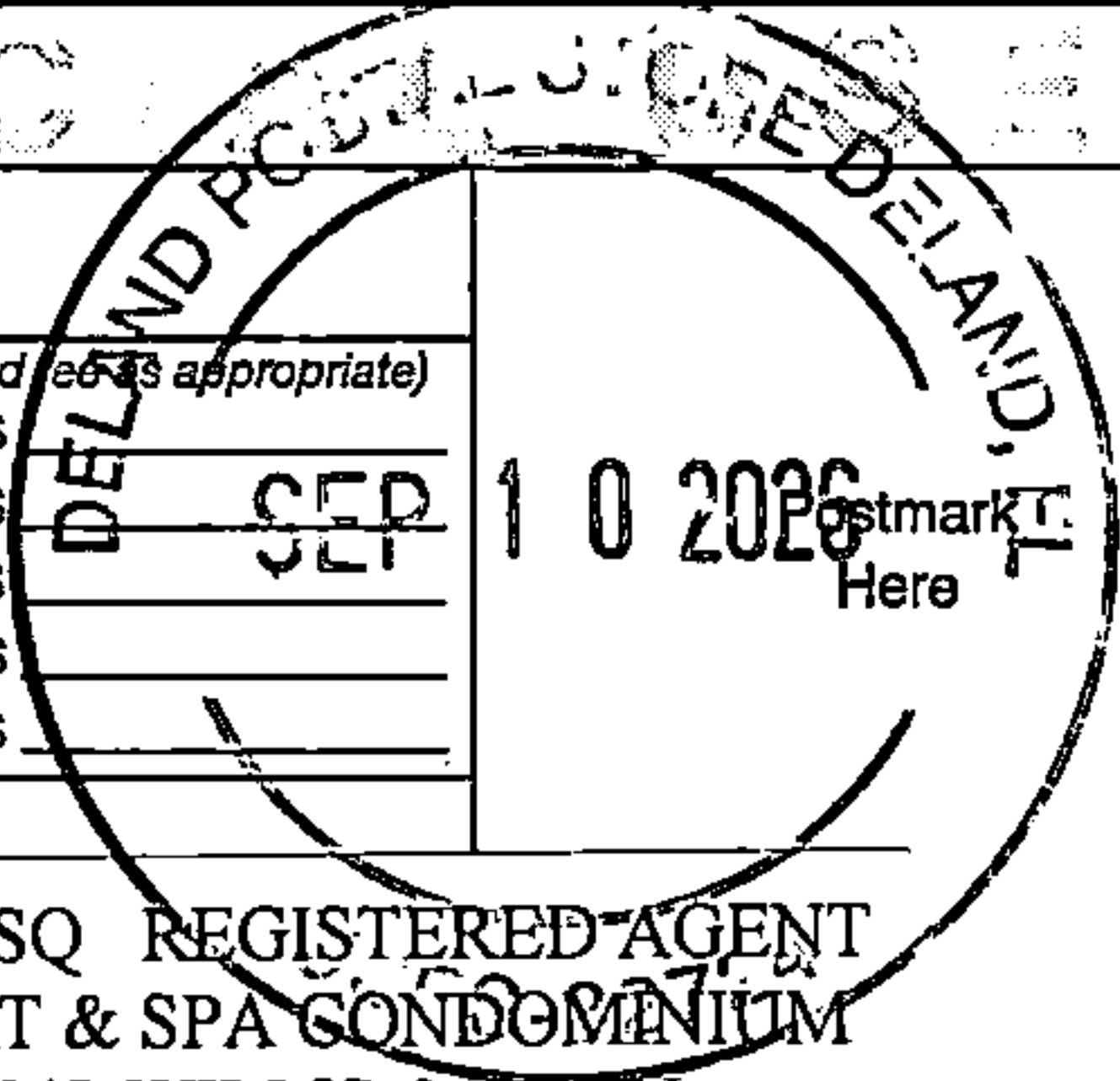
- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

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PATRICK H WILLIS ESQ REGISTERED AGENT
O/B/O PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC C/O WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

11397-24 NOVEMBER 3, 2026



Postmark
Here

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:

PATRICK H WILLIS ESQ REGISTERED AGENT
O/B/O PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC C/O WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

11397-24 - NOVEMBER 3, 2026



9590 9402 9238 4295 3404 47

2 Article Number (Transfer from service label)

9589 0710 5270 1702 5047 87

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

Gloria Ramirez

☒ Agent☐ Addressee**B. Received by (Printed Name)**

Gloria Ramirez

C. Date of Delivery

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

3. Service Type

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

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

Mail

Mail Restricted Delivery

(over 500)

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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

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LEGAL INTEREST.**

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC

11397-24

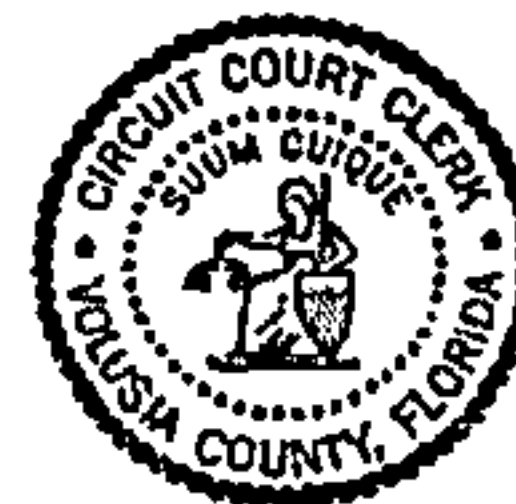
NOVEMBER 3, 2026

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

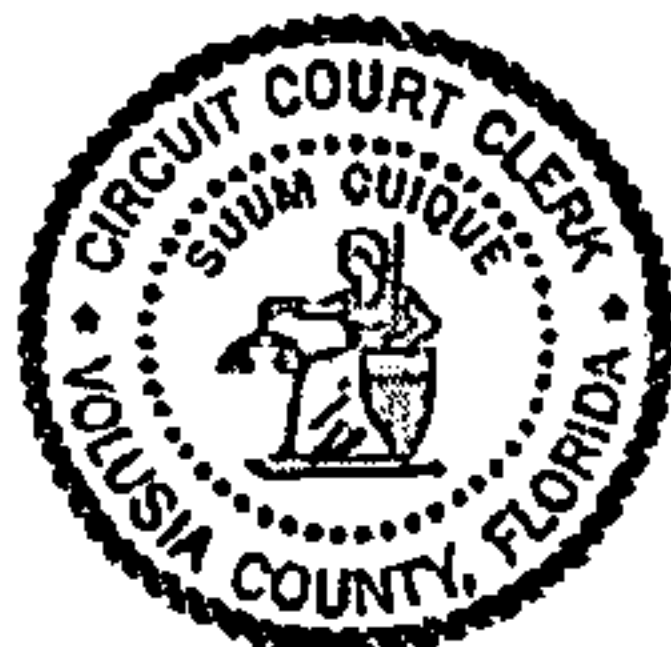
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Description of Property: **Parcel # 530414001014 UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330
PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER OR
7659 PG 0344.**

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Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

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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.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION INC

***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]

9589 0710 5270 1702 5047 94

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

\$
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Postmark
Here
0 2026

Postage

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To

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC

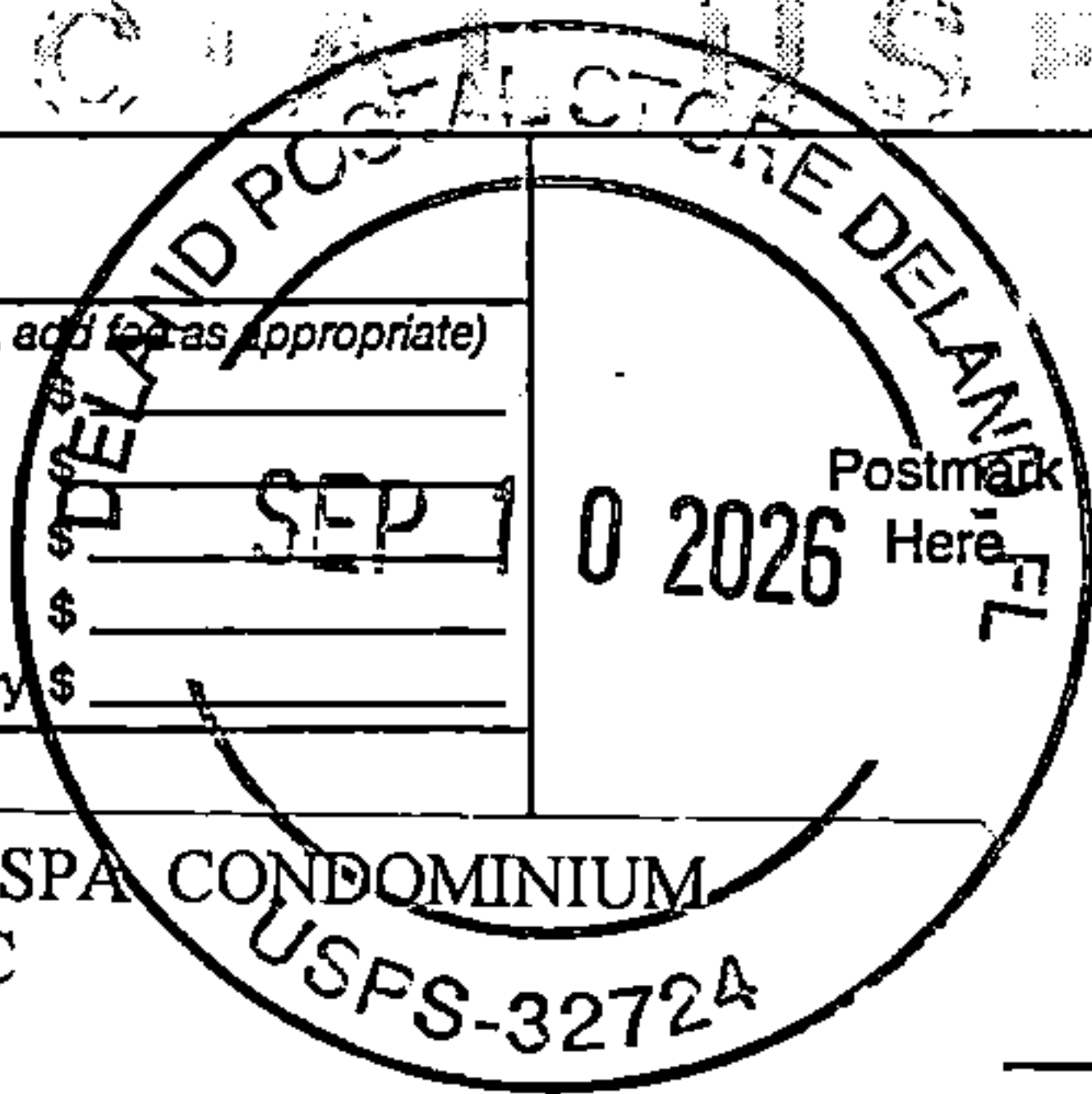
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11397-24 NOVEMBER 3, 2026

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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®

