Date Printed: 10/7/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

11875-24 Certificate Number

HMF FL A LLC TESCO CUSTODIAN Applicant Name

5/21/2026 Application Date

12/15/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	29,208.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		13,141.42
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		42,874.83
7. Total Interest Accrued by Tax Collector		2,572.49
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]		96.88
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)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
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		45,876.20
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		1,948.67
20. Total of Lines 18 & 19		47,824.87
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*	**$**	**47,848.12**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		47,824.87
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**47,824.87**

***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 12/15/2026

Created by: BP

CL-0192-2301

Date Printed: 11/13/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

11875-24 Certificate Number
HMF FL A LLC TESCO CUSTODIAN Applicant Name
5/21/2026 Application Date
12/15/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	29,208.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		13,141.42
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		42,874.83
7. Total Interest Accrued by Tax Collector		2,572.49
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]		96.88
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)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
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		45,876.20
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		1,948.67
20. Total of Lines 18 & 19		47,824.87
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*	**$**	**47,848.12**

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

PAYOFF GOOD THROUGH: 11/20/206

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** 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. **11875-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 630944000020 09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 0466 PER OR 7253 PG 3809**

Name in which assessed **EZEIR VICTOR**

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 **15TH** day of **DECEMBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 23RD day of OCTOBER, 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.

NOVEMBER 12, 2026

CL-0916-1803

Date Printed: 9/30/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

11875-24 Certificate Number

HMF FL A LLC TESCO CUSTODIAN Applicant Name

5/21/2026 Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant		$	29,208.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		$	-
3. Total of Current Taxes Paid by Tax Deed Applicant		$	13,141.42
4. Property Information Report Fee		$	300.00
5. Tax Deed Application Fee		$	225.00
6. Total Interest Accrued by Tax Collector		$	2,572.49
7. Total (Lines 1-6)		$	45,447.32
8. Clerk of Court Statutory fee [per Sect. 28.24]	**{REFUND TO CLERK}**	$	60.00
9. Record Notice of Application fee [per Sect. 197.502]	**{REFUND TO CLERK}**	$	-
10. Record Release of Notice of Application [per 197.502]	**{REFUND TO CLERK}**	$	-
11. Prepare Release of Notice of Application [per Sect. 28.24]	**{REFUND TO CLERK}**	$	-
12. Interest Computed by Clerk of Courts [per Sect. 197.542]		$	643.12
13. Total of Lines 7-10		$	46,150.44
14. Tax Collector's Redemption Fee		$	6.25
15. TOTAL AMOUNT TO REDEEM*		**$**	**46,156.69**

This payoff good through 10/7/2026

BP

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Accepted by: _____

CL-0924-2101

Date Printed: 9/30/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

11875-24 Certificate Number

HMF FL A LLC TESCO CUSTODIAN Applicant Name

5/21/2026 Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant		$	29,208.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		$	-
3. Total of Current Taxes Paid by Tax Deed Applicant		$	13,141.42
4. Property Information Report Fee		$	300.00
5. Tax Deed Application Fee		$	225.00
6. Total Interest Accrued by Tax Collector		$	2,572.49
7. Total (Lines 1-6)		$	45,447.32
8. Clerk of Court Statutory fee [per Sect. 28.24]	**{REFUND TO CLERK}**	$	60.00
9. Record Notice of Application fee [per Sect. 197.502]	**{REFUND TO CLERK}**	$	-
10. Record Release of Notice of Application [per 197.502]	**{REFUND TO CLERK}**	$	-
11. Prepare Release of Notice of Application [per Sect. 28.24]	**{REFUND TO CLERK}**	$	-
12. Interest Computed by Clerk of Courts [per Sect. 197.542]		$	-
13. Total of Lines 7-10		$	45,507.32
14. Tax Collector's Redemption Fee		$	6.25
15. TOTAL AMOUNT TO REDEEM*		**$**	**45,513.57**

This payoff good through 9/30/2026

SP

BP

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Accepted by: _____

CL-0924-2101

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 630944000020
Tax Deed #: 32436
Situs Address: 3780 NOVA RD 2
PORT ORANGE 32129

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
HMF FL A LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630

Owner on Current Tax Roll
EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE, FL 32127

Billing Address on Current Tax Roll

Additional Parties, Per Search

SLICK RICK LLC — Mortgage Holder
19 INDIGO LANE
MATAWAN, NJ 07747

FLORIDA DEPARTMENT OF REVENUE — Lien Holder
DAYTONA BEACH SERVICE CENTER
1180 N WILLIAMSON BLVD STE 160
DAYTONA BEACH, FL 32114-8179

REGAL CENTRE I PROPERTY OWNERS ASSOCIATION, INC. — Lien Holder

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

3870 SOUTH NOVA ROAD SUITE 6
PORT ORANGE, FL 32179

TRACY RUTH, REGISTERED AGENT O/B/O REGAL CENTRE I PROPERTY OWNERS ASSOCIATION, INC. 3780 S NOVA ROAD SUITE 6 PORT ORANGE, FL 32179	Lien Holder's Agent/Rep
VICTOR EZEIR 6821 VINTAGE LAND PORT ORANGE, FL 32128	Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	HMF FL A LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630	Application date	May 21, 2026
Situs address	3780 NOVA RD 2 PORT ORANGE 32129	Yr Issued/Certificate #	2024 / 11875
Parcel owner	EZEIR VICTOR 5801 SPRUCE CREEK WOODS DR PORT ORANGE, FL 32127	Date certificate issued	06/01/2024
		Deed application number	32436
Property description	See last page.	Account number	630944000020

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)
# 2024/11875	05/31/2024	13,032.17	1,824.50	14,856.67
			Part 2: Total*	**14,856.67**

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)
# 2025/11663	05/31/2025	13,407.00	6.25	938.49	14,351.74
				Part 3: Total*	**14,351.74**

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)	29,208.41
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	13,141.42
4. Property information report fee	300.00
5. Tax deed application fee	225.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	2,572.49
7. **Total Paid** (Lines 1-6)	45,447.32

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: Jesse Treichel
Signature, Tax Collector or Designee

Volusia, Florida

Date 09/01/2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. **Total Paid** (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	45,447.32
18. Redemption fee	6.25
19. Total amount to redeem	45,453.57

Sign here: _____ Date of sale

Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 04
66 PER OR 7253 PG 3809

TDA #: 32436

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
630944000020	7596385	2-3780 NOVA RD PORT ORANGE 32129

Legal Description
09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 0466 PER OR 7253 PG 3809 PER OR 8755 PG 1887

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-11875	$724,331	No	No	Yes	No

Owner of Record on Current Tax Roll
VICTOR EZEIR

5801 SPRUCE CREEK WOODS DR
PORT ORANGE FL 32127

Billing Name & Address

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 07/22/2026 **Search covers** **20 years** **through:** 07/07/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
VICTOR EZEIR 6821 VINTAGE LAND PORT ORANGE FL 32128	Warranty Deed Bk:7253 Pg:3809	Deed from Developer.

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
SLICK RICK LLC 19 INDIGO LANE MATAWAN NJ 07747	Mortgage Bk:8518 Pg:4412	No Sunbiz record found.

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
FLORIDA DEPARTMENT OF REVENUE DAYTONA BEACH SERVICE CENTER 1180 N WILLIAMSON BLVD STE 160 DAYTONA BEACH FL 32114-8179	Tax Warrant Bk:8070 Pg:1578	
REGAL CENTRE I PROPERTY OWNERS ASSOCIATION, INC. 3870 SOUTH NOVA ROAD SUITE 6 PORT ORANGE FL 32179	Lien Bk:8850 Pg:4452	
TRACY RUTH, REGISTERED AGENT O/B/O REGAL CENTRE I PROPERTY OWNERS ASSOCIATION, INC. 3780 S NOVA ROAD SUITE 6 PORT ORANGE FL 32179	Sunbiz	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

05/16/2016 12:17 PM
Doc stamps 3570.00
(Transfer Amt $ 510000)
Instrument# 2016-089059 # 1
Book: 7253
Page: 3809

Instrument Prepared By:
Jeffrey C. Sweet, Esq.
595 W. Granada Boulevard
Suite A
Ormond Beach, Florida 32174

Parcel ID Number: 6309-44-00-0020

Warranty Deed

This Indenture, Made this 10th day of May , 2016 A.D., **Between**
Port Orange Investors, LLC, a Florida limited liability company

of the County of Volusia , State of Florida , **grantor,** and
Victor Ezeir

whose address is: 6821 Vintage Land, Port Orange, FL 32128

of the County of Volusia , State of Florida , **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

----------TEN DOLLARS ($10)---------- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Volusia State of Florida to wit:

Unit 2 of PORT ORANGE REGAL CENTRE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 6909, page 466 and subject to all Amendments thereto, including but not limited to that certain Amendment recorded in Official Records Book 7100, page 4556, all of the Public Records of Volusia County, Florida, and together with its undivided share in the common elements appurtenant thereto.

Subject to taxes for the year 2016 and subsequent years, which are not yet due and payable.

Subject to restrictions, reservations and easements of record, if any, the mention of which shall not serve to reimpose the same.

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

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

Signed, sealed and delivered in our presence:

Jeffrey C. Sweet
Witness

Katherine E. Phillips
Witness

Port Orange Investors, LLC, a Florida limited liability company

By: _____ (Seal)
Paul F. Holub, Jr., Manager
P.O. Address: 1185 W. Granada Boulevard - Suite #12
Ormond Beach, FL 32174

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 10th day of May , 2016 by Paul F. Holub, Jr., as the Manager of Port Orange Investors, LLC, a Florida limited liability company, and he acknowledged before me that he executed the same on behalf of the Company. He is personally known to me and who did take an oath

KATHERINE E. PHILLIPS
Commission # EE 849524
Expires January 31, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

Katherine E. Phillips
Notary Public
My Commission Expires:

REGAL #2

Laser Generated by © Display Systems, Inc., 2016 (863) 763-5555 Form FLWD-1

Instrument# 2016-089059 # 2
Book: 7253
Page: 3810
Diane M. Matousek
Volusia County, Clerk of Court

DEED USE RESTRICTION

This Deed Restriction is established, created and declared by **PORT ORANGE INVESTORS, LLC, a Florida limited liability company,** as Grantor, effective as of May 10, 2016.

(A) Condominium Unit 2 is prohibited from having any of the following constructed, leased or operated thereon: a quick-service, fast-causal, or upscale restaurant, or any other type and/or classification of restaurant, serving breakfast and/or lunch or open to the public before 2:00 p.m. local time. A restaurant or other food service facility serving dinner and operating after 2:00 PM local time is permitted.

