Date Printed: 10/19/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

12575-23	Certificate Number
WILLIAM J CRAFTON SIR PALADIN LLC	Applicant Name
8/30/2026	Application Date
12/1/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	3,442.07
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		-
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		3,967.07
7. Total Interest Accrued by Tax Collector		714.07
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		5,110.02
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		263.76
20. Total of Lines 18 & 19		5,373.78
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*	**$**	**5,397.03**

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

PAYOFF GOOD THROUGH: 10/26/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 9/15/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

12575-23 Certificate Number

WILLIAM J CRAFTON SIR PALADIN LLC Applicant Name

8/30/2026 Application Date

12/1/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	3,442.07
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		-
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		3,967.07
7. Total Interest Accrued by Tax Collector		714.07
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		5,110.02
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		263.76
20. Total of Lines 18 & 19		5,373.78
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*	**$**	**5,397.03**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		5,373.78
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**5,373.78**

***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 12/1/2026

Created by: _____

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **WILLIAM J CRAFTON SIR PALADIN LLC** 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. **12575-23** Year of Issuance **AUGUST 1, 2023**

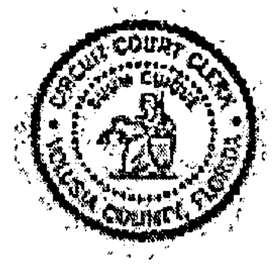
Description of Property **Parcel # 532250001280** **UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469**

Name in which assessed **LEGACY REI OAK GROVE APARTMENTS LLC**

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 **1ST** day of **DECEMBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 9TH 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.

OCTOBER 29, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 532250001280
Tax Deed #: 31650
Situs Address: 2301 S ATLANTIC AVE 128

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
WILLIAM J CRAFTON
SIR PALADIN, LLC
555 ACACIA ROAD
VERO BEACH, FL 32963

Owner on Current Tax Roll
LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE RD
APOPKA, FL 32712

Billing Address on Current Tax Roll

Additional Parties, Per Search

CC ENTERPRISES OF CENTRAL FLORIDA INC 5024 ROUND LAKE RD APOPKA, FL 32712	Mortgage Holder
HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION, INC. C/O PREMIER ASSOCIATION MANAGEMENT, LLC 3112 WEST LAKE MARY BLVD LAKE MARY, FL 32746	Lien Holder

PREMIER ASSOCIATION MANAGEMENT LLC, REGISTERED AGENT O/B/O HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION, INC. 3112 W LAKE MARY BLVD LAKE MARY, FL 32746	Lien Holder's Agent/Rep
CAROL L. ADKINS, REGISTERED AGENT O/B/O CC ENTERPRISES OF CENTRAL FL, INC. 5024 ROUND LAKE RD. APOPKA, FL 32712	Mortgage Holder's Agent/Rep
LEGACY REI OAK GROVE APARTMENTS LLC 6137 ROUND LAKE ROAD APOPKA, FL 32712	Title Holder
MICHELLE L. ADKINS-MADDY, REGISTERED AGENT O/B/O LEGACY REI OAK GROVE APARTMENTS LLC 6137 ROUND LAKE RD APOPKA, FL 32712	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	WILLIAM J CRAFTON SIR PALADIN, LLC 555 ACACIA ROAD VERO BEACH, FL 32963	Application date	Aug 30, 2025
Situs address	2301 S ATLANTIC AVE 128 DAYTONA BEACH SHORES 32118	Yr Issued/Certificate #	2023 / 12575
Parcel owner	LEGACY REI OAK GROVE APARTMENTS LLC 6137 ROUND LAKE RD APOPKA, FL 32712	Date certificate issued	08/01/2023
		Deed application number	31650
Property description	See last page.	Account number	532250001280

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)
# 2023/12575	07/31/2023	1,294.34	121.34	1,415.68
			Part 2: Total*	**1,415.68**

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)
# 2025/10730	05/31/2025	1,523.12	6.25	76.16	1,605.53
# 2024/10881	05/31/2024	341.95	6.25	72.66	420.86
				Part 3: Total*	**2,026.39**

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,442.07
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	714.07
7. **Total Paid** (Lines 1-6)	4,681.14

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 08/11/2026

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	1,545.08
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	6,226.22
18. Redemption fee	6.25
19. Total amount to redeem	4,687.39

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):

UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904
PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469

UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904
PER OR 5424 PG 3465 PER OR 6430 PG 1510 (Full legal attached.)