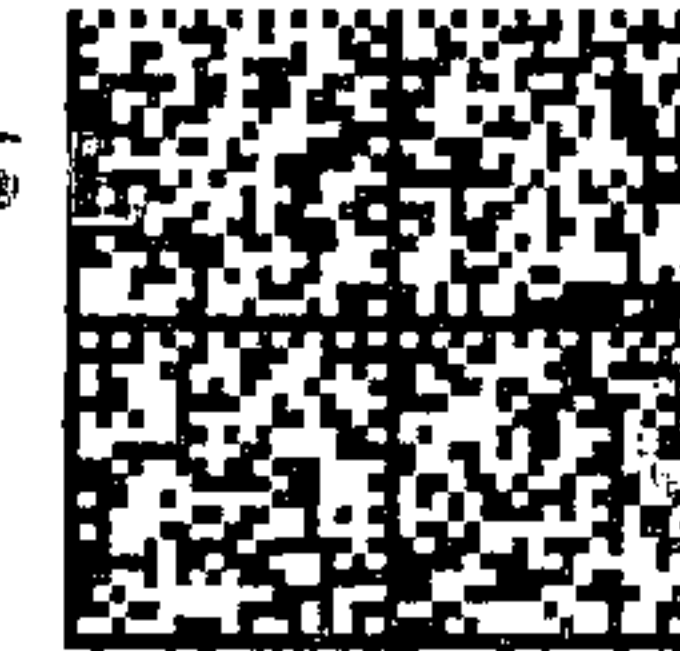


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ORLANDO FL 328

SEP 2026 PM 5

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



\$ 010.98⁰

SEP 29 AM 9:48
0008028897 SEP. 10 2026

CLERK OF THE CIRCUIT COURT
VOLusia CITY, FL
CC 44

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC

11397-24

NOVEMBER 3, 2026

NIXIE

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0009/25/26

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

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BC: 32721604343

*0574-03371-11-39

327216043



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

TAX DEED DEPT

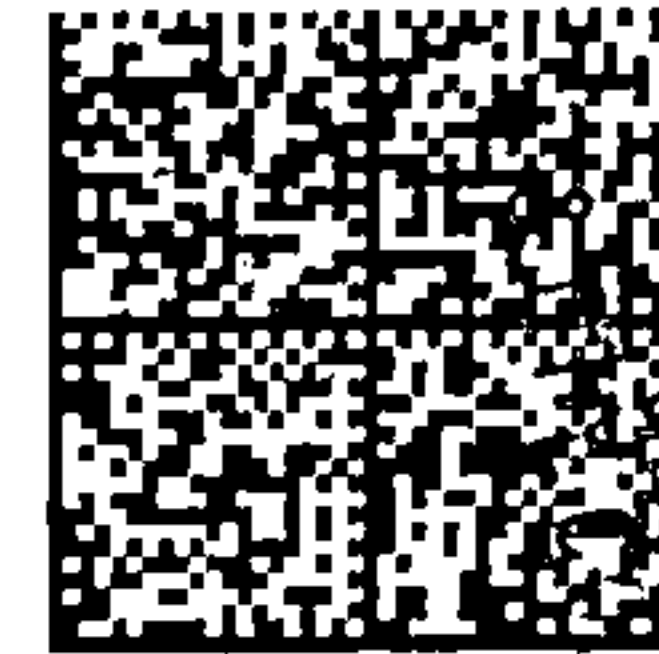
PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC

11397-24

NOVEMBER 3, 2026

23 INCKMP 32721

FIRST-CLASS
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US POSTAGESM PITNEY BOWES



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02 SEP 10 2026

CLERK OF THE CIRCUIT
COURT VOLusia CITY, FL
CC:43

4 AM 9:00

LED



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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

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

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC C/O FIRST SERVICE
RESIDENTIAL
2300 MAITLAND CENTER PARKWAY SUITE 101
MAITLAND FL 32751

11397-24

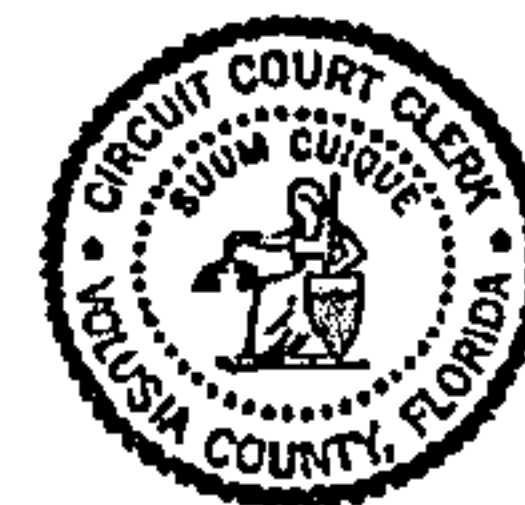
NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

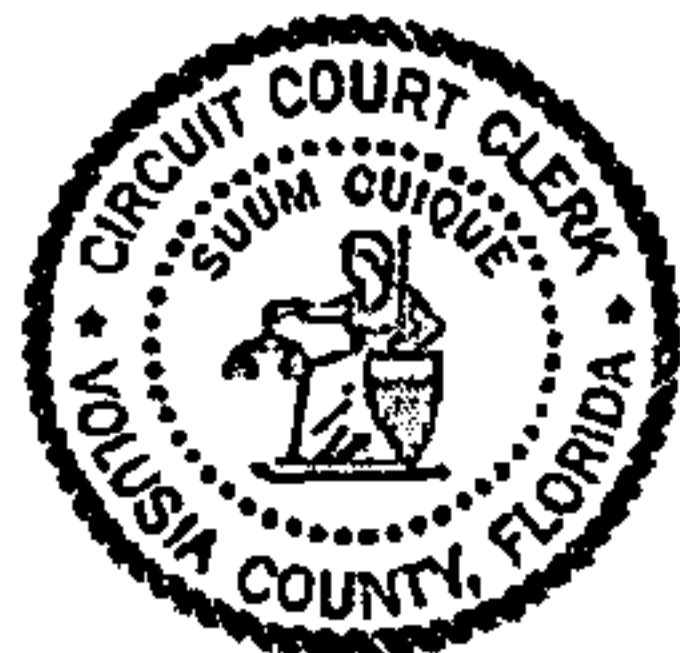
NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **11397-24** Name in which assessed: **PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG**
Description of Property: **Parcel # 530414001014 UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330
PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER OR
7659 PG 0344.**

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 **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

OPENING BID AMOUNT: \$1,736.46

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.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION INC C/O FIRST SERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY SUITE 101
MAITLAND FL 32751

***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]

9589 0710 5270 1702 5048 00

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Certified Mail Fee

\$

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

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

Postage

\$

To

\$

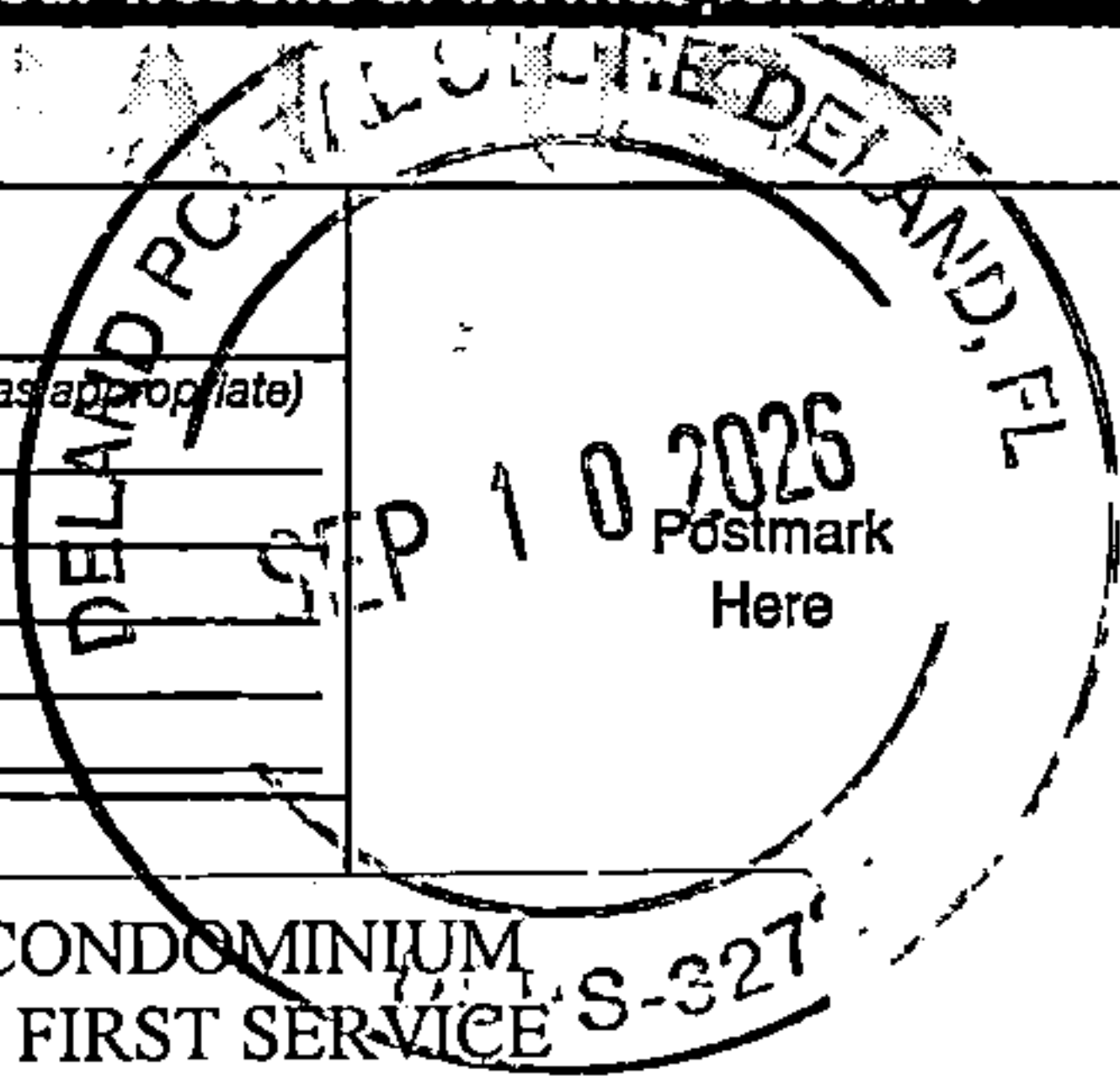
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PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC C/O FIRST SERVICE
RESIDENTIAL
2300 MAITLAND CENTER PARKWAY SUITE 101
MAITLAND FL 32751

11397-24 NOVEMBER 3, 2026



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC C/O FIRST SERVICE
RESIDENTIAL
2300 MAITLAND CENTER PARKWAY SUITE 101
MAITLAND FL 32751

11397-24 NOVEMBER 3, 2026



9590 9402 9238 4295 3405 15

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

Danni Son

C. Date of Delivery

9/14/26

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

OFFICE CIRC
VOLUSIA C
CC 40

18 AM 8:36

LED

3. Service Type

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

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

(over \$500)

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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

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

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC SHAY M BEAUDOIN ESQUIRE
WILLIS | ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