(B) The restriction(s) set forth herein may be terminated only by the Grantor, and may be enforced by the Grantor, or the Condominium Association or the Owner(s) of Units 3, 4,5 and 6. The restriction(s) set forth herein shall run with the land, burdening Condominium Unit 2, benefitting Grantor, The Condominium Association and the owner(s) of Units 3, 4, 5 and 6.

(C) This use restriction shall be governed by the laws of the State of Florida, and except as otherwise provided, may not be amended, waived or terminated without the written consent of Grantor.

(D) Any violation, breach or contravention of this use restrictions shall entitle the injured, damaged or affected party to seek and obtain damages, a temporary restraining order, preliminary and permanent injunction(s), and such other equitable relief, including specific performance, as is necessary to cure and correct such violation, breach, or contravention. Any and all remedies contained herein shall be cumulative and in addition to any other remedies available under Florida law.

(E) This restrictions does not apply to food items sold in the normal course of a non restaurant business such as water, soft drinks, candy, mints, gum, smoothies, protein drinks, gym or fitness related food and nutritional supplements and similar items.

2/16/2024 8:46:59 AM Instrument #2024031043 #1 Book:8518 Page:4412
Doc Stamps $350.00 Intang Tax $200.00

Prepared by and after recording return to:
Karp & Langerman, P.C.
185 Plains Rd., Ste 209E
Milford, CT 06461
Attn: Michael A. Battema

MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT
Florida

Date: as of January 11, 2023

Mortgagor: **VICTOR EZEIR, AN INDIVIDUAL WITH AN ADDRESS OF 5801 Spruce Creek Woods Dr., Port Orange, FL 32127** EZeIR

Mortgagee: **SLICK RICK LLC,** a New Jersey limited liability company with an address of 19 Indigo Lane, Matawan, NJ 07747

THIS MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT (this "Mortgage") is made and entered into as of the date set forth above by the Mortgagor in favor of the Mortgagee in order to secure the payment of the Indebtedness (as defined herein) to the extent of One Hundred Thousand and 00/100 Dollars ($100,000.00), in lawful money of the United States, together with interest with respect to the Indebtedness and other charges with respect thereto or hereunder, Mortgagor hereby mortgages to the Mortgagee, as continuing and collateral security for payment of the Indebtedness the property commonly known as **3780 South Nova Rd., Unit #2, Port Orange, FL 32127**, and more fully described on an attached Schedule A (the "Land").

TOGETHER with all buildings, structures and other improvements now or hereafter erected, constructed or situated upon said premises, and all now owned and hereafter acquired fixtures and equipment and other goods, as-extracted items, and timber to be cut (as such terms and categories may be defined or described in the UCC (as defined herein)) now or hereafter affixed to, or used in connection with, said premises and any and all replacements of, substitutions for, and additions to the foregoing, all of which shall be deemed to be and remain and form a part of said premises and are covered by the lien of this Mortgage (said premises, buildings, structures, other improvements, fixtures and equipment and other goods, as-extracted items and timber to be cut, and all proceeds, products, rents, issues, profits and accounts arising therefrom, being collectively referred to as the "Premises"),

TOGETHER with all strips and gores of land adjoining or abutting the Premises,

TOGETHER with all right, title and interest in and to all streets, alleys, highways, waterways and public places open or proposed in front of, running through or adjoining the Premises, and all easements and rights of way, public and private, now or hereafter used in connection with the Premises,

TOGETHER with all tenements, hereditaments and appurtenances and all the estate and rights in and to the Premises,

TOGETHER with all awards heretofore or hereafter made by any federal, state, county, municipal or other governmental authority, or by whomsoever made in any condemnation or eminent domain proceedings whatsoever, to the present or subsequent owners of the Premises or any portion thereof, for the acquisition for public purposes of the Premises or any portion thereof or any interest therein or any use thereof, or for consequential damages on account thereof, including but not limited to any award for any change of grade of streets affecting the Premises or any portion thereof and any award for any damage to the Premises or any portion thereof or any interest therein or any use thereof,

TOGETHER with all licenses and permits used or required in connection with the use of said Premises, all leases and sales contracts of said Premises now or hereafter entered into and all right, title and interest of Mortgagor thereunder, including without limitation, cash or securities,

PROVIDED, HOWEVER, if, now or in the future, any of the obligations secured pursuant to any security interest or lien created by this instrument include any Special Flood Zone Loan, then the following shall apply: any such Special Flood Zone Loan shall not be secured pursuant to any security interest or lien created by this instrument in personal property that would constitute "contents" located within Flood Zone Improvements securing such Special Flood Zone Loan, where, for purposes of the foregoing, "Flood Zone Improvements" means any "improved" real property that is located within a Special Flood Hazard Area, a "Special Flood Zone Loan" means a loan, line of credit or other credit facility which is secured by Flood Zone Improvements, and the terms "improved" real property, "Special Flood Hazard Area," and "contents" shall have the meaning ascribed to them by the Flood Disaster Protection Act of 1973, 42 U.S.C. § 4001 et seq., and implementing regulations, 44 C.F.R. Parts 59 et seq., and/or the Federal Emergency Management Agency, all as may be amended from time to time.

All of the foregoing is hereinafter described as the "Mortgaged Property". The lien hereof shall automatically attach, without further act, to all after acquired property attached to or used in the operation of the Premises or any part thereof.

MORTGAGOR COVENANTS WITH THE MORTGAGEE SO LONG AS THIS MORTGAGE IS IN EFFECT AS FOLLOWS:

INDEBTEDNESS. Mortgagor shall pay the Indebtedness as herein provided. As used in this Mortgage, "Indebtedness" shall mean any and all indebtedness and other liabilities, of every kind and character arising under or in connection with, the obligations under a promissory note in the original principal amount of $100,000.00 dated as of January 11, 2024 (the "Note") made and delivered by Mortgagor to Mortgagee

The term "Note", "Mortgage" and "Indebtedness" as used herein shall include all extensions, renewals, modifications, amendments, refinancings, substitutions or replacements thereof.

This Mortgage secures payment of any and all of the Indebtedness, but the maximum principal amount of the Indebtedness secured, or which by any contingency may be secured hereby, is the amount first stated above and if the amount of the Indebtedness outstanding at any time exceeds said maximum amount secured, all payments in reduction of the Indebtedness shall be applied first to such excess not secured hereby and the lien of this Mortgage shall continue until all Indebtedness secured hereby, including outstanding contingent liabilities, if any, are finally and irrevocably paid in full.

This Mortgage also secures (a) all advances made by Mortgagee to protect or preserve the Premises or the lien hereof on the Premises, or to pay taxes or premiums for insurance on the Premises, or to repair or maintain the Premises, or to complete improvements on the Premises (whether or not the original Mortgagor remains the owner of the Premises at the time of such advances), (b) all payments and other obligations owing by any obligor under any loan agreement, guaranty, security or pledge agreement, assignment or other agreement executed in connection with the Note, and (c) all costs of collection, including attorneys' fees.

Should the Indebtedness secured by this Mortgage be paid according to the tenor and effect thereof when the same shall become due and payable, and should Mortgagor perform all covenants herein contained in a timely manner, then this Mortgage shall be canceled and surrendered.

1. INSURANCE. Borrower shall keep the Mortgaged Premises and the buildings and improvements now existing or hereafter erected on and forming a part of the Mortgaged Premises insured for the benefit of Mortgagee, by insurers acceptable to Mortgagee, against loss or damage by fire and all available extended coverage risks in an amount equal to 100% of the actual value of the Mortgaged Premises, which insurance shall be payable to Mortgagee under the standard noncontributory Mortgagee endorsement. Borrower shall deliver to Mortgagee at least thirty (30) days prior to the termination of each policy providing such insurance a certificate of a renewal

policy with adequate evidence of payment of the premium therefor. Certificates of such insurance accompanied by evidence of the full payment of the premium therefor shall be deposited with Mortgagee and all policies shall contain an agreement by the insurer that the policy shall not be canceled without at least thirty (30) days prior written notice to Mortgagee.

2. **ALTERATIONS, DEMOLITION OR REMOVAL.** No building, structure, other improvement, fixture or equipment or other personal property constituting any portion of the Premises shall be removed, demolished or substantially altered without the prior written consent of Mortgagee.

3. **WASTE AND CHANGE IN USE.** No Mortgagor shall commit any waste on the Premises or make any change in the use of the Premises which may in any way increase any ordinary fire, environmental or other risk arising out of construction or operation.

4. **MAINTENANCE AND REPAIRS.** Mortgagor shall keep and maintain all buildings, structures, other improvements, fixtures and equipment and other personal property constituting any portion of the Premises and the sidewalks and curbs abutting the Premises in good order and rentable and tenantable condition and state of repair. In the event that the Premises or any portion thereof shall be damaged or destroyed by fire or any other casualty, or in the event of the condemnation or taking of any portion of the Premises as a result of any exercise of the power of eminent domain, Mortgagor shall promptly restore, replace, rebuild or alter the same as nearly as possible to the condition immediately prior to such fire, other casualty, condemnation or taking without regard to the adequacy of any proceeds of any insurance or award received. Mortgagor shall give prompt written notice to Mortgagee of any such damage or destruction or of the commencement of any condemnation or eminent domain proceeding affecting the Premises or any portion thereof.

5. **EXISTENCE AND AUTHORITY.** Mortgagor represents and warrants, and continues to represent and warrant as long as this Mortgage is in effect, as follows: (a) Mortgagor has the full power and authority to grant the mortgage lien hereunder and to execute, deliver and perform its obligations in accordance with this Mortgage; (b) the execution and delivery of this Mortgage will not (i) violate any applicable law of any governmental authority or any judgment or order of any court, other governmental authority or arbitrator; (ii) violate any agreement to which Mortgagor is a party; or (iii) result in a lien or encumbrance on any of its assets (other than the mortgage lien hereunder.

6. **TAXES AND ASSESSMENTS.** Mortgagor shall pay all taxes, general and special assessments and other governmental impositions with respect to the Premises before the end of any applicable grace period. Upon request by Mortgagee, Mortgagor shall promptly deliver to Mortgagee receipted bills showing payment of all such taxes, assessments and impositions within the applicable grace period.

7. **LEASES.** Mortgagor shall not (a) amend, cancel, abridge, terminate, or otherwise modify any lease of the Premises or of any portion thereof or (b) accept any prepayment of installments of rent to become due thereunder for more than one month in advance, without the prior written consent of Mortgagee. Upon request by Mortgagee, Mortgagor shall promptly furnish to Mortgagee a written statement containing the names and mailing addresses of all lessees of the Premises or of any portion thereof, the terms of their respective leases, the space occupied and the rentals payable thereunder and copies of their respective leases and shall cooperate in effecting delivery of notice of this covenant to each affected lessee.