TitleExpress®
A service of Grant Street Group
339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com
E-mail: TitleExpress@grantstreet.com
Phone: (412) 391-5555

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

Account #	Alt. Key	Property Address
532250001280	5916413	128-2301 S ATLANTIC AVE DAYTONA BEACH SHORES 32118

Legal Description
UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2023-12575	$79,500	No	No	Yes	No

Owner of Record on Current Tax Roll
LEGACY REI OAK GROVE APARTMENTS LLC

6137 ROUND LAKE RD
APOPKA FL 32712

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: 02/10/2026 **Search covers** **20 years** **through:** 02/04/2026

David Faith
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
LEGACY REI OAK GROVE APARTMENTS LLC 6137 ROUND LAKE ROAD APOPKA FL 32712	Warranty Deed Bk:8144 Pg:469	
MICHELLE L. ADKINS-MADDY, REGISTERED AGENT O/B/O LEGACY REI OAK GROVE APARTMENTS LLC 6137 ROUND LAKE RD APOPKA FL 32712	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed
Bk:5424 Pg:3465

Warranty Deed
Bk:6430 Pg:1510

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
CC ENTERPRISES OF CENTRAL FLORIDA INC 5024 ROUND LAKE RD APOPKA FL 32712	Mortgage Bk:8514 Pg:2782	CC ENTERPRISES OF CENTRAL FLORIDA, INC. a/k/a CC ENTERPRISES OF CENTRAL FL, INC.
CAROL L. ADKINS, REGISTERED AGENT O/B/O CC ENTERPRISES OF CENTRAL FL, INC. 5024 ROUND LAKE RD. APOPKA FL 32712	Sunbiz Mortgage	

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION, INC. C/O PREMIER ASSOCIATION MANAGEMENT, LLC 3112 WEST LAKE MARY BLVD LAKE MARY FL 32746	Lien Bk:8755 Pg:4752	
PREMIER ASSOCIATION MANAGEMENT LLC, REGISTERED AGENT O/B/O HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION, INC. 3112 W LAKE MARY BLVD LAKE MARY FL 32746	Sunbiz COA	

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

10/27/2021 8:39:58 AM Instrument #2021257842 #1 Book:8144 Page:469
Doc Stamps $559.30 Transfer Amt $79,900.00

Pursuant to the issuance of Title Insurance
This Instrument prepared by and return to:
Natalie Woods
Southeast Professional Title, LLC
151 Southhall Lane, Ste 230
Maitland, FL 32751

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of **October, 2021** by **Andy Cuong Nghi Trung C Pham, a single man**, whose post office address is **909 Third Avenue #1022, New York, NY 10150** herein called the Grantor, to **Legacy REI Oak Grove Apartments LLC, a Florida Limited Liability Company**, whose post office address is **6137 Round Lake Road, Apopka, FL 32712**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in VOLUSIA County, State of Florida, viz.:

Unit 128, Hawaiian Inn Beach Resort, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4501, Page 904, of the Public Records of Volusia County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Property Appraisers Parcel Identification (Folio) Numbers: **532250001280**

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

File No.: **21-1030**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Andy Cuong Nghi Trung C Pham

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

STATE OF NEW YORK

COUNTY OF QUEENS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of October, 2021 by Andy Cuong Nghi Trung C Pham who is personally known to me or has produced DRIVER'S LICENSE as identification.

SEAL

TIFERES ROMAN ANDRES
Notary Public - State of New York
No. 01TI6406332
Qualified in Queens County
My Commission Expires Mar. 30, 2024

Notary Public

TIFERES ROMAN ANDRES
Printed Notary Name

My Commission Expires: 03/30/2024

File No.: **21-1030**

Division of Corporations

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

Detail by Entity Name

Florida Limited Liability Company
LEGACY REI OAK GROVE APARTMENTS LLC

Filing Information

Document Number	L11000137609
FEI/EIN Number	45-3984467
Date Filed	12/07/2011
Effective Date	12/06/2011
State	FL
Status	ACTIVE

Principal Address

6137 ROUND LAKE RD
APOPKA, FL 32712

Mailing Address

6137 ROUND LAKE RD
APOPKA, FL 32712

Registered Agent Name & Address

ADKINS-MADDY, MICHELLE L, Manager
6137 ROUND LAKE RD
APOPKA, FL 32712

Name Changed: 03/19/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

ADKINS-MADDY, MICHELLE L
6137 ROUND LAKE RD
APOPKA, FL 32712

Annual Reports

Report Year	Filed Date
2023	03/19/2023
2024	04/12/2024
2025	02/18/2025

Document Images

02/18/2025 -- ANNUAL REPORT	View image in PDF format
04/12/2024 -- ANNUAL REPORT	View image in PDF format
03/19/2023 -- ANNUAL REPORT	View image in PDF format
04/01/2022 -- ANNUAL REPORT	View image in PDF format
03/02/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
04/04/2018 -- ANNUAL REPORT	View image in PDF format
04/04/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/18/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
03/27/2012 -- ANNUAL REPORT	View image in PDF format
12/07/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