11397-24

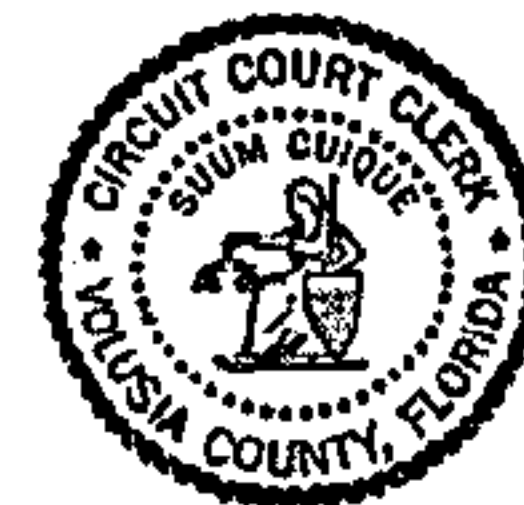
NOVEMBER 3, 2026

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

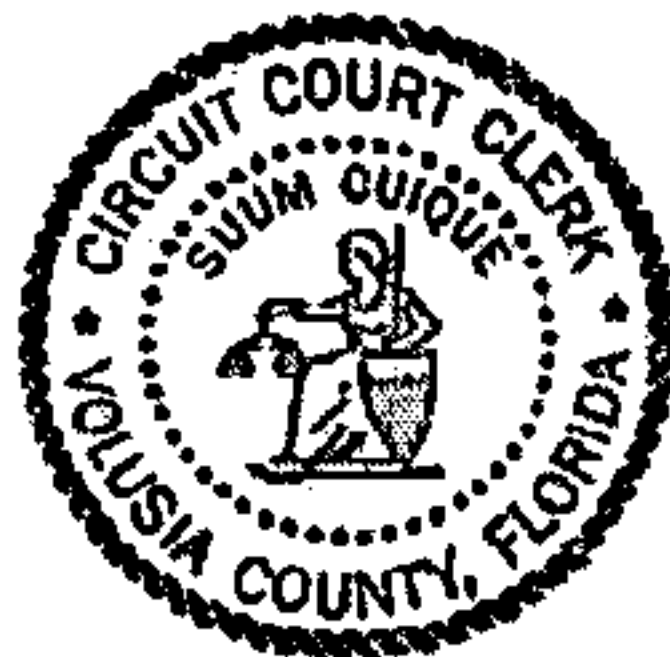
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Description of Property: **Parcel # 530414001014 UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330
PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER OR
7659 PG 0344.**

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 **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

OPENING BID AMOUNT: \$1,736.46

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TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. DO NOT SEND CASH OR A PERSONAL CHECK.

Certificate No.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

PLAZA RESORT & SPA CONDOMINIUM ASSOCIATION INC SHAY M BEAUDOIN ESQUIRE WILLIS | ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

***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

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

[Telephone: 386-736-5938]

9589 0710 5270 1702 5048 17

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee

\$

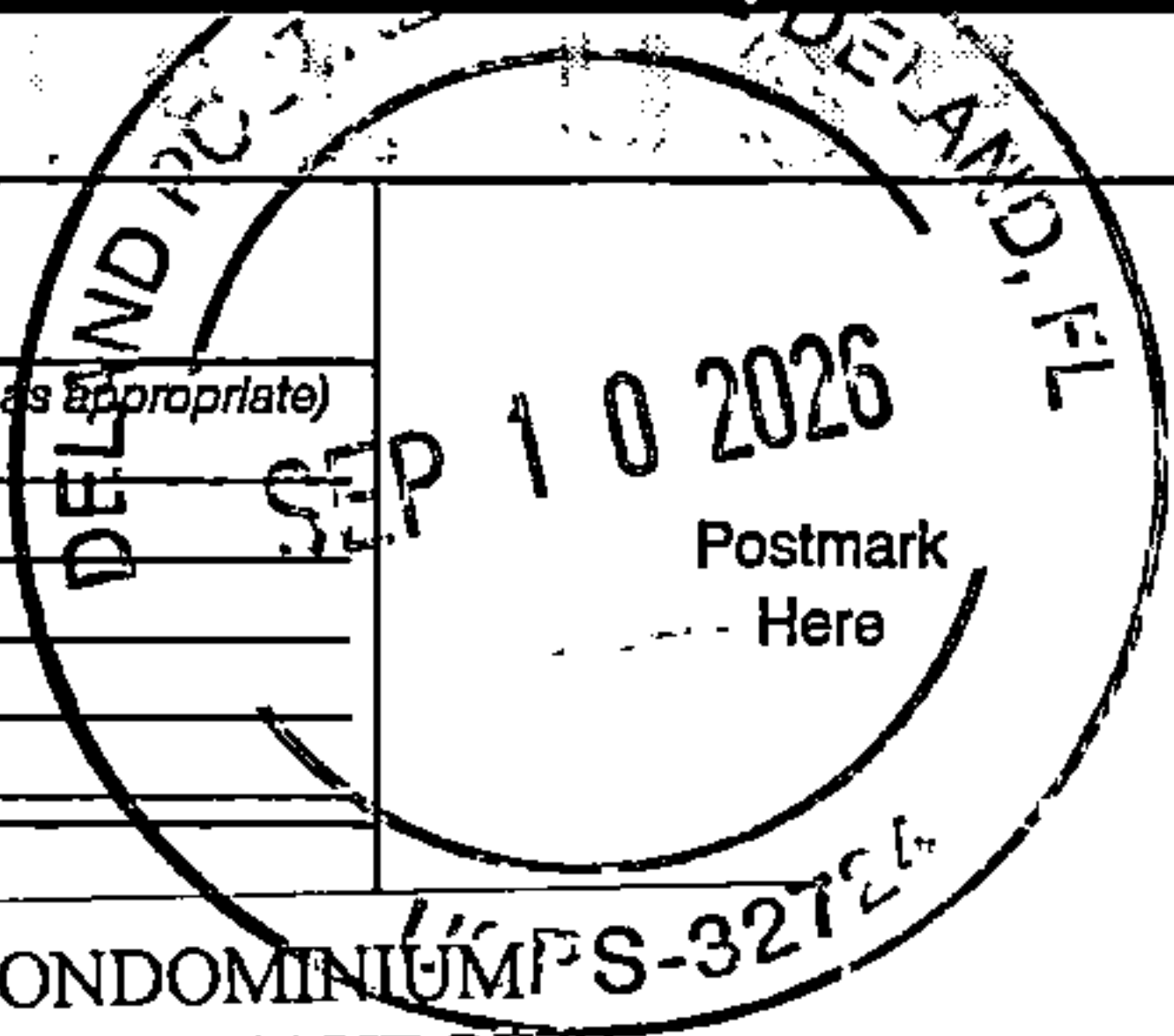
Extra Services & Fees (check box, add fee as appropriate)

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

Postage

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC SHAY M BEAUDOIN
ESQUIRE WILLIS | ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

11397-24 NOVEMBER 3, 2026



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PLAZA RESORT & SPA CONDOMINIUM
ASSOCIATION INC SHAY M BEAUDOIN
ESQUIRE WILLIS | ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

11397-24 NOVEMBER 3, 2026



9590 9402 9238 4295 3405 08

2. Article Number (Transfer from service label)

9589 0710 5270 1702 5048 17

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

Gloria Ramirez

☒ Agent
☐ Addressee

B. Received by (Printed Name)

Gloria Ramirez

C. Date of Delivery

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

NOV 3 2026
10:36 AM
OF THE
ST. JOSEPH
CATHEDRAL

10:36 AM

LED

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

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

11 Restricted Delivery

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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

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

BLU OCEAN WATERS LLC
600 N ATLANTIC AVENUE
DAYTONA BEACH FL 32118

11397-24

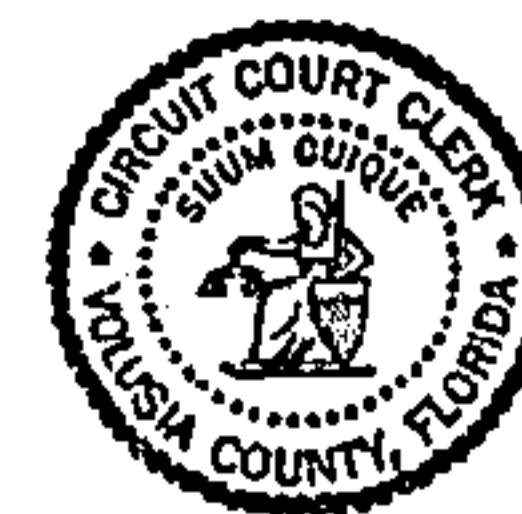
NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
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FOR FURTHER INFORMATION, CONTACT THE
CLERK OF THE CIRCUIT COURT, ATTN: TAX DEED
DEPARTMENT, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

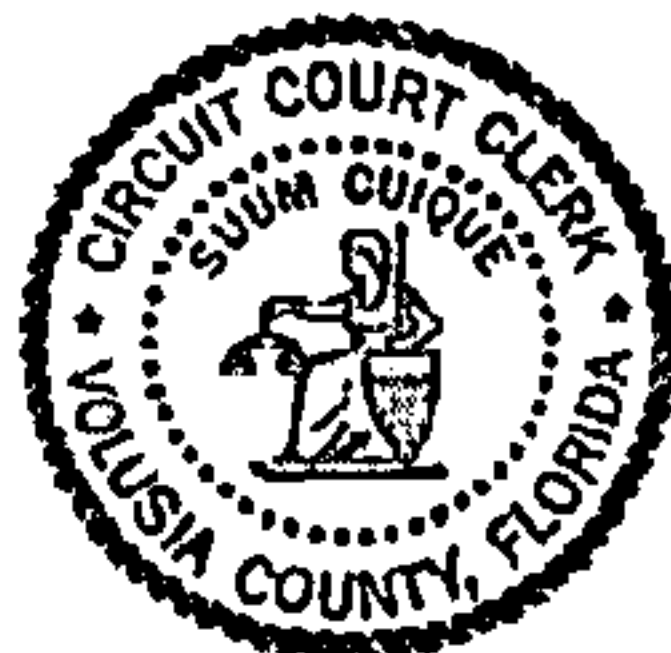
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7659 PG 0344.**

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 **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

OPENING BID AMOUNT: \$1,736.46

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. DO NOT SEND CASH OR A PERSONAL CHECK.