8. **ASSIGNMENT OF LEASES AND RENTS.** This Mortgage also constitutes an assignment of rents for the purposes of Florida Statutes Section 697.07. Mortgagor hereby assigns to Mortgagee its entire right, title and interest in, to and under all existing and future leases of the Premises or any portion thereof, both oral and written, together with any and all guaranties of the obligations of the lessees and occupants (including any amendments, renewals, extensions or modifications thereof), and the rents, issues and profits of the Premises including accounts receivable for use of the Premises for hotel or lodging services ("Accounts"), as further security for the payment of the Indebtedness, and Mortgagor grants to Mortgagee the right to enter upon and to take possession of the Premises for the purpose of collecting the same and to let the Premises or any portion thereof, and after payment of each cost and expense (including each fee and disbursement of counsel to Mortgagee) incurred by Mortgagee in such entry and collection, to apply the remainder of the same to the Indebtedness, without affecting its right to maintain any action theretofore instituted, or to bring any action thereafter, to enforce the payment of the Indebtedness.

9. SECURITY AGREEMENT; FINANCING STATEMENT. This Mortgage constitutes a continuing security agreement under the Uniform Commercial Code in effect in the State of Florida, as amended from time to time (the "UCC"), and Mortgagor hereby grants to Mortgagee, to secure the Indebtedness, a continuing security interest in the Mortgaged Property, as well as all construction contracts, permits, public works agreements, bonds, deposits and payments, relating or appertaining to the Premises and its development to secure the Indebtedness. Mortgagee shall have each applicable right and remedy of a secured party under the UCC and each applicable right and remedy pursuant to any other law or pursuant to this Mortgage. IT IS INTENDED BY MORTGAGOR AND MORTGAGEE THAT THIS MORTGAGE BE EFFECTIVE AS A FINANCING STATEMENT FILED WITH THE REAL ESTATE RECORDS AS A FIXTURE FILING PURSUANT TO FLORIDA STATUTES SECTION 679.5021. Mortgagee shall have the continuing right to file in any public office, without the signature of Mortgagor, any additional financing statement relating to such items of collateral. Mortgagee shall have each applicable right and remedy of a secured party under the UCC and each applicable right and remedy pursuant to any other law or pursuant to this Mortgage.

10. NO TRANSFER. Mortgagor shall not, without Mortgagee's prior written consent, sell, convey or transfer the Premises or any portion thereof or any interest therein or contract to do so. Any direct or indirect change in the beneficial ownership of Mortgagor shall be deemed a sale, conveyance or transfer of the Premises within the meaning of this Section. Any default under this Section 10 shall, at Mortgagee's option, cause an immediate acceleration of the Indebtedness without any demand by the Mortgagee.

11. NO SECONDARY FINANCING OR OTHER LIENS. Mortgagor shall not, without Mortgagee's prior written consent, mortgage, pledge, assign, grant a security interest in or cause any other lien or encumbrance to be made or permit any other lien or encumbrance to exist upon the Premises or any portion thereof or any of the Mortgaged Property.

12. COMPLIANCE WITH LAWS. Mortgagor represents and warrants to Mortgagee, and continues to represent and warrant as long as this Mortgage is in effect, as follows: (a) the buildings, structures and other improvements now constituting any portion of the Premises are in full compliance with all applicable statutes, regulations and other laws, and (b) Mortgagor shall comply with or cause compliance with all statutes, regulations and other laws (including all applicable zoning, building, fire and health codes and ordinances), all other requirements of all governmental authorities whatsoever having jurisdiction over or with respect to the Premises or any portion thereof or the use or occupation thereof and with all applicable deed restrictions, if any.

13. WARRANTY OF TITLE; TITLE INSURANCE. Mortgagor represents and warrants to Mortgagee, and continues to represent and warrant as long as this Mortgage is in effect, that Mortgagor holds good and marketable title in fee simple absolute to the Premises. Upon request by Mortgagee, Mortgagor shall furnish to Mortgagee at Mortgagor's own cost and expense a title insurance policy in the then amount of the Indebtedness, (a) naming Mortgagee as mortgagee, (b) covering the lien on the Premises granted pursuant to this Mortgage, (c) containing no exception not approved by Mortgagee, (d) issued by a title insurance company qualified to do business in the State of Florida and satisfactory to Mortgagee and (e) otherwise in form and substance satisfactory to Mortgagee.

14. CERTAIN RIGHTS AND OBLIGATIONS.

a. Mortgagee may take such action as Mortgagee deems appropriate to protect the Premises, its value, or the status or priority of the lien of this Mortgage, including, without limitation: entry upon the Premises to conduct appraisals or other valuations of the Premises or to protect the Premises from deterioration or damage, or to cause the Premises to be put in compliance with any governmental, insurance rating or contract requirements; payment of amounts due on liens having priority over this Mortgage; payment of any tax or charge for purposes of assuring the priority or enforceability of this Mortgage; obtaining, and/or taking such action so as to maintain uninterrupted, insurance on the Premises (including flood insurance); or commencement or defense of any legal action or proceeding to assess or protect the validity or priority of the lien of this Mortgage. On demand, Mortgagor shall reimburse Mortgagee for all expenses in taking any such action, with interest, and the amount thereof shall be secured by this Mortgage and shall, to the extent permitted by law, be in addition to the maximum amount of the Indebtedness evidenced by the Note.

b. Mortgagor authorizes Mortgagee, without notice, demand or any reservation of rights and without affecting this Mortgage, from time to time: (i) to accept from any person or entity and hold additional collateral for the payment of the Indebtedness or any part thereof, and to exchange, enforce or refrain from enforcing, or release such collateral or any part thereof; (ii) to accept and hold any indorsement or guaranty of payment of the Indebtedness or any part thereof, and to release or substitute any such obligation of any such Guarantor or any person or entity who has given any collateral as security for the payment of the Indebtedness or any part thereof, or any other person or entity in any way obligated to pay the Indebtedness or any part thereof, and to enforce or refrain from enforcing, or compromise or modify, the terms of any obligation of any such Guarantor, person or entity; (iii) upon the occurrence of an Event of Default, to direct the order or manner of the disposition of any and all collateral and the enforcement of any and all indorsements and guaranties relating to the Indebtedness or any part thereof as Mortgagee, in its sole discretion, may determine; and (iv) upon the occurrence of an Event of Default to determine the manner, amount and time of application of payments and credits, if any, to be made on all or any part of any component or components of the Indebtedness (whether principal, interest, costs and expenses, or otherwise) including if the amount of the Indebtedness secured by this Mortgage is less than the total amount of the obligations under the Note or the Guaranty, to make any such application to such obligations, if any, in excess of the amount of the Indebtedness secured by this Mortgage.

c. Notwithstanding the occurrence of an Event of Default, this Mortgage shall remain valid, binding and enforceable: (i) without deduction by reason of any setoff, defense or counterclaim of Mortgagor, Guarantor or Debtor, (ii) without requiring protest or notice of nonpayment or notice of default to Mortgagor, to Guarantor, to Debtor, or to any other person; (iii) without demand for payment or proof of such demand; (iv) without requiring Mortgagee to resort first to Mortgagor or to any other guaranty or any collateral which Mortgagee may hold; (v) without requiring notice of acceptance hereof or assent hereto by Mortgagee; and (vi) without requiring notice that any indebtedness has been incurred or of the reliance by Mortgagee upon this Mortgage; all of which Mortgagor hereby waives.

d. The enforceability of this Mortgage shall not be affected by: (i) any failure to perfect or continue the perfection of any security interest in or other lien on any other collateral securing payment of the Indebtedness; (ii) the invalidity, unenforceability, or loss or change in priority of any such security interest or other lien; (iii) any failure to protect, preserve or insure any such collateral; (iv) any defense arising by reason of the cessation from any cause whatsoever of liability of Debtor or any Guarantor; (v) any compromise of any obligation of Mortgagor, Debtor or any Guarantor; (vi) the invalidity or unenforceability of any of the Indebtedness; or (vii) any renewal, extension, acceleration, or other change in the time for payment of, or the terms of the interest on the Indebtedness or any part thereof; all of which Mortgagor hereby waives.

e. If Mortgagee shall receive from or on behalf of Mortgagor any sum less than the full amount then due and payable, Mortgagee may, but shall not be obligated to, accept the same and, if it elects to accept any such payment, it may without waiving any Event of Default: (i) apply such payment on account of the Indebtedness or any amount payable hereunder, or (ii) hold same or any part thereof, without liability for interest, in a special account and from time to time apply same or any part thereof as specified in subsection (i) of this subsection.

15. MECHANIC'S LIENS. Mortgagor shall not suffer any mechanic's, materialman's, laborer's, statutory or any other lien to be created and to remain outstanding upon all or any part of the Mortgaged Property for longer than five (5) business days.

16. RIGHT TO INSPECT AND EXAMINE. Upon request by Mortgagee, Mortgagor shall immediately permit Mortgagee and each officer, employee, accountant, attorney and other agent of Mortgagee to enter and the Premises and to examine, audit, copy and extract each record of any Mortgagor relating to the Premises or any portion thereof.

17. FINANCIAL STATEMENTS. Mortgagor, upon request of Mortgagee, shall provide in form and number of copies and by accountants satisfactory to the Mortgagee, financial and other income statements of Mortgagor..

18. AUTHORIZATION AND POWER OF ATTORNEY. Mortgagee is irrevocably and unconditionally authorized to take, and Mortgagor irrevocably and unconditionally appoints Mortgagee as the attorney-in-fact of such Mortgagor, with full power of substitution and of revocation, to take, in the name of such Mortgagor or

otherwise at the sole option of Mortgagee, each action relating to the Premises or any portion thereof that, subject to this Mortgage, such Mortgagor could take in the same manner, to the same extent and with the same effect as if such Mortgagor were to take such action; provided, however, that Mortgagee shall not have the right, pursuant to such authorization or as such attorney-in-fact, to sell or otherwise dispose of the Premises or any portion thereof. Such power of attorney is coupled with an interest in favor of Mortgagee, and shall not be terminated or otherwise affected by the death, disability or incompetence of any Mortgagor.

19. FURTHER ASSURANCES. The Mortgagor shall, and shall cause its affiliates to take such action and execute and deliver to the Mortgagee such additional documents as the Mortgagee may reasonably request from time to time to effectuate the purposes and intent of the transaction(s) contemplated herein.