Certificate No.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

BLU OCEAN WATERS LLC
600 N ATLANTIC AVENUE
DAYTONA BEACH FL 32118

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

9589 0710 5270 1702 5048 24

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

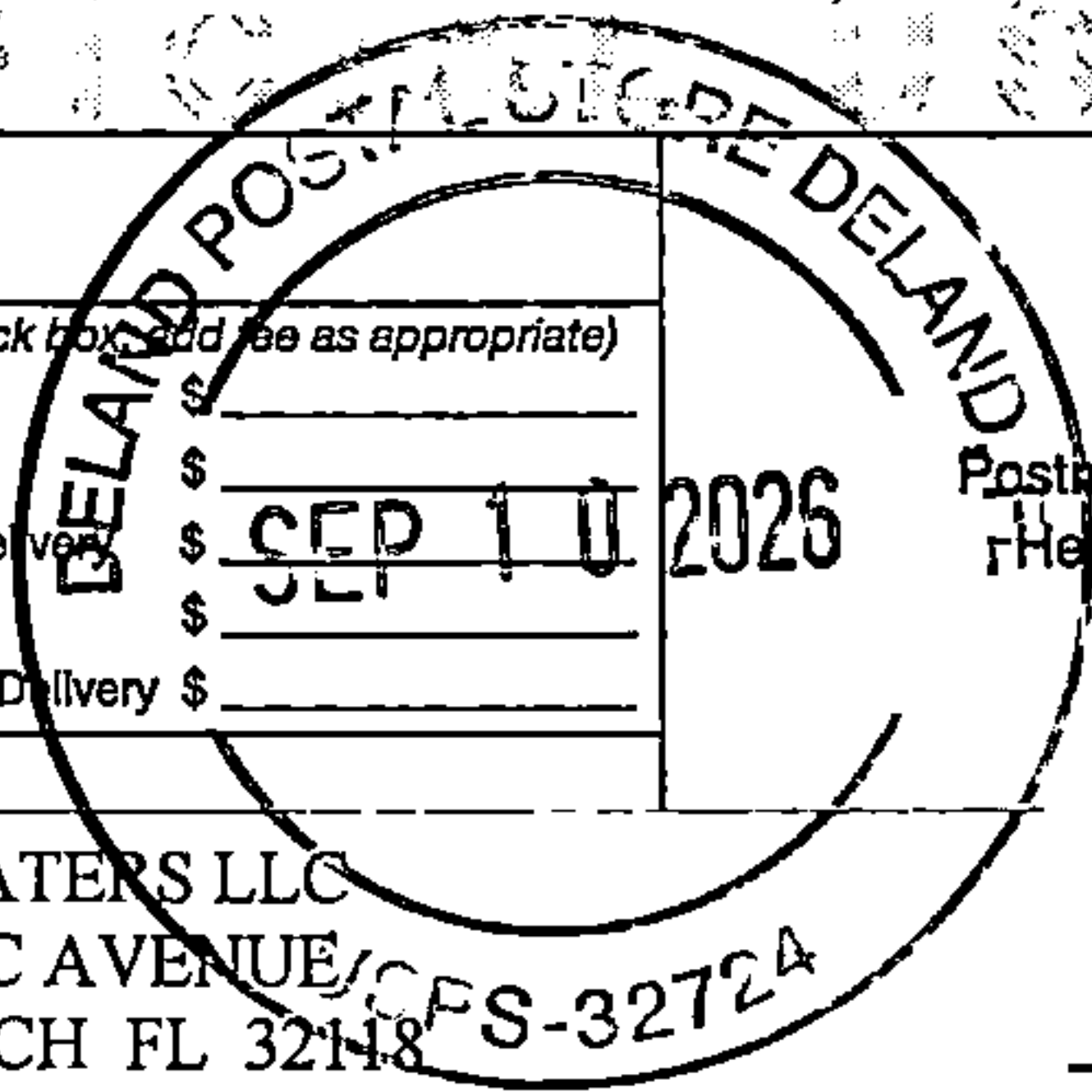
Certified Mail Fee

\$

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

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

\$
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Postmark
Here

Postage

BLU OCEAN WATERS LLC
600 N ATLANTIC AVENUE
DAYTONA BEACH FL 32118

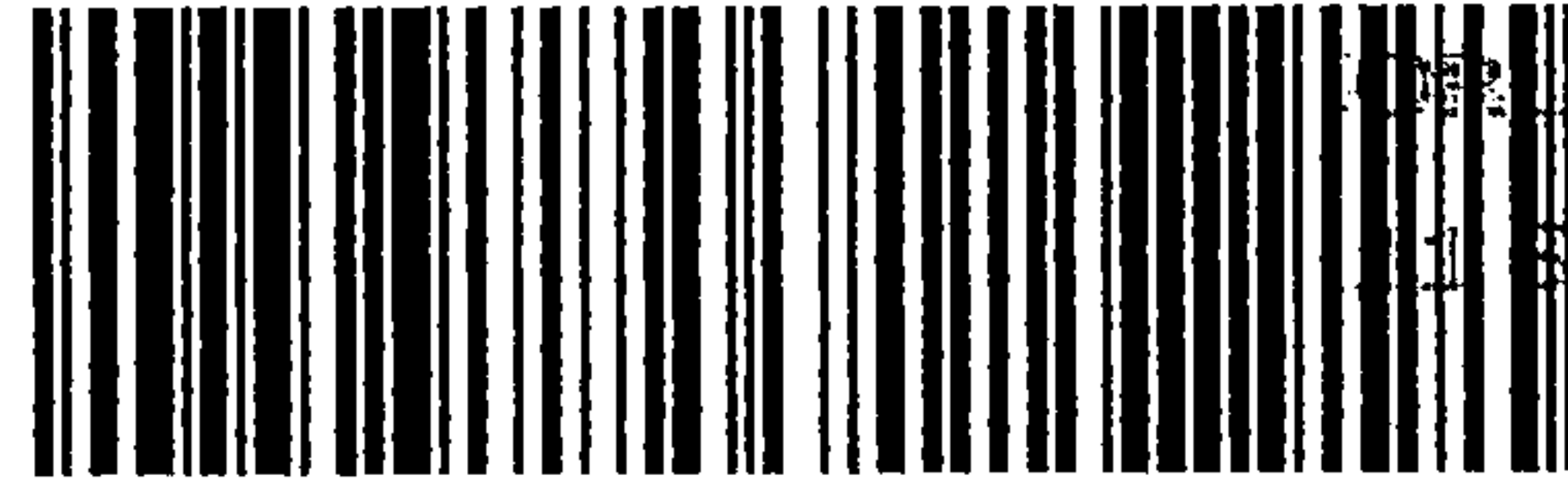
11397-24 NOVEMBER 3, 2026

N. 2
9/14/

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

TAX DEED DEPT

CERTIFIED MAIL®

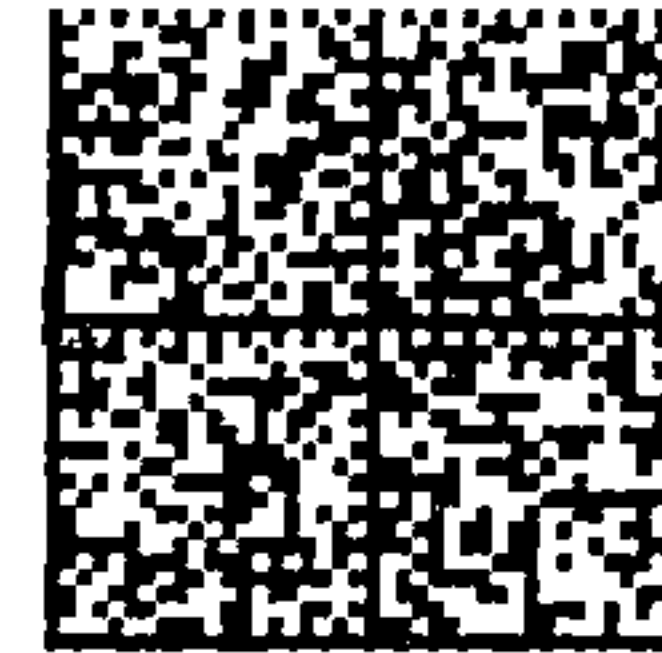


9589 0710 5270 1702 5048 24

DELAND FL 328

SEP 2026 PM 3

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 32724 \$010.98⁰
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0008028897 SEP 10 2026

CLERK OF THE CIRCUIT
CITY COURT VOLusia CITY, FL
CC 44

2026 OCT -7 AM 9:06

0018703/26

BLU OCEAN WATERS LLC
600 N ATLANTIC AVENUE
DAYTONA BEACH FL 32118

11397-24

NOVEMBER 3, 2026

NIXIE

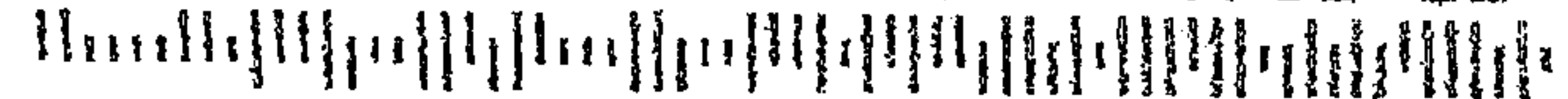
328 DE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343

*0374-06761-11-40

32721-6043
32118-380300



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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

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

PATRICK H WILLIS REGISTERED AGENT O/B/O
PLAZA RESORT & SPA ASSOCIATION INC C/O
WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

11397-24

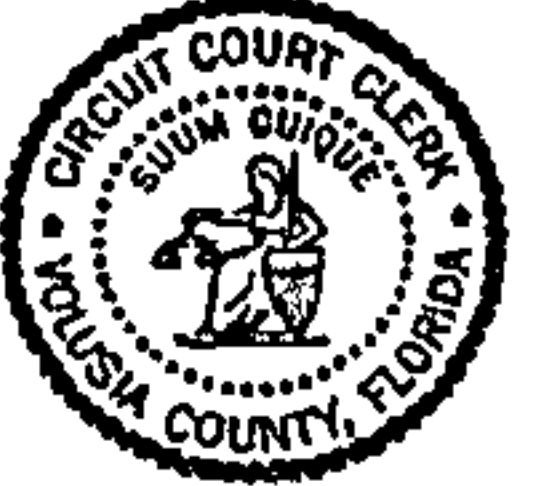
NOVEMBER 3, 2026

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

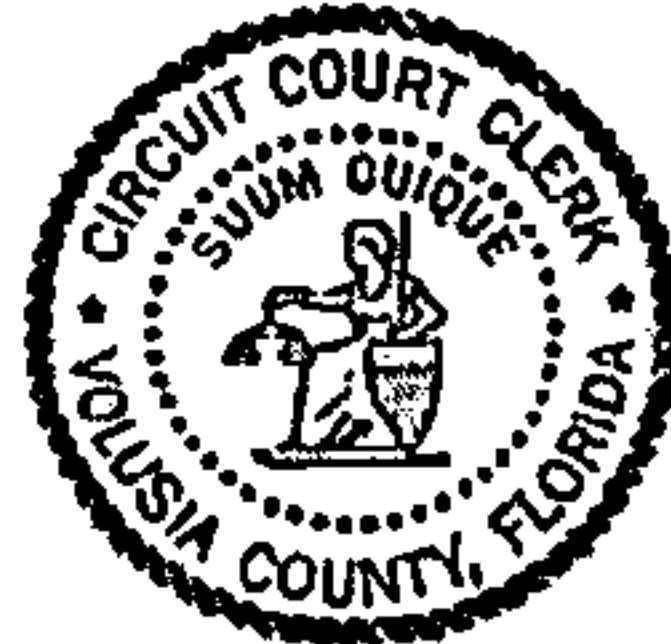
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Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

OPENING BID AMOUNT: \$1,736.46

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.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

***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

PATRICK H WILLIS REGISTERED AGENT O/B/O PLAZA RESORT & SPA ASSOCIATION INC C/O WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

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

[Telephone: 386-736-5938]

9589 0710 5270 1702 5048 31

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Certified Mail Fee

\$

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

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

Postage

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PATRICK H WILLIS REGISTERED AGENT O/B/C
PLAZA RESORT & SPA ASSOCIATION INC C/C
WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

11397-24 NOVEMBER 3, 2026

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PATRICK H WILLIS REGISTERED AGENT O/B/O
PLAZA RESORT & SPA ASSOCIATION INC C/O
WILLIS & ODEN
390 N ORANGE AVENUE SUITE 1600
ORLANDO FL 32801

11397-24 NOVEMBER 3, 2026



9590 9402 9238 4295 3404 54

5447 0710 5270 1702 5048 31

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

X

Glora Ramirez

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Glora Ramirez

C. Date of Delivery

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

CLERK OF THE COURT
10000 VOLUNTARY
DIVISION

2026 SEP 16 PM 3:50

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

all

all Restricted Delivery

(over \$500)

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

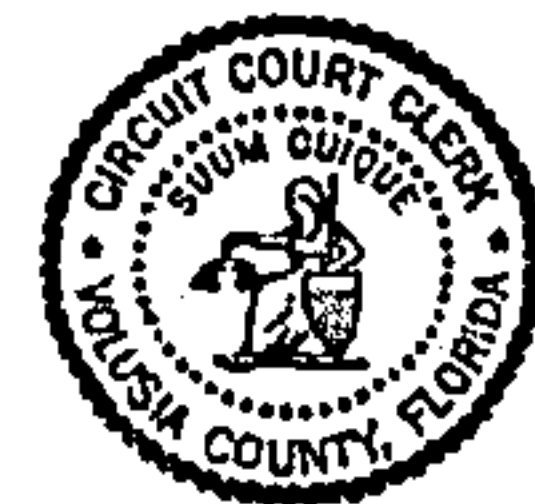
WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



PLAZA RESORT & SPA ASSOCIATION INC C/O
FIRSTSERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY SUITE 101
MAITLAND FL 32751

11397-24

NOVEMBER 3, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

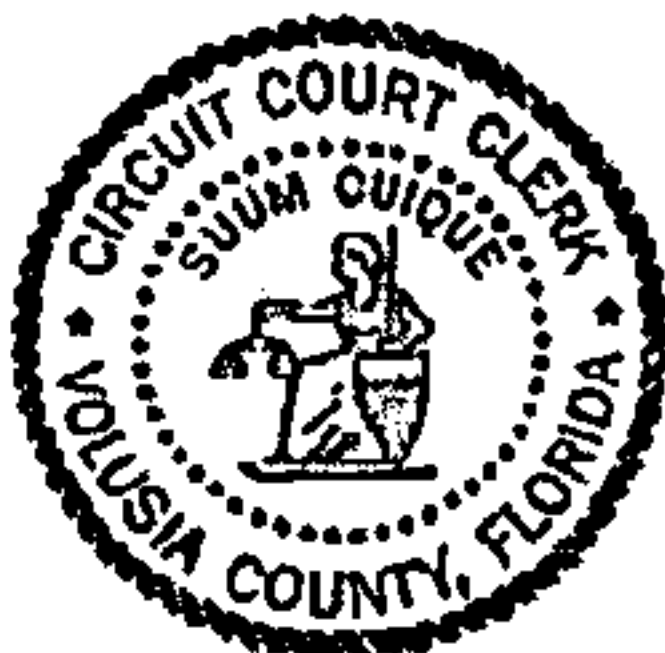
NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **11397-24** Name in which assessed: **PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG**
Description of Property: **Parcel # 530414001014 UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330 PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER OR 7659 PG 0344.**

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 **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

OPENING BID AMOUNT: \$1,736.46

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Certificate No.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

PLAZA RESORT & SPA ASSOCIATION INC C/O FIRSTSERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY SUITE 101
MAITLAND FL 32751

*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]

9589 0710 5270 1702 5048 48

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

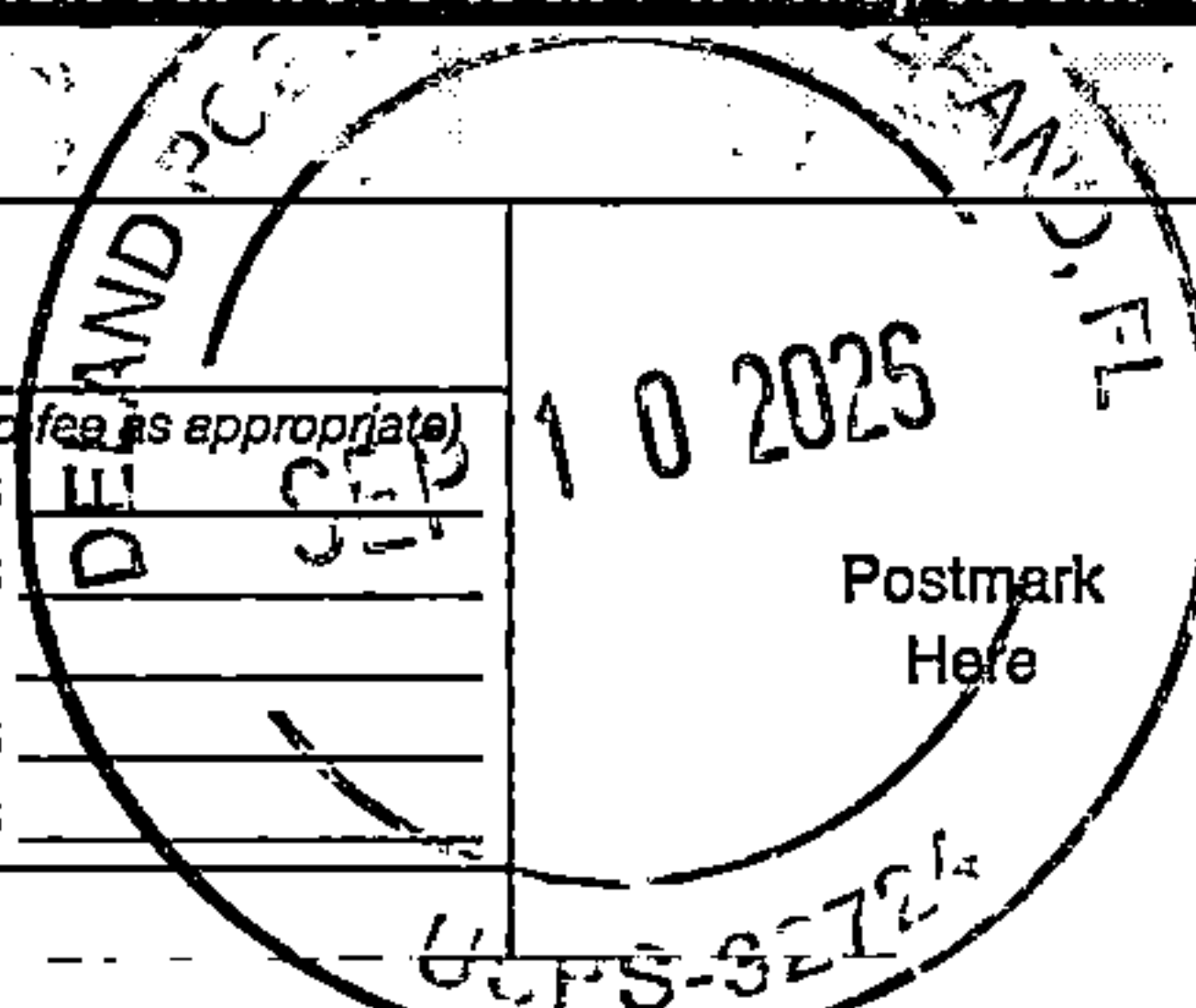
☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

PLAZA RESORT & SPA ASSOCIATION-INC C/C
FIRSTSERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY SUITE 101
MAITLAND FL 32751

11397-24 NOVEMBER 3, 2026



SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PLAZA RESORT & SPA ASSOCIATION INC C/O
FIRSTSERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY SUITE 101
MAITLAND FL 32751

11397-24 NOVEMBER 3, 2026



9590 9402 9238 4295 3404 09

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

Danni Sob

C. Date of Delivery

9/14/26

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

CLERK OF THE CIRCUIT COURT
OF THE 13TH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF VOLusia
FLORIDA
2026 SEP 16 PM 3:54

3. Service Type

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

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

Delivery Restricted Delivery

all
all Restricted Delivery

(over \$500)

9589 0710 5270 1702 5048 48

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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

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

HIEN HOANG PHAM CHRISTINA NHUNG NGUYEN
10239 THIMBLE FIELDS DRIVE
KNOXVILLE TN 37922

11397-24

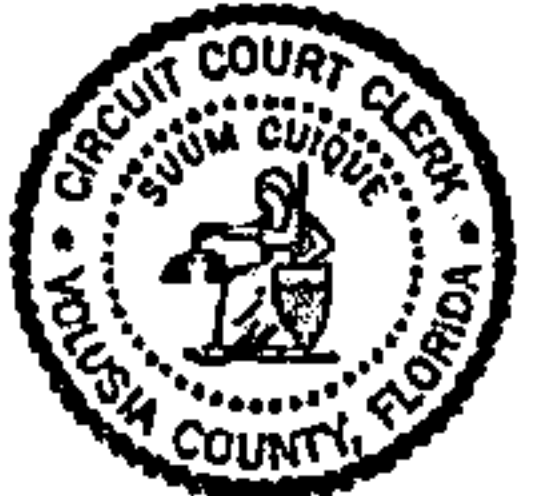
NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
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PERSONAL CHECK.**

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

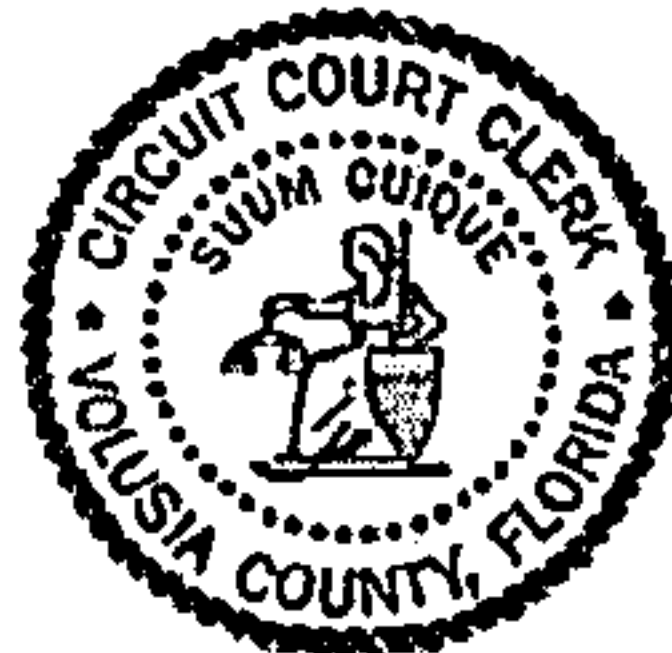
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PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER OR
7659 PG 0344.**

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 **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

OPENING BID AMOUNT: \$1,736.46

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Certificate No.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

HIEN HOANG PHAM CHRISTINA NHUNG NGUYEN
10239 THIMBLE FIELDS DRIVE
KNOXVILLE TN 37922

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call (386) 736-5938 to determine the current payoff.**

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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

Certified Mail Fee

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

HIEN HOANG PHAM CHRISTINA THI NGUYEN
10239 THIMBLE FIELDS DRIVE
KNOXVILLE TN 37922

11397-24 NOVEMBER 3, 2026

Postmark
Here

CERTIFIED MAIL®

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

TAX DEED DEPT



9589 0710 5270 1702 5048 55

MIAMI ANDO FL 328

SEP 2026 PM 5

FIRST-CLASS

US POSTAGETM PITNEY BOWES

ZIP 32724 \$ 010.98⁰
02 7W
0008028897 SEP. 10. 2026

CLERK OF THE DISTRICT COURT VOLUNTARILY
66 44

~~1678~~ OCT 19 PM 2:06

0010/12/20

HIEN HOANG PHAM CHRISTINA NHUNG NGUYEN
10239 THIMBLE FIELDS DRIVE
KNOXVILLE TN 37922

11397-24

NOVEMBER 3, 2026

RETURN TO SENDER

SECRET

372 DE J

THE UNIVERSITY OF CHICAGO

SECRET

4-207-45000-11-00

1. The first group of people who are interested in the results of the study are the researchers themselves. They want to know if the study was successful in achieving its goals and if the data collected is reliable and valid. They also want to know if the study has contributed to the field of research and if it has provided any new insights or findings.