20. ENVIRONMENTAL REPRESENTATIONS, WARRANTIES AND INDEMNIFICATION. Mortgagor represents and warrants, and continues to represent and warrant as long as this Mortgage is in effect, to Mortgagee that (a) Mortgagor and the Premises are in compliance with each statute, regulation or other law and each judgment, order or award of any court, agency or other governmental authority or of any arbitrator (individually an "Environmental Requirement") relating to the protection of any water, water vapor, land surface or subsurface, air, fish, wildlife, biota or other natural resources or governing the use, storage, treatment, generation, transportation, processing, handling, production or disposal of any chemical, natural or synthetic substance, waste, pollutant or contaminant (collectively "Regulated Materials"), (b) Mortgagor has not been charged with, or has received any notice that such Mortgagor is under investigation for, the failure to comply with any Environmental Requirement, nor has Mortgagor received any notice that Mortgagor has or may have any liability or responsibility under any Environmental Requirement with respect to the Premises or otherwise, (c) the Premises have never been used for (i) the storage, treatment, generation, transportation, processing, handling, production or disposal of Regulated Materials, except as permitted by law, (ii) a landfill or other waste disposal site or (iii) military purposes, (d) no underground storage tanks are located on the Premises, (e) the environmental media at the Premises do not contain Regulated Materials beyond any legally permitted level, (f) there has never been any release, threatened release, migration or uncontrolled presence of any Regulated Materials on, at or from the Premises or, to the knowledge of Mortgagor, within the immediate vicinity of the Premises and (g) Mortgagor has not received any notice of any such release, threatened release, migration or uncontrolled presence. Mortgagor shall not cause or permit the Premises to be used in any way that would result in any of the representations and warranties contained in the preceding sentence to be false or misleading at any future time. To the extent any such representation or warranty at any time is or becomes false or misleading, Mortgagor shall promptly notify Mortgagee thereof. If at any time Mortgagor obtains any evidence or information which suggests that potential environmental problems may exist on, at or about the Premises, Mortgagee may request Mortgagor, at Mortgagor's own cost and expense, to conduct and complete investigations, studies, sampling and testing with respect to the Premises requested by Mortgagee. Mortgagor shall promptly furnish to Mortgagee copies of all such investigations, studies, samplings and tests. Mortgagor shall (a) conduct and complete all such investigations, studies, samplings and testing, and all remedial, removal and other actions necessary with respect to the Premises, in accordance with all applicable Environmental Requirements and promptly furnish to Mortgagee copies of all documents generated in connection therewith and (b) defend, reimburse, indemnify and hold harmless Mortgagee, its employees, agents, officers and directors, from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses of whatever kind or nature, known or unknown, contingent or otherwise, arising out of, or in any way related to, the violation of, or other liability or responsibility under, any Environmental Requirements, or the release, threatened release, migration or uncontrolled presence of any Regulated Materials on, at or from the Premises including attorney and consultant fees, investigation and laboratory fees, court costs and litigation expenses. In the event this Mortgage is foreclosed, or Mortgagor tenders a deed in lieu of foreclosure which Mortgagee agrees to accept, Mortgagor shall be responsible to deliver the Premises to Mortgagee free of any and all Regulated Materials other than any that are (a) normally used in Mortgagor's business and (b) located and maintained thereon in compliance with all applicable Environmental Requirements and in a condition that conforms with all applicable Environmental Requirements. The provisions of this Section 26 shall be in addition to any and all other obligations and liabilities Mortgagor may have to Mortgagee at common law or any other agreement with Mortgagee, and shall survive the transactions contemplated in this Mortgage and the termination of this Mortgage.

21. EVENTS OF DEFAULT.

a. The following constitute an event of default ("Event of Default"): (i) failure by Debtor (if Mortgagor and Debtor are not the same) or Mortgagor to make any payment when due (whether at the stated maturity, by acceleration or otherwise) of the Indebtedness or under the Note, or any part thereof, or there occurs any event or condition which after notice, lapse of time or both will permit such acceleration; (ii) Mortgagor defaults in the performance of any covenant, term, condition or other provision of this Mortgage, the Note or any other agreement between Mortgagor and Mortgagee; (iii) Mortgagor fails to pay when due (whether at the stated maturity, by acceleration or otherwise) any indebtedness for borrowed money owing to the Mortgagee under the Note or otherwise; (iv) the sale, assignment, transfer or delivery of the Premises, by operation of law or otherwise, or of all or substantially all of the assets of the Mortgagor, to a third party; (vi) the death of Mortgagor

b. Mortgagee, at its sole election, may declare all or any part of any Indebtedness not payable on demand to be immediately due and payable without demand or notice of any kind upon the happening of any Event of Default. All or any part of any Indebtedness not payable on demand shall be automatically and immediately due and payable, without demand or notice of any kind, upon the commencement of Mortgagor's or Debtor's bankruptcy if voluntary and upon the lapse of forty-five (45) days without dismissal if involuntary, unless an order for relief is entered sooner. The provisions of this paragraph are not intended in any way to affect any rights of Mortgagee with respect to any Indebtedness which may now or hereafter be payable on demand.

c. Upon the happening of an Event of Default, whether or not foreclosure proceedings have been instituted, Mortgagor shall, upon demand, surrender possession of the Premises to Mortgagee. If Mortgagor remains in possession of the Premises after the happening of an Event of Default and demand by Mortgagee, the possession shall be as tenant of Mortgagee and Mortgagor agrees to pay in advance upon demand to Mortgagee a reasonable monthly rental for the Premises or portion so occupied. Mortgagee may dispossess, by summary proceedings or otherwise, any tenant of Mortgagor defaulting in the payment of rent. If a receiver is appointed, this covenant shall inure to the benefit of such receiver. Notwithstanding any provision of law to the contrary, Mortgagee may, at its option, foreclose this Mortgage subject to the rights of tenants of the Premises which are subordinate to the lien of this Mortgage.

d. If the Indebtedness, as evidenced by a single note or other written instrument shall exceed the amount secured by this Mortgage, or as evidenced by a combination of same that singularly or in part collectively may be less than said secured amount but combined exceed said secured amount, Mortgagee, in any foreclosure hereof, shall have the right to sue and collect the excess in the same action as commenced for the foreclosure hereof, and recover a money judgment for said excess with all the rights attendant thereto, including the issuance of an execution to the Sheriff for collection thereof, and Mortgagor hereby waives any defense based upon a claim that in doing so, Mortgagee is splitting its cause of action if it seeks to foreclose this Mortgage for part of the Indebtedness and recover at law for another part.

e. Upon the happening of an Event of Default, Mortgagee may pursue, take or refrain from pursuing any remedy for collection of the Indebtedness, including foreclosure of this Mortgage.

f. Mortgagee may, either with or without entry or taking possession of the Premises as provided in this Mortgage or otherwise, personally or by its agents or attorneys, and without prejudice to the right to bring an action of foreclosure of this Mortgage take such steps to protect and enforce its rights whether by action, suit or proceeding in equity or at law for the specific performance of any covenant, condition or agreement in the Note, the Mortgage or the Guaranty, or in aid of the execution of any power granted in this Mortgage, or for any foreclosure under this Mortgage, or for the enforcement of any other appropriate legal or equitable remedy or otherwise as Mortgagee may elect. Any reference in this Mortgage to an action or right of Mortgagee in regard to or in connection with a "foreclosure proceeding" shall be deemed to include a proceeding under this subsection.

22. EXPENSES. Mortgagor shall pay to Mortgagee on demand all costs and expenses (including attorneys' fees) incurred by Mortgagee in connection with the Indebtedness or the enforcement or foreclosure of this Mortgage.

23. NOTICES. Any demand or notice hereunder or under any applicable law pertaining hereto shall be in writing and duly given if delivered to Mortgagor (at its address on Mortgagee's records) or to Mortgagee (at the

address on page one and separately to Mortgagee officer responsible for Mortgagor's relationship with Mortgagee). Such notice or demand shall be deemed sufficiently given for all purposes when delivered (i) by personal service and shall be deemed effective when delivered, or (ii) by mail or courier and shall be deemed effective three (3) business days after deposit in an official depository maintained by the United States Post Office for the collection of mail or one (1) business day after delivery to a nationally recognized overnight courier service (*e.g.*, Federal Express). Notice by e-mail is not valid notice under this or any other agreement between Mortgagor and Mortgagee.

24. LITIGATION. Mortgagor shall promptly notify Mortgagee in writing of any litigation, proceeding, or counterclaim against, or of any investigation of, Mortgagor (or the threat thereof) if: (i) the outcome of such litigation, proceeding, counterclaim, or investigation may materially and adversely affect the finances or operations of Mortgagor or title to, or the value of, any assets secured by the Mortgage or (ii) such litigation, proceeding, counterclaim, or investigation questions the validity of the Note, the Mortgage, the Guaranty or any document executed in connection therewith including any guaranties or any action taken, or to be taken, pursuant to any such documents. Mortgagor shall furnish to Mortgagee such information regarding any such litigation, proceeding, counterclaim, or investigation as Mortgagee shall request.

25. COVENANTS SHALL RUN WITH THE LAND. The covenants contained in this Mortgage shall run with the Land and bind Mortgagor, each heir, legal representative, successor and assign of Mortgagor and each subsequent owner, encumbrancer, tenant and subtenant of the Premises or any portion thereof, and shall inure to the benefit of, and be enforceable by, Mortgagee and each successor and assign of Mortgagee.

26. NONWAIVER BY MORTGAGEE. All rights and remedies of Mortgagee under this Mortgage and its other agreements with Mortgagor are cumulative, and no right or remedy shall be exclusive of any other right or remedy. No single, partial or delayed exercise by Mortgagee or its agents of any right or remedy shall preclude full and timely exercise by Mortgagee or its agents at any time of any right or remedy of Mortgagee without notice or demand, at Mortgagee's sole option. No course of dealing or other conduct, no oral agreement or representation made by Mortgagee or its agents or usage of trade shall operate as a waiver of any right or remedy of Mortgagee. No waiver of any right or remedy of Mortgagee hereunder shall be effective unless made specifically in writing by Mortgagee. No notice or demand on Mortgagor, Debtor or Guarantor in any case shall entitle Mortgagor, Debtor or Guarantor to any other or further notice in similar or other circumstances.

27. RIGHT OF SETOFF. If an Event of Default occurs, Mortgagee shall also have the right to setoff against the Indebtedness any property held in a deposit or other account or otherwise owing by Mortgagee or Affiliates including, in any capacity to any Mortgagor, Debtor or Guarantor in any capacity whether or not the Indebtedness or the obligation to pay such moneys owed by Mortgagee is then due, and Mortgagee shall be deemed to have exercised such right of setoff immediately at the time of such election.

28. TERM; SURVIVAL. The term of this Mortgage and Mortgagor's obligations hereunder shall continue until the Indebtedness has been fully paid to Mortgagee's satisfaction. Mortgagor's obligation to pay the costs and expenses hereunder shall survive the term of this Mortgage and entry of any judgment of foreclosure. Mortgagor's representations, warranties, covenants and agreements shall survive during the term of this Mortgage and shall be presumed to have been relied upon by Mortgagee. If after receipt of any payment of all or any part of the Indebtedness, Mortgagee is for any reason compelled to surrender such payment to any person or entity because such payment is determined to be void or voidable as a preference, impermissible set-off, or a diversion of trust funds, or for any other reason, then the Indebtedness shall not be deemed to be fully paid and this Mortgage shall continue in full force notwithstanding any contrary action which may have been taken by Mortgagee in reliance upon such payment, and any such contrary action so taken shall be without prejudice to Mortgagee's rights under this Mortgage and shall be deemed to have been conditioned upon such payment having become final and irrevocable.

29. USA PATRIOT ACT NOTICE. Mortgagee hereby notifies the Mortgagor that pursuant to the requirements of the USA PATRIOT Act ("Patriot Act"), it is required to obtain, verify and record information that identifies the Mortgagor, which information includes the name and address of the Mortgagor and other information that will allow Mortgagee to identify the Mortgagor in accordance with the Patriot Act. The Mortgagor agrees to, promptly following a request by Mortgagee, provide all such other documentation and information that Mortgagee

requests in order to comply with its ongoing obligations under applicable "know your customer" and anti-money laundering rules and regulations, including the Patriot Act.

30. MISCELLANEOUS. This Mortgage is absolute and unconditional. This Mortgage and all documents, including the Note, and any other document required to be executed by Mortgagor in connection with the transaction contemplated hereby constitute the entire agreement and understanding between the parties hereto with respect to such transaction and supersedes all prior negotiations, courses of dealing, understandings, and agreements between such parties with respect to such transactions. The covenants, conditions, waivers, releases and agreements contained in this Mortgage shall bind, and the benefits thereof shall inure to, the parties hereto and their respective heirs, executors, administrators, successors and assigns and are intended and shall be held to be real covenants running with the land; provided, however, that this Mortgage cannot be assigned by Mortgagee without the prior written consent of Mortgagee, and any such assignment or attempted assignment by Mortgagee shall be void and of no effect with respect to Mortgagee. It is the intent of Mortgagor and Mortgagee that the provisions of this Mortgage shall be construed as affording to Mortgagee rights additional to, and not exclusive of, the rights conferred under the provisions contained in such statutory form. Unless the context otherwise clearly requires, references to plural includes the singular and references to the singular include the plural; the word "or" has the inclusive meaning represented by the phrase "and/or"; the word "including", "includes" and "include" shall be deemed to be followed by the words "without limitation"; and captions or section headings are solely for convenience and not part of the substance of this Mortgage. Any representation, warranty, covenant or agreement herein shall survive execution and delivery of this Mortgage and shall be deemed continuous. Each provision of this Mortgage shall be interpreted as consistent with existing law and shall be deemed amended to the extent necessary to comply with any conflicting law. If any provision nevertheless is held invalid, the other provisions shall remain in effect. Mortgagor agrees that in any legal proceeding, a photocopy of this Mortgage kept in Mortgagee's course of business may be admitted into evidence as an original.

31. GOVERNING LAW; JURISDICTION. This Mortgage has been delivered to and accepted by Mortgagee and will be deemed to be made in the State of Florida. This Mortgage will be interpreted in accordance with the laws of the State of Florida excluding its conflict of laws rules. **MORTGAGOR HEREBY IRREVOCABLY CONSENTS TO THE EXCLUSIVE JURISDICTION OF ANY STATE OR FEDERAL COURT IN FLORIDA STATE IN A COUNTY OR JUDICIAL DISTRICT WHERE MORTGAGEE MAINTAINS A BRANCH AND CONSENTS THAT MORTGAGEE MAY EFFECT ANY SERVICE OF PROCESS IN THE MANNER AND AT MORTGAGOR'S ADDRESS SET FORTH ABOVE FOR PROVIDING NOTICE OR DEMAND; PROVIDED THAT NOTHING CONTAINED IN THIS MORTGAGE WILL PREVENT MORTGAGEE FROM BRINGING ANY ACTION, ENFORCING ANY AWARD OR JUDGMENT OR EXERCISING ANY RIGHTS AGAINST MORTGAGOR INDIVIDUALLY, AGAINST ANY SECURITY OR AGAINST ANY PROPERTY OF MORTGAGOR WITHIN ANY OTHER COUNTY, STATE OR OTHER FOREIGN OR DOMESTIC JURISDICTION.**

32. WAIVER OF JURY TRIAL. MORTGAGOR AND MORTGAGEE HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY EACH WAIVE ANY RIGHT TO TRIAL BY JURY THEY MAY HAVE IN ANY ACTION OR PROCEEDING, IN LAW OR IN EQUITY, IN CONNECTION WITH THIS MORTGAGE OR THE TRANSACTIONS RELATED THERETO. MORTGAGOR REPRESENTS AND WARRANTS THAT NO REPRESENTATIVE OR AGENT OF MORTGAGEE HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT MORTGAGEE WILL NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THIS RIGHT TO JURY TRIAL WAIVER. MORTGAGOR ACKNOWLEDGES THAT MORTGAGEE HAS BEEN INDUCED TO ACCEPT THIS MORTGAGE BY, AMONG OTHER THINGS, THE PROVISIONS OF THIS SECTION.

IN WITNESS WHEREOF, this Mortgage has been duly executed by Mortgagor the day and year first above written.

VICTOR EZEIR

ACKNOWLEDGMENT

STATE OF FLORIDA)
)
COUNTY OF Volusia)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 6 day of February, 2024, by Victor Ezeir.

LOUIS GUGLIARA
Notary Public - State of Florida
Commission # HH 477246
My Comm. Expires Jan 3, 2028

Notary (sign name): _____
Print Name: Louis Gugliara
Notary Public, State of Florida
My commission expires: 1-3-2028

Personally Known ____ or Produced Identification X

Type of Identification Produce: [redacted]

SCHEDULE A

The Land

Unit 2 of PORT ORANGE REGAL CENTRE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 6909, Page 466, and subject to all amendments thereto, including but not limited to that certain Amendment recorded in Official Records Book 7100, Page 4556, all in the Public Records of Volusia County, Florida, and together with its undivided share in the common elements appurtenant thereto

6/23/2021 8:57:05 AM Instrument #2021146603 #1 Book:8070 Page:1578 Laura E. Roth, Volusia County Clerk of Court

ZT18

FLORIDA DEPARTMENT OF REVENUE

Florida Department of Revenue
WARRANT

Tax : Sales and Use Tax
Business Partner #: 4569483
Contract Object # : Audit
FEIN :
Warrant # : 1000000893307
Re: Warrant issued under Chapter 212, Florida Statutes

VICTOR EZEIR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE FL 32127-0904

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA
WARRANT FOR COLLECTION OF DELINQUENT SALES AND USE TAX.
The taxpayer named above in the County of Volusia, is indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	$28,247.32
PENALTY	$7,061.86
INTEREST	$7,598.90
TOTAL	$42,908.08
FEE(S)	$4,101.73
GRAND TOTAL	$47,009.81

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Daytona Beach, Volusia County, Florida, this 18th day of June, 2021.

GREAT SEAL OF THE STATE OF FLORIDA
IN GOD WE TRUST

Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
DAYTONA BEACH SERVICE CENTER
1180 N WILLIAMSON BLVD STE 160
DAYTONA BEACH FL 32114-8179
386/274-6600

DR-78
R. 04/18

5/8/2026 2:05:34 PM Instrument #2026083485 #1 Book:8850 Page:4452 Laura E. Roth, Volusia County Clerk of Court

Instrument Prepared By:
Barbara C. Reid, Esq.
Wright & Casey, P.A.
340 North Causeway
New Smyrna Beach, FL 32169

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF VOLUSIA

BEFORE ME, the undersigned notary public, personally appeared JAIME STONE, who was duly sworn and says that she is the authorized representative of the lienor, REGAL CENTRE I PROPERTY OWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation ("Association"), 3870 South Nova Road, Suite 6, Port Orange, FL 32179, and that in accordance with the Association's Declaration of Condominium, the Association has provided maintenance and other services for the following described real property located in Volusia County, Florida:

Address: Unit 2 of PORT ORANGE REGAL CENTRE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 6909, page 466 and subject to all Amendments thereto, including but not limited to that certain Amendment recorded in Official Records Book 7100, page 4556, all of the Public Records of Volusia County, Florida, and together with its undivided share in the common elements appurtenant thereto.
Parcel ID Number: 6309-44-00-0020

on which the Association asserts this lien. The property is owned by **Victor Ezier, whose last known addresses are: 3780 S. Nova Road, Unit 2, Port Orange, FL 32127; Spruce Creek Woods Drive, Port Orange, FL 32127; and 707 Samms Avenue, Unit H, Port Orange, FL 32129.**

The lien is being filed as a result of the failure of the owner to pay assessments to the Association as required by the Declaration. The lien secures:

Description	Amount
Quarterly Operating Assessments 1/1/25, 4/1/25, 7/1/25, 10/1/25, 1/1/26 and 4/1/2026 (6 quarters @ $2,163.92 each)	$12,983.52
Quarterly Reserve Assessments 1/1/25, 4/1/25, 7/1/25, 10/1/25, 1/1/26 and 4/1/2026 (6 quarters @ $498.68 each)	$ 2,992.08
Interest at 18% per annum	$ 1,957.05
Late Fees 4/1/25, 7/1/25, 10/1/25, 1/1/26, 4/1/2026	$ 665.66
Attorneys' Fees and Costs	S 794.50
Total Due	**$19,392.81**

*plus interest at the rate of 18% per annum, in addition to late fees and accelerated installments, court costs, and attorneys' fees. This lien secures these amounts, as well as any amounts and assessments that may accrue in the future.

STATE OF FLORIDA
COUNTY OF FLORIDA

REGAL CENTRE I PROPERTY OWNERS' ASSOCIATION, INC., a Florida not for Profit Corporation

By: JAIME STONE, Authorized Representative

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, on MAY 4, 2026, by JAIME STONE, authorized representative of Regal Centre I Property Owners' Association, Inc., who is personally known to me or who has produced FLDRS LICENSE as identification.