600

32-21000-1

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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

**THERE ARE UNPAID TAXES ON PROPERTY
WHICH YOU OWN OR IN WHICH YOU HAVE A
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HIEN HOANG PHAM AND CHRISTINA NHUNG
NGUYEN
1227 OAK HAVEN RD
KNOXVILLE TN 37932

11397-24

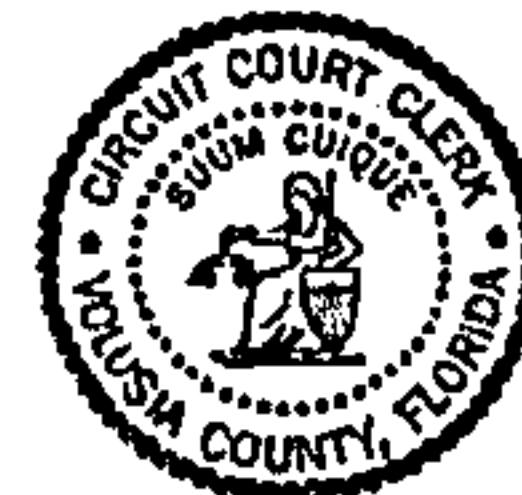
NOVEMBER 3, 2026

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AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM**
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CLERK OF THE CIRCUIT COURT, ATTN: TAX DEED
DEPARTMENT, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

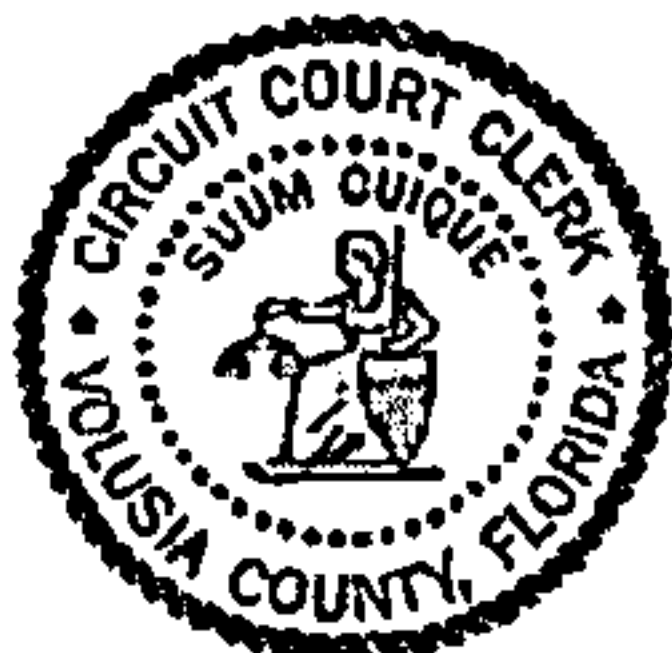
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Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

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Certificate No.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

HIEN HOANG PHAM AND CHRISTINA NHUNG NGUYEN
1227 OAK HAVEN RD
KNOXVILLE TN 37932

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

Will Roberts - Tax Collector

MAIL TO:

**Will Roberts - Tax Collector
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[Telephone: 386-736-5938]

9589 0710 5270 1702 5048 62

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Certified Mail Fee

\$

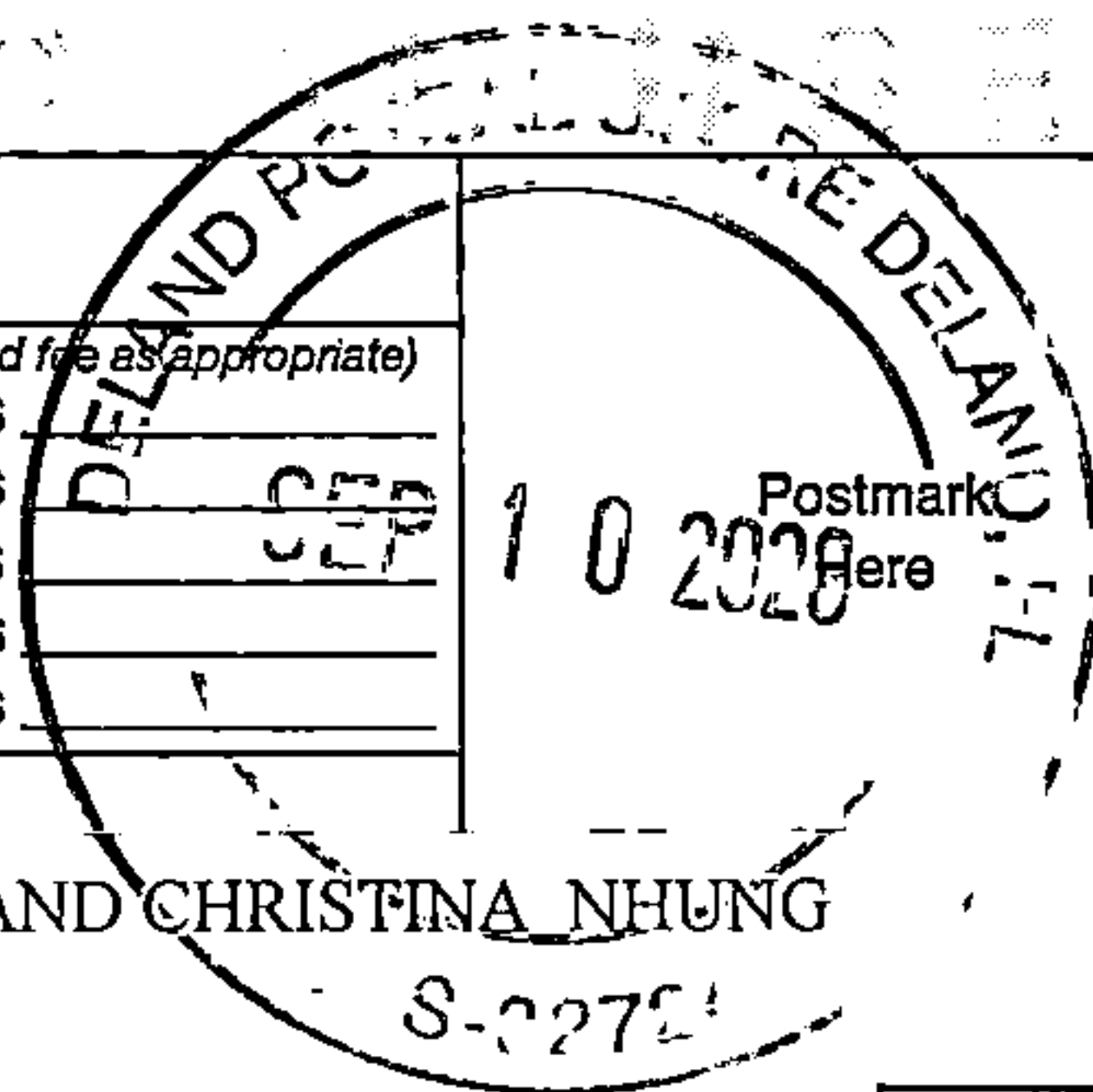
Extra Services & Fees (check box, add fee as appropriate)

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

Postage

HIEN HOANG PHAM AND CHRISTINA NHUNG
NGUYEN
1227 OAK HAVEN RD
KNOXVILLE TN 37932

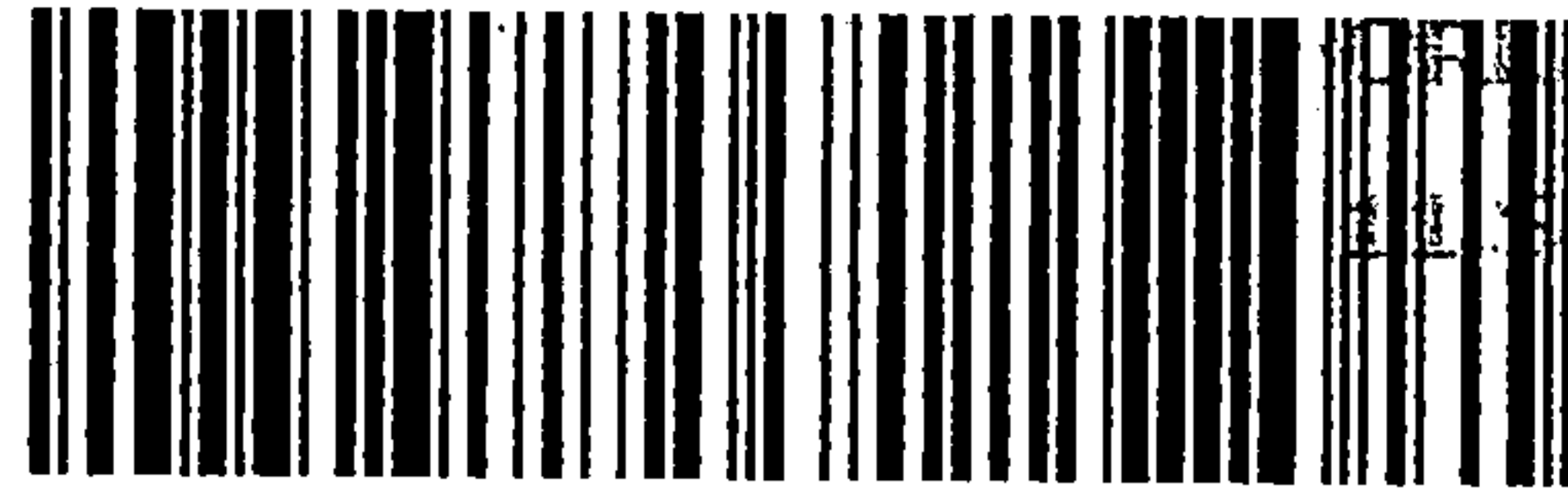
11397-24 NOVEMBER 3, 2026



CERTIFIED MAIL®

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

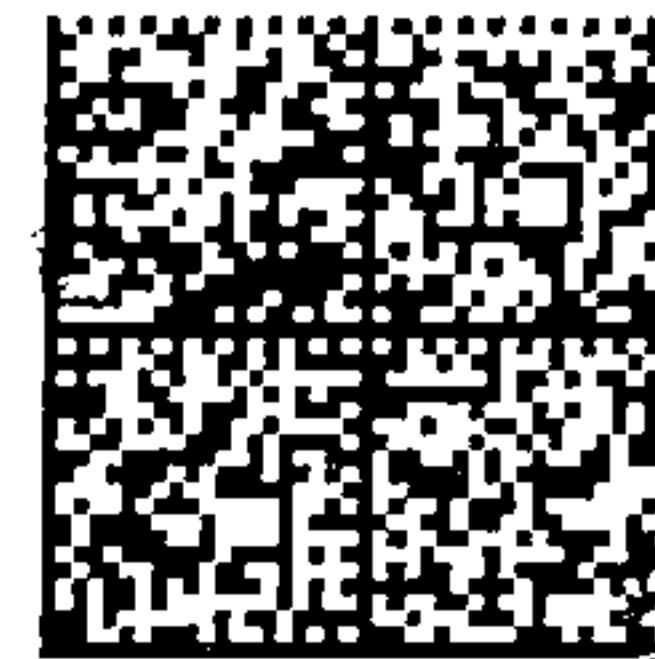
TAX DEED DEPT



9589 0710 5270 1702 5048 62

DELAND FL 328
SEP 2026 PM 4

FIRST-CLASS



US POSTAGE™ PITNEY BOWES



ZIP 32724 \$010.98⁰
02 7W

0008028897 SEP. 10. 2026

CLERK OF THE CIRCUIT
CITY COURT VOLUSIA CITY FL
CC 44

2026 OCT 13 PM 12:05

HIEN HOANG PHAM AND CHRISTINA NHUNG
NGUYEN
1227 OAK HAVEN RD
KNOXVILLE TN 37932

11397-24

NOVEMBER 3, 2026

UNC

37932-28897

NIXIE

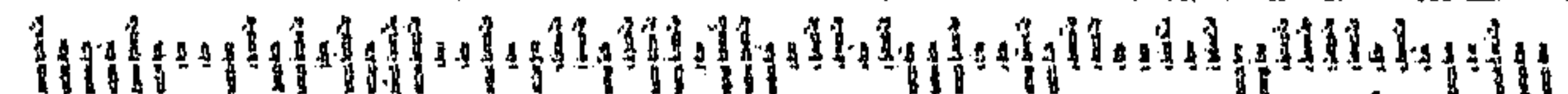
372 DE 1

0010/06/26

RETURN TO SENDER
UNCLAIMED
CARRIER TO FORWARD

BC: 32721604343

#0474-02736-11-33



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

WARNING

TAX DEED CERTIFICATE NO.: 11397-24

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WHICH YOU OWN OR IN WHICH YOU HAVE A
LEGAL INTEREST.**

PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG
600 N ATLANTIC AVE 1014
DAYTONA BEACH FL 32118