ORLIEA J. GAY
MY COMMISSION # HH 771463
EXPIRES: March 27, 2030

(Signature of person taking acknowledgment)

Division of Corporations

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

Detail by Entity Name

Florida Not For Profit Corporation
REGAL CENTRE I PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number	N13000001278
FEI/EIN Number	46-3512860
Date Filed	01/31/2013
Effective Date	01/31/2013
State	FL
Status	ACTIVE

Principal Address

3780 S. Nova Road
Port Orange, FL 32179

Changed: 01/13/2025

Mailing Address

3780 S. Nova Road
Suite 6
Port Orange, FL 32179

Changed: 01/13/2025

Registered Agent Name & Address

Ruth, Tracy
3780 S. Nova Road
Suite 6
Port Orange, FL 32179

Name Changed: 01/13/2025

Address Changed: 01/13/2025

Officer/Director Detail

Name & Address

Title President

Ruth, Tracy
3780 S. Nova Road
Suite 6

Port Orange, FL 32179

Title Secretary

Hoang, Henry
6709 Merryvale Ln
Port Orange, FL 32128

Title Treasurer

Meza, Juliette
11995 El Camino Real
San Diego, CA 92130

Annual Reports

Report Year	Filed Date
2025	01/13/2025
2026	03/17/2026
2026	06/03/2026

06/03/2026 -- AMENDED ANNUAL REPORT	View image in PDF format
03/17/2026 -- ANNUAL REPORT	View image in PDF format
01/13/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
02/25/2021 -- ANNUAL REPORT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
01/22/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
02/12/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

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

Property Summary

Alternate Key:	7596385
Parcel ID:	630944000020
Township-Range-Section:	16 - 33 - 09
Subdivision-Block-Lot:	44 - 00 - 0020
Owner(s):	EZEIR VICTOR - FS - Fee Simple - 100%
Mailing Address On File:	5801 SPRUCE CREEK WOODS DR PORT ORANGE FL 32127
Physical Address:	2-3760 NOVA RD, PORT ORANGE 32129
Building Count:	1
Neighborhood:	7828 - PORT ORANGE REGAL CENTRE CONDO
Subdivision Name:	PORT ORANGE REGAL CENTRE CONDO
Property Use:	1100 - STORES 1 STORY
Tax District:	402-PORT ORANGE
2025 Final Millage Rate:	17.1176
Homestead Property:	No
Agriculture Classification:	No
Short Description:	09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 04 66 PER OR 7253 PG 3809 PER OR 8755 PG 1887

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:	$674,116	$664,436	$642,018
Land Value:	$59,895	$59,895	$59,895
Just/Market Value:	$734,011	$724,331	$701,913

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.

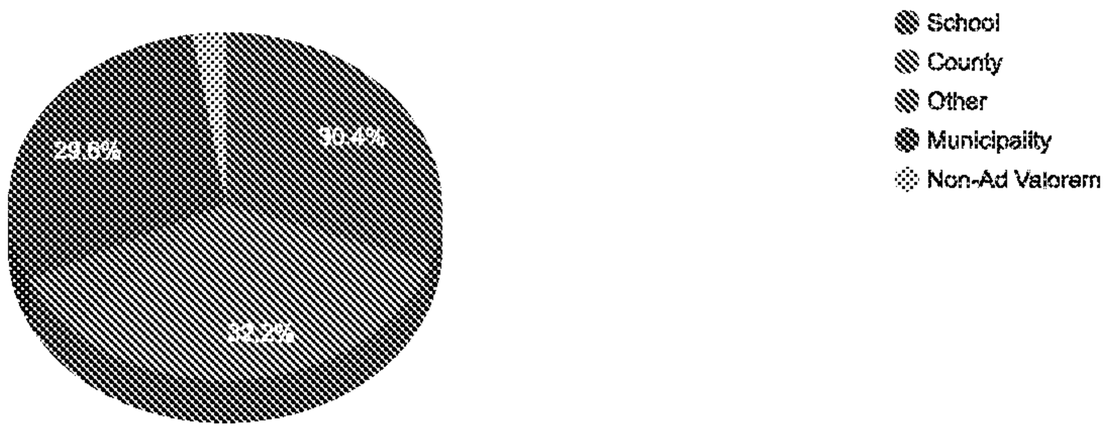
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$734,011	$734,011	$0	$734,011	1.5000	$1,101.02
0012	DISCRETIONARY	$734,011	$734,011	$0	$734,011	0.7480	$549.04
0011	REQ LOCAL EFFORT	$734,011	$734,011	$0	$734,011	3.0310	$2,224.79
0050	GENERAL FUND	$734,011	$734,011	$0	$734,011	3.2007	$2,349.35
0053	LAW ENFORCEMENT FUND	$734,011	$734,011	$0	$734,011	1.5994	$1,173.98
0055	LIBRARY	$734,011	$734,011	$0	$734,011	0.3697	$271.36
0520	MOSQUITO CONTROL	$734,011	$734,011	$0	$734,011	0.1573	$115.46
0530	PONCE INLET PORT AUTHORITY	$734,011	$734,011	$0	$734,011	0.0660	$48.44
0058	VOLUSIA ECHO	$734,011	$734,011	$0	$734,011	0.2000	$146.80
0057	VOLUSIA FOREVER	$734,011	$734,011	$0	$734,011	0.2000	$146.80
0065	FLORIDA INLAND NAVIGATION DISTRICT	$734,011	$734,011	$0	$734,011	0.0270	$19.82
0100	HALIFAX HOSPITAL AUTHORITY	$734,011	$734,011	$0	$734,011	0.7019	$515.20
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$734,011	$734,011	$0	$734,011	0.1793	$131.61
0230	PORT ORANGE	$734,011	$734,011	$0	$734,011	4.9750	$3,651.70
0234	PORT ORANGE I&S 2006	$734,011	$734,011	$0	$734,011	0.1623	$119.13
0235	PORT ORANGE PARKS BOND	$734,011	$734,011	$0	$734,011	0.0000	$0.00
						17.1176	$12,564.51

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
4021-PORT ORANGE STORMWATER	2.00	$160.00	$320.00

Estimated Ad Valorem Tax:	$12,564.51
Estimated Non-Ad Valorem Tax:	$320.00
Estimated Taxes:	**$12,884.51**
Estimated Tax Amount without SOH/10CAP ⓘ	$12,884.51

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2025	$59,895	$664,436	$724,331	$724,331	$0	$724,331	$0
2024	$59,895	$642,018	$701,913	$701,913	$0	$701,913	$0
2023	$59,895	$611,749	$671,644	$671,644	$0	$671,644	$0
2022	$59,895	$553,415	$613,310	$613,310	$0	$613,310	$0
2021	$59,895	$513,054	$572,949	$572,949	$0	$572,949	$0
2020	$79,860	$580,387	$660,247	$576,265	$0	$576,265	$0
2019	$79,860	$532,662	$612,522	$523,877	$0	$523,877	$0
2018	$79,860	$519,103	$598,963	$476,252	$0	$476,252	$0
2017	$79,860	$353,096	$432,956	$432,956	$0	$432,956	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1104-CONDO, COMMERC STORE	N	S-SQUARE FEET			3,993			15.00	$59,895
									Total Land Value:	$59,895

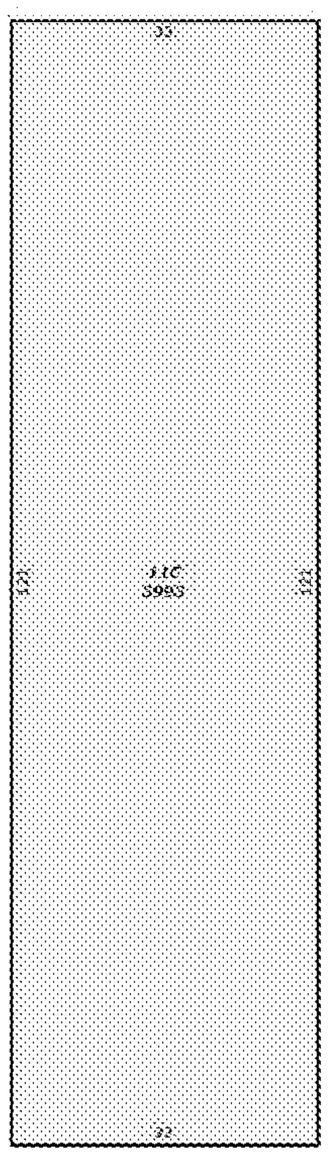
Building(s) - Commercial

Card (Bldg) #1

Structure Code:	C - CONCRETE/MASONRY	**Base RCN**	$742,582
		Percent Good	89 %
Class:	-	**Total RCNLD**	$660,898
Grade:	350	**Market (NBHD) Factor**	1.02
Built / Effective Year:	1985 / 2016		
Total / Business Area	3993 / 3993	**Cost Value**	$674,116

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	11C - RETAIL STORE	1	3,993	3,993	3,993	
					3,993	3,993	



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
8755 / 1887	2025128862	09/11/2025	DV-FINAL JUDGEMENT OF DIVORCE	MULTI-PARCEL	IMPROVED	$100
7253 / 3809	2016088053	05/10/2016	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$510,000

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 0466 PER OR 7253 PG 3809 PER OR 8755 PG 1887	402	16 - 33 - 09	44 - 00 - 0020	09-APR-14

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
09/19/2016	16-2835	TENANT BUILDOUT - BULLY ME NOW	$140,000

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 630944000020
Tax Deed #: 32436
Situs Address: 3780 NOVA RD 2
PORT ORANGE 32129

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
HMF FL A LLC
TESCO CUSTODIAN
PO BOX 30538
TAMPA, FL 33630

Owner on Current Tax Roll
(1)
EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE, FL 32127

SN (VOL)

Billing Address on Current Tax Roll

Additional Parties, Per Search

(2) SLICK RICK LLC — Mortgage Holder
19 INDIGO LANE
MATAWAN, NJ 07747

(3) FLORIDA DEPARTMENT OF REVENUE — Lien Holder
DAYTONA BEACH SERVICE CENTER
1180 N WILLIAMSON BLVD STE 160
DAYTONA BEACH, FL 32114-8179

(4) REGAL CENTRE I PROPERTY OWNERS ASSOCIATION, INC. — Lien Holder

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

3870 SOUTH NOVA ROAD SUITE 6
PORT ORANGE, FL 32179

(5) TRACY RUTH, REGISTERED AGENT — Lien Holder's Agent/Rep
O/B/O REGAL CENTRE I PROPERTY
OWNERS ASSOCIATION, INC.
3780 S NOVA ROAD SUITE 6
PORT ORANGE, FL 32179

(6) ☆ VICTOR EZEIR — Title Holder
6821 VINTAGE LAND
PORT ORANGE, FL 32128

SN (VOL)

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Jessica Treichel <jtreichel@volusiatax.gov>
Sent: Tuesday, September 1, 2026 9:39 AM
To: taxdeeds
Subject: CERTIFICATE # 11875-24

Attention! This email originates from outside of the Clerk's office. DO NOT open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe. If you have any doubts please contact IT!

Hello,

I will be certifying Cert #11875-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE, FL 32127

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

EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE, FL 32127

ADV

(7) SITUS ADDRESS
SN EZEIR VICTOR
(VOL) 3780 NOVA RD 2, PORT ORANGE, 32129

Thanks
Jesse

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

Pay online at: volusiatax.gov/online

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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 10, 2026

Payment Due: October 12, 2026

HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630

RE: CERTIFICATE NUMBER: **11875-24**
PARCEL ID NUMBER: **630944000020**

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]		96.88
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		10.00
Clerk of Court Certificate [per Sect. 28.24]		7.00
Notice for Newspaper [per Sect. 28.24]		7.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02]		321.30
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**768.68**

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.: **11875-24**
AMOUNT ENCLOSED: **$768.68**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:
HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630

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

CL-0142-1910

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

CERTIFICATE NO.: **11875-24**
AMOUNT ENCLOSED: **$768.68**

Applicant's Name & Address:
HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630

CL-0142-1910

CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY.,FL
2026 OCT -5 AM 8:20
FILED

MAKE CHECK PAYABLE T
Clerk of the Circuit Court

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

Applicant's Deposit

CERTIFICATE NUMBER: 11875-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutcry Fee	(TAXDE)	60.00
Postage	(PO)	96.88
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	120.00
Sheriff's Return Postage Fee	(PO)	3.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	321.30
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 768.68

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/5/2026 10:13 AM
Receipt: 303181101 Drawer: 155928

HMF FL A LLC TESCO CUSTODIAN
Operator: bpoitras

Instrument #: 2026181482 Type: ND
Book #: 8913 Page #: 393 Time: 10:13 AM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
9688 Postage - $0.01 $96.88
5600 Advertising Fee - $0.01 $56.00
12000 Sheriffs Fee/Tax Deed - $0.01 $120.00
300 Postage - $0.01 $3.00
1 Tax Deed Proof of Pub / Cert Mail Recod - $10.00 $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
1 Notice for Newspaper Sign and Seal - $7.00 $7.00
1 Recording - $8.50 $8.50
32130 Tax Deed Deposit Escrow Doc Stamps only - $0.01 $321.30
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT# 11875-24 / HMF FL A LLC TESCO CUSTODIAN

Subtotal: $768.68
Sales Tax: $0.00
Due: $768.68

CHK# 2090 $768.68

10/5/2026 10:13:09 AM
Instrument# 2026181482 1 page
Book: 8913 Page: 393
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** 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. **11875-24** Year of Issuance **JUNE 1, 2024**

Description of Property **630944000020**
09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 0466 PER OR 7253 PG 3809

Name in which assessed **EZEIR VICTOR**

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 **15TH** day of **DECEMBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 10/5/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: B Poitras
B POITRAS
Deputy Clerk

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

NOVEMBER 12, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 10/13/2026

Pages: 1

Completed by: Ashlee Walker

Date: 10/13/2026

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

Tax Deed Sale Date: **DECEMBER 15, 2026**

All checked + Updated - 10/13-26

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
6712-24	533902560143	SODHI HARPREET KAUR	KALRA HARBANS Pulled to Request Addt'l Deposit: 10/13/26 SP. 364 N NOVA RD DAYTONA BEACH FL 32114
7484-24	632800000073	BOWLING RICHARD BOWLING DEBRA	BOWLING RICHARD L ✓ BOWLING DEBRA 6029 DALFORD RD PORT ORANGE FL 32127
11875-24	630944000020	EZEIR VICTOR	EZEIR VICTOR ✓ 5801 SPRUCE CREEK WOODS DR PORT ORANGE FL 32129

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: **DECEMBER 15, 2026**

Date: 10/13/2026

Pages: 1

Completed by: Ashlee Walker

Date: 10/13/2026

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
6712-24	533902560143	No ✓	$125,830
7484-24	632800000073	Yes ✓	$97,346
11875-24	630944000020	No ✓	$724,331

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 15, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 11875-24

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

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

DATED THIS 23RD DAY OF OCTOBER, 2026.

EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE FL 32127

11875-24 DECEMBER 15, 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.: **11875-24** Name in which assessed: **EZEIR VICTOR**
Description of Property: **Parcel # 630944000020 09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 0466 PER OR 7253 PG 3809.**

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 **DECEMBER 15, 2026 at 9:00 o'clock A.M.**

Dated this 23RD day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$47,848.12**
OPENING BID AMOUNT: $47,824.87

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.: **11875-24**
Date of Sale: **DECEMBER 15, 2026**

REDEMPTION AMOUNT: **$47,848.12***

PAYABLE BEFORE: **9:00 AM on DECEMBER 15, 2026**

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

EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE FL 32127

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 7304 7384 02

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

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

OFFICIAL

Certified Mail Fee

$

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

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

Postage

DELAND POSTALS
OCT 23 2026
Postmark Here
USPS 32724
DELAND, FL

EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE FL 32127

11875-24 DECEMBER 15, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE FL 32127

11875-24 DECEMBER 15, 2026

9590 9402 9251 4295 8131 88

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

9589 0710 5270 1604 7384 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO 40

AM 8 30

29 DEC 2026

FILED

3. Service Type

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 15, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 11875-24

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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 23RD DAY OF OCTOBER, 2026.

SLICK RICK LLC
19 INDIGO LANE
MATAWAN NJ 07747

11875-24 DECEMBER 15, 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 **HMF FL A LLC TESCO CUSTODIAN** 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.: **11875-24** Name in which assessed: **EZEIR VICTOR**
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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **DECEMBER 15, 2026 at 9:00 o'clock A.M.**

Dated this 23RD day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$47,848.12**
OPENING BID AMOUNT: $47,824.87

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.: **11875-24**
Date of Sale: **DECEMBER 15, 2026**

REDEMPTION AMOUNT: **$47,848.12***

PAYABLE BEFORE: **9:00 AM on DECEMBER 15, 2026**

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

SLICK RICK LLC
19 INDIGO LANE
MATAWAN NJ 07747

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0384 19

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Postmark Here

DELAND POSTAL STORE
DELAND, FL
DEC 13 2025
USPS 32724

SLICK RICK LLC
19 INDIGO LANE
MATAWAN NJ 07747

11875-24 DECEMBER 15, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SLICK RICK LLC
19 INDIGO LANE
MATAWAN NJ 07747

11875-24 DECEMBER 15, 2026

9590 9402 9251 4295 8131 71

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

9589 0710 5270 1604 7384 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

RECEIVED
2026 OCT 30 AM 9:09
CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
40

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ured Mail
- ☐ ured Mail Restricted Delivery
  er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

WARNING

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DATED THIS 23RD DAY OF OCTOBER, 2026.

FLORIDA DEPARTMENT OF REVENUE DAYTONA BEACH SERVICE CENTER
1180 N WILLIAMSON BLVD STE 160
DAYTONA BEACH FL 32114-8179

11875-24 DECEMBER 15, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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Date of Sale: **DECEMBER 15, 2026**

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FLORIDA DEPARTMENT OF REVENUE DAYTONA BEACH SERVICE CENTER
1180 N WILLIAMSON BLVD STE 160
DAYTONA BEACH FL 32114-8179

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 1604 7384 24

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

Postmark Here

OCT 23 2026

USPS 32114

DAYTONA BEACH FL

FLORIDA DEPARTMENT OF REVENUE
DAYTONA BEACH SERVICE CENTER
1180 N WILLIAMSON BLVD STE 160
DAYTONA BEACH FL 32114-8179

11875-24 DECEMBER 15, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

FLORIDA DEPARTMENT OF REVENUE
DAYTONA BEACH SERVICE CENTER
1180 N WILLIAMSON BLVD STE 160
DAYTONA BEACH FL 32114-8179

11875-24 DECEMBER 15, 2026

9590 9402 9251 4295 8131 64

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

7189 0710 5270 1604 7384 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

☐ Yes
☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ sured Mail
☐ sured Mail Restricted Delivery
ver $500)
☐ Priority Mail Expres
☐ Registered Mail
☐ Registered Mail Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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DATED THIS 23RD DAY OF OCTOBER, 2026.

REGAL CENTRE I PROPERTY OWNERS
ASSOCIATION INC
3870 SOUTH NOVA ROAD SUITE 6
PORT ORANGE FL 32179

11875-24 DECEMBER 15, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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Certificate No.: **11875-24**
Date of Sale: **DECEMBER 15, 2026**

REDEMPTION AMOUNT: **$47,848.12***

PAYABLE BEFORE: **9:00 AM on DECEMBER 15, 2026**

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

REGAL CENTRE I PROPERTY OWNERS ASSOCIATION INC
3870 SOUTH NOVA ROAD SUITE 6
PORT ORANGE FL 32179

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 4047 7384 33

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

DELAND POSTAL STORE DELAND, FL
OCT 23 2026
USPS
32724

Postmark Here

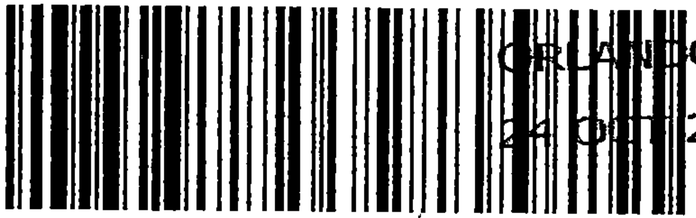
REGAL CENTRE I PROPERTY OWNERS
ASSOCIATION INC
3870 SOUTH NOVA ROAD SUITE 6
PORT ORANGE FL 32179

11875-24 DECEMBER 15, 2026

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

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

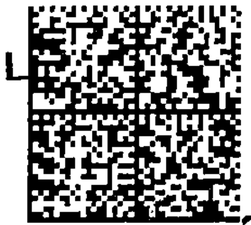
TAX DEED DEPT



9589 0710 5270 1604 7384 33

ORLANDO FL 328
24 OCT 2026PM 2 L

FIRST-CLASS



US POSTAGE PITNEY BOWES

ZIP 32724
02 7W
0008028897 OCT. 23. 2026

$ 010.98⁰

FILED
2026 NOV -4 AM 8:59
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY. FL
CC 40

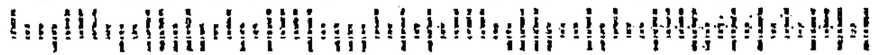
REGAL CENTRE I PROPERTY OWNERS
ASSOCIATION INC
3870 SOUTH NOVA ROAD SUITE 6
PORT ORANGE FL 32179

11875-24 DECEMBER 15, 2026

NIXIE 326 DE 1 0010/30/26

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 32721604343 *0274-00162-24-35



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

TAX DEED DEPT

NSN

REGAL CENTRE I PROPERTY OWNERS
ASSOCIATION INC
3870 SOUTH NOVA ROAD SUITE 6
PORT ORANGE FL 32179

11875-24 DECEMBER 15, 2026

NSN
6 32721>6043
IMGKMMP

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72¹
02 7W
0008028897 OCT 23. 2026

FILED
2026 NOV -9 AM 8:55
CLERK OF THE CIRCUIT
CIT. COURT VOLUSIA CTY.
CC 40

NIXIE 326 DE 1270 0011/04/26
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 32721604343 *1401-09191-28-44

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 15, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 11875-24

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

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

DATED THIS 23RD DAY OF OCTOBER, 2026.