11397-24

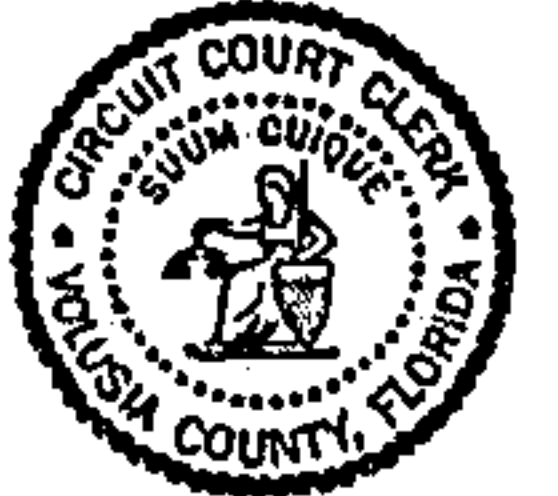
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736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

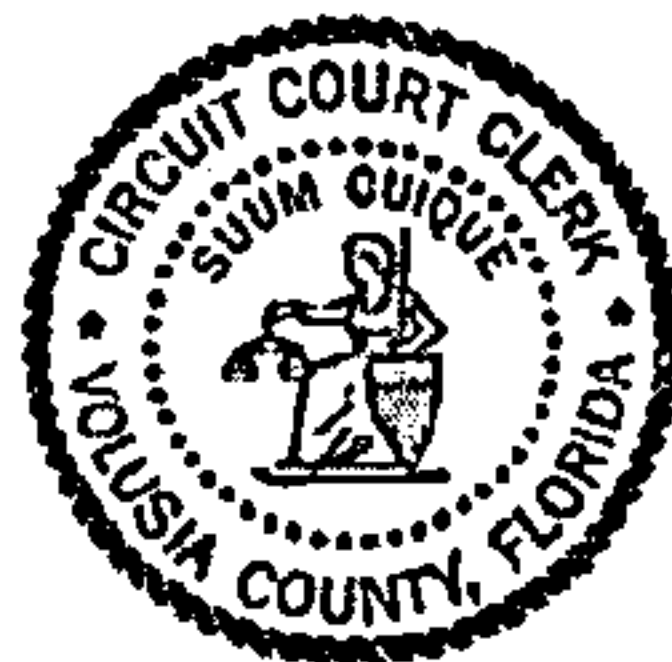
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CLERK OF THE CIRCUIT COURT
Volusia County



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PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG
600 N ATLANTIC AVE 1014
DAYTONA BEACH FL 32118

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

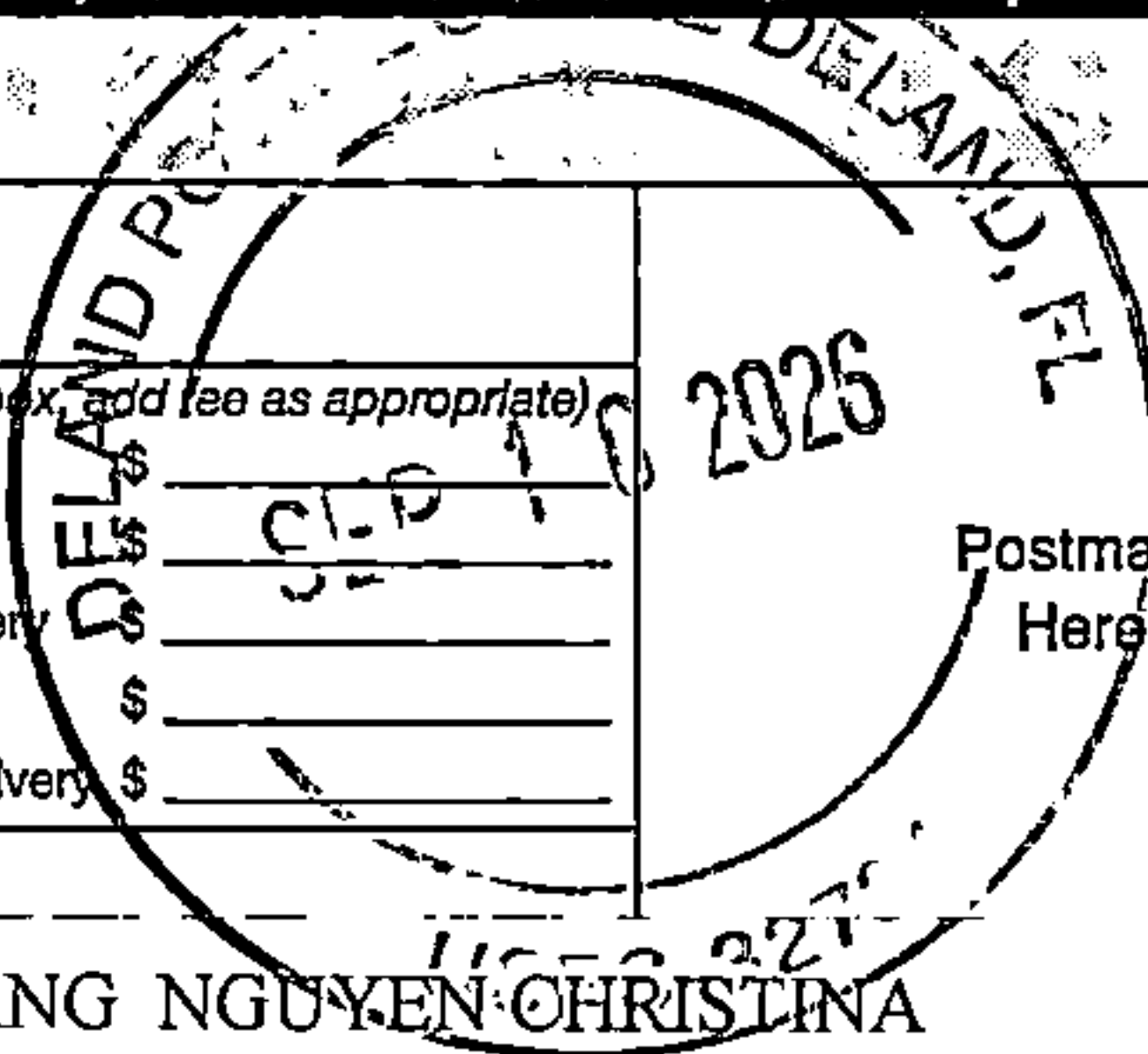
☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

PHAM HIEN HOANG NGUYEN CHRISTINA
NHUNG
600 N ATLANTIC AVE 1014
DAYTONA BEACH FL 32118

11397-24 NOVEMBER 3, 2026



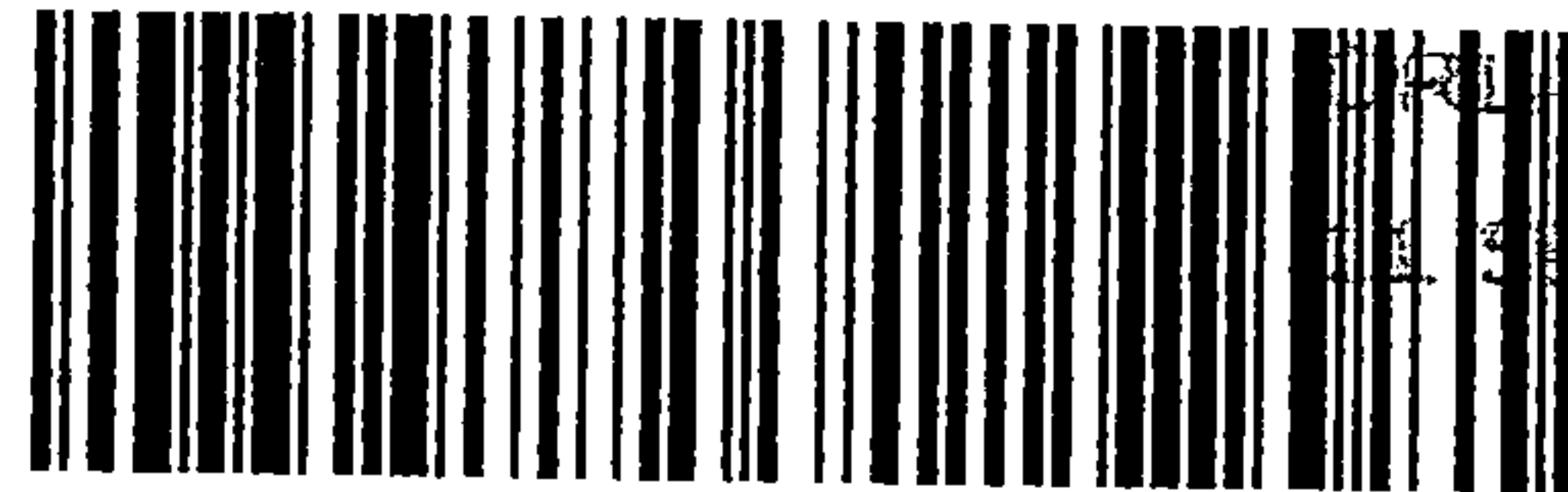
Postmark
Here

2/14

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

TAX DEED DEPT

CERTIFIED MAIL®



9589 0710 5270 1702 5048 79

DELAND FL 32728
SEP 2026
FIRST-CLASS



US POSTAGE™ PITNEY BOWES



ZIP 32724 \$ 010.98⁰
02 7W
0008028897 SEP 10, 2026

PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG
600 N ATLANTIC AVE 1014
DAYTONA BEACH FL 32118

11397-24

NOVEMBER 3, 2026

32138-286643

NIXIE 326 DE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343

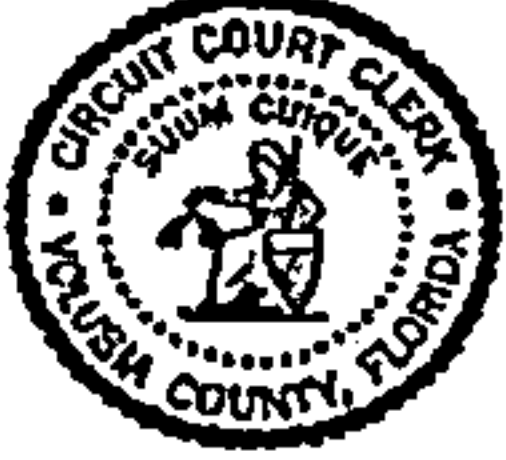
*0274-04662-12-40



CLERK OF THE CIRCUIT COURT
VOLUNTARY
CC 44

2026 OCT -7 AM 9:05

10/01/2026



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 2, 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:
Service of Process must be completed by:

Tuesday, November 03, 2026
Tuesday, October 13, 2026

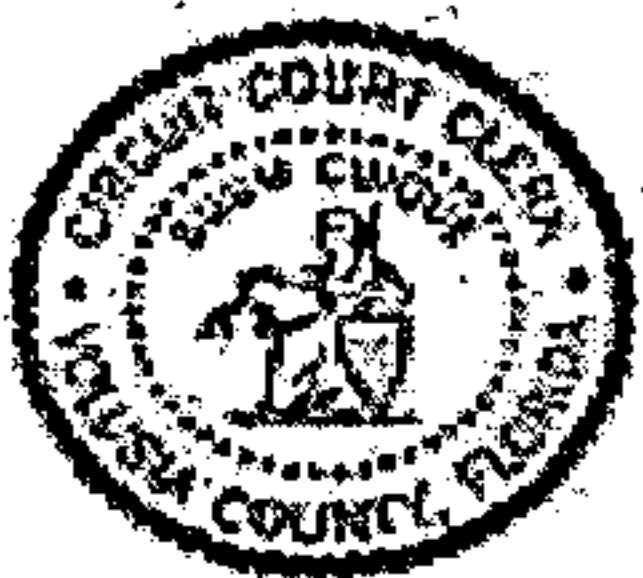
Enclosed are Sheriff's Notice(s) of Application for Tax Deed which require Service of Process together with check(s). If you are unable to make service, please post a copy of the notice in a conspicuous place at the given address. See the following page for the names of the Titleholders requiring Service:

NUMBER OF SERVICES:	54
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$2,160.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
2394-23	1
PAYNE ROBERT L PAYNE PAULA K C/O GEORGE PA	1
2607-24	1
BOYETTE DAVID	1
5262-24	3
POUNCEY JOSEPH F POUNCEY DELORIS	1
JOSEPH F POUNCEY AND DELORIS POUNCEY	1
POUNCEY JOS F & DELORIS	1
5271-24	4
1260 MASON OF DAYTONA LLC	3
MICHAEL C WRIGHT REGISTERED AGENT O/B/O 1260	1
5381-24	3
HARVEY CYNTHIA BIRTHRONG	2
CYNTHIA BIRTHRONG HARVEY	1
5513-24	3
MURPHY BENJAMIN I MURPHY GLADYS	2
ESTATE OF BENJAMIN I MURPHY DECEASED AND	1
5999-24	1
BURLINSON NICOLE	1
6424-24	3
SULLIVAN PATRICK	2
PATRICK SULLIVAN	1
6523-24	1
PICU LLC	1
6724-24	2
HAYWARD HAROLD VAN HOUTEN PROPERTIES LLC	1

HAROLD HAYWARD	1
6817-24	2
WALKER WINSEL SR	1
WINSEL WALKER SR	1
6818-24	3
WALKER WINSEL SR	1
WINSEL WALKER SR	1
WINSEL WALKER SR	1
6870-24	1
UNIVERSAL FLIPS LLC	1
7089-24	1
RIDGEWOOD DAYTONA LLC	1
7190-24	2
LOGUE RUSSELL E LOGUE ANNETTE M	1
RUSSELL E LOGUE AND ANNETTE M LOGUE	1
7216-24	4
DALTON THOMAS R	1
LINDA A DALTON TRUSTEE OF THE LINDA A DALTON	1
THOMAS R DALTON	1
TIMOTHY R DALTON SUCCESSOR TRUSTEE OF THE	1
7424-24	2
BRADFORD WILLIAM DANA	1
WILLIAM DANA BRADFORD	1
7521-24	4
KLOOS JAMES V	1
JAMES V KLOOS	2
KLOOS JAMES V KLOOS ITALIA M	1
8441-20	1
HARELLSON BUFORD R	1
10131-24	2
HILAMAN CHRIS	1
CHRIS HILAMAN	1
11082-24	1
MONICA GOLDMAN	1

11192-24	3
HATCHER CONSTRUCTION LLC	2
CHRISTOPHER M HATCHER REGISTERED AGENT O/	1
11193-24	3
HATCHER CONSTRUCTION LLC	2
CHRISTOPHER M HATCHER REGISTERED AGENT O/	1
11397-24	1
PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG	1
11400-24	1
PHAM HIEN HOANG	1
11451-24	1
LUFT TYLER DAVID LUFT CATHERYN DENESE	1
Grand Total	54

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

TAX DEED CERTIFICATE NO.: 11397-24

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

PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG
600 N ATLANTIC AVE 1014
DAYTONA BEACH FL 32118

11397-24

NOVEMBER 3, 2026

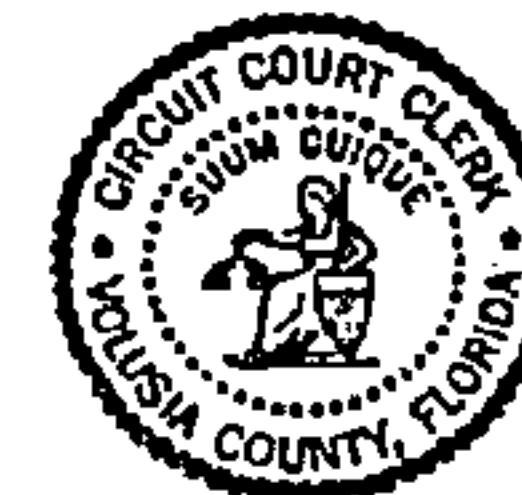
WARNING
SHERIFF'S
NOTICE

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 10TH DAY OF SEPTEMBER, 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 **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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.: **11397-24** Name in which assessed: **PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG**
Description of Property: **Parcel # 530414001014 UNIT 1014 PLAZA RESORT & SPA CONDO PER OR 5663 PG 2330 PER OR 5665 PG 1910 PER OR 5865 PG 4796 PER OR 6183 PGS 3709-3711 INC PER OR 6240 PGS 0491-0492 PER OR 7659 PG 0344.**

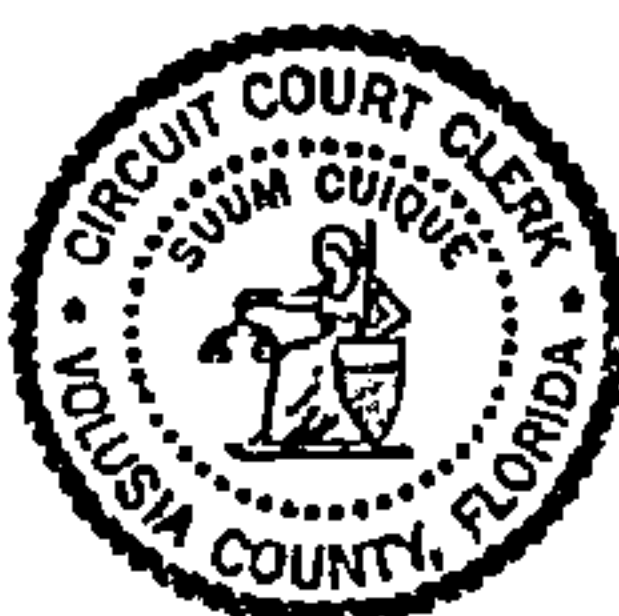
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 3, 2026** at **9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

Laura E. Roth

BY **LAURA E ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$1,759.71**

OPENING BID AMOUNT: \$1,736.46

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.: **11397-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$1,759.71***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG
600 N ATLANTIC AVE 1014
DAYTONA BEACH FL 32118

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]



REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Services, 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, at least 7 days before the scheduled auction date, or immediately upon receiving this notification if the time before the scheduled auction date is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con Servicios Administrativos, 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

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

ATTORNEY / DEPOSITOR:

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



SHERIFF'S #:
26020066

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	11/3/2026	9:00 AM	11397-24

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 11th day of September, 2026 at 10:20 AM, and that I served the same on the 14th day of September, 2026, at the hour of 10:31 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG	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.

CONSTRUCTION SITE - POSTED TO FRONT DOOR OF THE BUILDING

ADDRESS SERVED:	600 N ATLANTIC AVE 1014 DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	SERVICE BY:	Process Server Kowolchuk, Robert 8949



VOLUSIA SHERIFF'S OFFICE
P.O. BOX 2658
DAYTONA BEACH, FL. 32118
2026 SEP 18 AM 8:05

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

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

DATE: 9/15/2026
ENTRD BY: KONEAL

FILED BY:

Robert Kowolchuk 8949

KOWOLCHUK, ROBERT 8949, PROCESS SERVER

26020066

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

**WARNING
SHERIFF'S
NOTICE**

TAX DEED CERTIFICATE NO.: 11397-24

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PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG
600 N ATLANTIC AVE 1014
DAYTONA BEACH FL 32118

11397-24

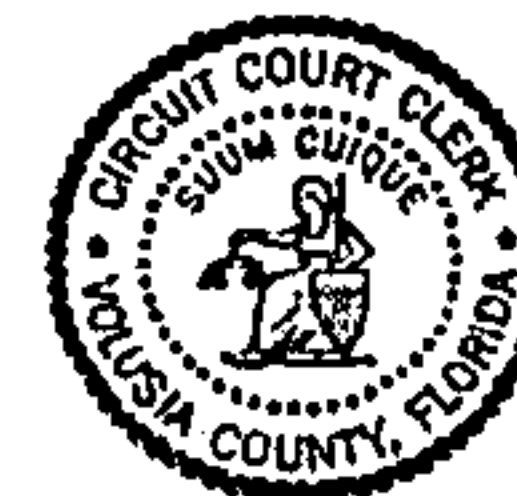
NOVEMBER 3, 2026

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UNLESS THE BACK TAXES ARE PAID. TO MAKE
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WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
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FOR FURTHER INFORMATION, CONTACT THE
CLERK OF THE CIRCUIT COURT, ATTN: **TAX DEED
DEPARTMENT**, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 11 '26 10:20

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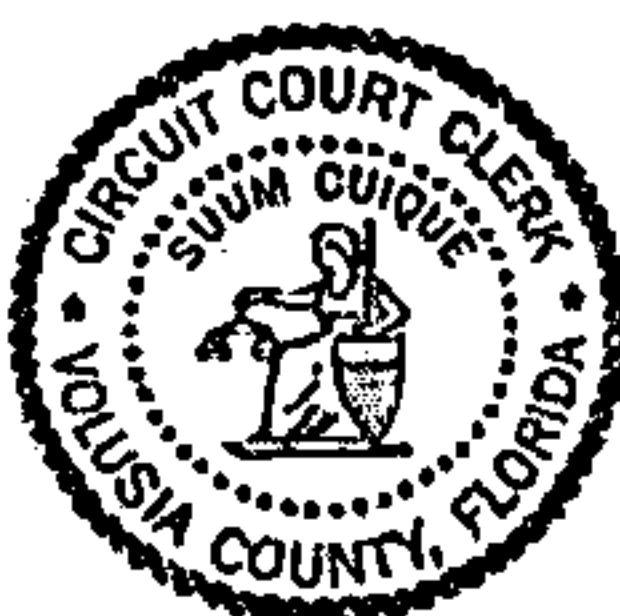
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Dated this 10TH day of SEPTEMBER, 2026.

Laura E. Roth

BY **LAURAE ROTH**

Clerk of the Circuit Court, Volusia County



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600 N ATLANTIC AVE 1014
DAYTONA BEACH FL 32118

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Will Roberts - Tax Collector

MAIL TO:

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123 W. Indiana Ave., Room 103
DeLand, FL 32720**

[Telephone: 386-736-5938]

2026 SEP 18 AM 8:05

FILED