TRACY RUTH REGISTERED AGENT O/B/O REGAL CENTRE I PROPERTY OWNERS ASSOCIATION INC
3780 S NOVA ROAD SUITE 6
PORT ORANGE FL 32179

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

11875-24 DECEMBER 15, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** 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.: **11875-24** Name in which assessed: **EZEIR VICTOR**
Description of Property: **Parcel # 630944000020 09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 0466 PER OR 7253 PG 3809.**

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 **DECEMBER 15, 2026 at 9:00 o'clock A.M.**

Dated this 23RD day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$47,848.12**
OPENING BID AMOUNT: $47,824.87

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.: **11875-24**
Date of Sale: **DECEMBER 15, 2026**

REDEMPTION AMOUNT: **$47,848.12***

PAYABLE BEFORE: **9:00 AM on DECEMBER 15, 2026**

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

TRACY RUTH REGISTERED AGENT O/B/O REGAL CENTRE I PROPERTY OWNERS ASSOCIATION INC
3780 S NOVA ROAD SUITE 6
PORT ORANGE FL 32179

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 1604 7384 40

U.S. Postal Service™
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OFFICIAL

Certified Mail Fee

$

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

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

Postage

DELAND POSTAL STORE DELAND, FL
OCT 23 2025
USPS 32724

Postmark Here

TRACY RUTH REGISTERED AGENT C/B/O
REGAL CENTRE I PROPERTY OWNERS
ASSOCIATION INC
3780 S NOVA ROAD SUITE 6
PORT ORANGE FL 32179

11875-24 DECEMBER 15, 2026

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

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

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VICTOR EZEIR
6821 VINTAGE LAND
PORT ORANGE FL 32128

DATED THIS 23RD DAY OF OCTOBER, 2026.

11875-24 DECEMBER 15, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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VICTOR EZEIR
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PORT ORANGE FL 32128

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MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 1604 7384 57

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

OFFICIAL USE

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

DELAND POSTAL STORE
OCT 13 2026
DELAND, FL
USPS 82724

Postmark Here

VICTOR EZEIR
6821 VINTAGE LAND
PORT ORANGE FL 32128

11875-24 DECEMBER 15, 2026

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

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DATED THIS 23RD DAY OF OCTOBER, 2026.

EZEIR VICTOR
3780 NOVA RD 2
PORT ORANGE FL 32129

11875-24 DECEMBER 15, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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EZEIR VICTOR
3780 NOVA RD 2
PORT ORANGE FL 32129

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Will Roberts - Tax Collector

MAIL TO:

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DeLand, FL 32720

[Telephone: 386-736-5938]

CL-0917-2101

7604 7384 64

7584 0710 5270

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

- ☐ Return Receipt (hardcopy) $ _____
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Postage

DELAND POSTAL STORE DELAND, FL
OCT 23 2026
Postmark Here
USPS 32724

EZEIR VICTOR
3780 NOVA RD 2
PORT ORANGE FL 32129

11875-24 DECEMBER 15, 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 1604 7384 64

ORLANDO FL 328
24 OCT 2026PM 2 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008238897 OCT 23. 2026

FILED
2026 NOV -5 AM 8:30
CLERK OF THE CIRCUIT COURT
VOLUSIA CTY. FL
CC 40

EZEIR VICTOR
3780 NOVA RD 2
PORT ORANGE FL 32129

11875-24 DECEMBER 15, 2026

NIXIE 339 DE 1 0011/03/26

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72[1]
02 7W
0008028897 OCT. 23. 2026

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

2026 NOV -4 AM 8:59

FILED

EZEIR VICTOR
3780 NOVA RD 2
PORT ORANGE FL 32129

11875-24 DECEMBER 15, 2026

UTF
150 IMGKAMP 32721>6043

NIXIE 326 FE 1270 0010/31/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-12618-31-43

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 14, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, December 15, 2026**
Service of Process must be completed by: **Tuesday, November 24, 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:	5
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$200.00**

Send all Return of Services to:

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
7484-24	**2**
BOWLING RICHARD L BOWLING DEBRA	1
RICHARD BOWLING AND DEBRA BOWLING	1
11875-24	**3**
EZEIR VICTOR	2
VICTOR EZEIR	1
Grand Total	**5**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 11875-24

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

EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE FL 32127

11875-24 DECEMBER 15, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 15, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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DATED THIS 23RD DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK · SUUM CUIQUE · VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

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Laura E. Roth

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

CIRCUIT COURT CLERK · SUUM CUIQUE · VOLUSIA COUNTY, FLORIDA

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MAKE CHECK PAYABLE TO:

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MAIL TO:

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DeLand, FL 32720

[Telephone: 386-736-5938]

CL-0918-2101

LAURA E. ROTH, CLERK
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VICTOR EZEIR
6821 VINTAGE LAND
PORT ORANGE FL 32128

11875-24 DECEMBER 15, 2026

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CL-0918-2101

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11875-24 DECEMBER 15, 2026

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CL-0918-2101



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26023640

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: VICTOR EZEIR

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	12/15/2026	9:00 AM	11875-24

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 27th day of October, 2026 at 8:25 AM, and that I non-served the same on the 28th day of October, 2026, at the hour of 1:00 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	VICTOR EZEIR	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

NON-SERVED: OTHER

ADDRESS DOES NOT EXIST

ADDRESS SERVED:	6821 VINTAGE LAND PORT ORANGE, FL 32128		
SERVICE STATUS:	Non-Served	**SERVICE BY:**	Process Server Fawcett, Heath 8925

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO FL
2026 NOV -2 PM 12:39

FILED

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

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

DATE: 10/30/2026
ENTRD BY: HHENDRIX

BY: HFawcett 8925
FAWCETT, HEATH 8925, PROCESS SERVER

260231640

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 11875-24

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

VICTOR EZEIR
6821 VINTAGE LAND
PORT ORANGE FL 32128

11875-24 DECEMBER 15, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 15, 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 23RD DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** 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.: **11875-24** Name in which assessed: **EZEIR VICTOR**
Description of Property: **Parcel # 630944000020 09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 0466 PER OR 7253 PG 3809.**

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 **DECEMBER 15, 2026** at **9:00 o'clock A.M.**

Dated this 23RD day of OCTOBER, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$47,848.12**
OPENING BID AMOUNT: $47,824.87
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.: **11875-24**
Date of Sale: **DECEMBER 15, 2026**

REDEMPTION AMOUNT: **$47,848.12***

PAYABLE BEFORE: **9:00 AM on DECEMBER 15, 2026**

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

VICTOR EZEIR
6821 VINTAGE LAND
PORT ORANGE FL 32128

CLERK OF THE CIRCUIT
& CITY COURT VOLUSIA CTY, FL
CC 40

2026 NOV -2 PM 12:39

FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26023641

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: EZEIR VICTOR

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	12/15/2026	9:00 AM	11875-24

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 27th day of October, 2026 at 8:25 AM, and that I served the same on the 28th day of October, 2026, at the hour of 6:15 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	EZEIR VICTOR	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

TAX APPLICATION NOTICE: executed this writ on the above date and time by serving the within named defendant by posting a true copy of this writ with the date and hour of service endorsed thereon by me on the premises described which is the last known address of the titleholder as the titleholder could not be served personally. This process was posted on the last known address pursuant to F.S. 197.522.

ADDRESS SERVED:	3780 NOVA RD 2 PORT ORANGE, FL 32129		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Ott, Richard 7612

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

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

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

CLERK OF THE CIRCUIT COURT VOLUSIA CT
2026 NOV -2 PM 12:39
CC 40
FILED

BY: 7612

DATE: 10/30/2026
ENTRD BY: HHENDRIX

OTT, RICHARD 7612, PROCESS SERVER

2600233641

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 11875-24

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

EZEIR VICTOR
3780 NOVA RD 2
PORT ORANGE FL 32129

11875-24 DECEMBER 15, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 15, 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 23RD DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

OCT 27 '26 8:25

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** 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.: **11875-24** Name in which assessed: **EZEIR VICTOR**
Description of Property: **Parcel # 630944000020 09 16 33 UNIT 2 PORT ORANGE REGAL CENTRE CONDO OR 6909 PG 0466 PER OR 7253 PG 3809.**

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 **DECEMBER 15, 2026** at **9:00 o'clock A.M.**

Dated this 23RD day of OCTOBER, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$47,848.12**
OPENING BID AMOUNT: $47,824.87

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.: **11875-24**
Date of Sale: **DECEMBER 15, 2026**

REDEMPTION AMOUNT: **$47,848.12***

PAYABLE BEFORE: **9:00 AM on DECEMBER 15, 2026**

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

EZEIR VICTOR
3780 NOVA RD 2
PORT ORANGE FL 32129

CLERK OF THE CIRCUIT
& CITY COURT VOLUSIA CTY. FL
CC 40
2026 NOV -2 PM 12: 39

FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

VOL CO CLERK OF CIRCUIT COURT
TAX DEEDS
125 E ORANGE AVE
RM #200
DAYTONA BEACH, FL 32114

SHERIFF'S #:
26023639

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: EZEIR VICTOR

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	12/15/2026	9:00 AM	11875-24

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 27th day of October, 2026 at 8:25 AM, and that I served the same on the 28th day of October, 2026, at the hour of 5:51 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	EZEIR VICTOR	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

TAX APPLICATION NOTICE: executed this writ on the above date and time by serving the within named defendant by posting a true copy of this writ with the date and hour of service endorsed thereon by me on the premises described which is the last known address of the titleholder as the titleholder could not be served personally. This process was posted on the last known address pursuant to F.S. 197.522.

ADDRESS SERVED:	5801 SPRUCE CREEK WOODS DR PORT ORANGE, FL 32127		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Ott, Richard 7612

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

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

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

CC
& CITY COURT VOLUSIA CITY
CLERK OF THE CIRCUIT
2026 NOV -3 AM 11:10

FILED

DATE: 10/30/2026
ENTRD BY: HHENDRIX

BY: _____
OTT, RICHARD 7612, PROCESS SERVER

2100231089

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

WARNING
SHERIFF'S NOTICE

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EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE FL 32127

11875-24 DECEMBER 15, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 15, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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DATED THIS 23RD DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

OCT 27 '26 8:25

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Dated this 23RD day of OCTOBER, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

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OPENING BID AMOUNT: $47,824.87

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Certificate No.: **11875-24**
Date of Sale: **DECEMBER 15, 2026**

REDEMPTION AMOUNT: **$47,848.12***

PAYABLE BEFORE: **9:00 AM on DECEMBER 15, 2026**

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

EZEIR VICTOR
5801 SPRUCE CREEK WOODS DR
PORT ORANGE FL 32127

CLERK OF THE CIRCUIT
VOLUSIA CTY. FL
CC 40

2026 NOV -3 AM 11:10

FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101