10/26/2004 10:23 AM
Doc stamps 336.00
(Transfer Amt $ 48000)
Instrument# 2004-268493
Book: 5424
Page: 3465
Diane M. Matousek
Volusia County, Clerk of Court

Return to:
Name:
Address:

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

Property Appraisers Parcel I.D. (Folio) Number(s):
5322-50-00-1280
Grantee(s) S.S.#(s):
File No:**sb048507**

WARRANTY DEED

This Warranty Deed Made the **day of October, 2004**, by **ARTHUR W. JOHNSTON**, hereinafter called the grantor, whose post office address is: **P. O. BOX 134, CULEBRA, Puerto Rico 00775**

to **RYAN BALZ**, whose post office address is: **P.O. BOX 10571, DAYTONA BEACH, FL** 32120 hereinafter called the grantee,

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

UNIT 128, HAWAIIAN INN BEACH RESORT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4501, PAGE 904, AND ALL VALID AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE EXHIBITS TO THE SAID DECLARATION OF CONDOMINIUM, AS RECORDED, EXEMPLIFIED, REFERRED TO AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND EXHIBITS THERETO

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2003**, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Alejandro Rivera
Printed Name:

Witness Signature: ARTHUR W. JOHNSTON
ARTHUR W. JOHNSTON

Witness Signature: ALEJANDRO RIVERA
Printed Name:

Witness Signature: Dimas Torres Quiñoz
Printed Name:

Witness Signature: Dimas Torres Q
Printed Name:

TERRITORY OF PUERTO RICO
COUNTY OF

The foregoing instrument was acknowledged before me this day of October, 2004, by **ARTHUR W. JOHNSTON**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

N/A

AFFIDAVIT #34530

FRANCISCO FIGUEROA VELEZ
Printed Name:
Notary Public
NOTARY NUMBER 3997

FRANCISCO FIGUEROA VELEZ
ABOGADO
NOTARIO
FAJARDO, P.R.

SOUTHERN TITLE

12/23/2009 01:50 PM
Doc stamps 175.00
(Transfer Amt $ 25000)
Instrument# 2009-238505 # 1
Book: 6430
Page: 1510
Diane M. Matousek
Volusia County, Clerk of Court

Prepared by:
Holly Wayt
Real Estate Title Consultants of Florida, Inc.
4 Seminole Dr.
Debary, Florida 32713

File Number: 09-178

General Warranty Deed

Made this December 21, 2009 A.D. By **Ryan Balz, a married man**, 3 Millfields, Sawbridgeworth, Herts, CM21 9 DH UK, hereinafter called the grantor, to **Andy Cuong Nghi Trung C Pham ,a single man**, whose post office address is: 2301 S. Atlantic Ave, Unit 128, Daytona Beach Shores, FL 32118, hereinafter called the grantee:

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

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

Unit 128 of Hawaiian Inn Beach Resort, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4501, Page 904, of the Public Records of Volusia County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **5322-50-00-1280**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

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

Signed, sealed and delivered in our presence:

Witness Printed Name Jacob A. Medina

Witness Printed Name LLOYD DOSKEN

Ryan Balz (Seal)
Address: 3 Millfields, Sawbridgeworth, Herts, CM21 9 DH UK

(Seal)
Address: 2935 Thousand Oaks #6 San Antonio TX 7824

HEATHER STAGG
Notary Public, State of Texas
My Commission Expires
November 05, 2013

State of
County of

The foregoing instrument was acknowledged before me this 21st day of December, 2009, by Ryan B[illegible] personally known to me or who has produced drivers license as identification.

Heather Stagg
Notary Public
Print Name: Heather Stagg
My Commission Expires: Nov. 5, 2013

2/5/2024 12:43:09 PM Instrument #2024023011 #1 Book:8514 Page:2782
Intang Tax $142.60

Prepared by/Return to:
Legacy REI Oak Grove Apartments LLC / Michelle Maddy
6137 Round Lake Rd.
Apopka, FL 32712
352-267-7758

Parcel I.D. **532250001280**

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT dated 22nd day of January 2024, is made between **Legacy REI Oak Grove Apartments LLC, A Florida Limited Liability Company**, whose address is 6137 Round Lake Rd, Apopka, FL 32712, herein the "Mortgagor"; and **CC Enterprises of Central Florida Inc,** whose address is **5024 Round Lake Rd., Apopka, FL 32712,** herein the "Mortgagee".

WITNESSETH, that for and in consideration of the aggregate sum named in the promissory note of even date herewith, in the principal amount of $75,000.00, with a final balloon payment of $71,302.38 due March 1, 2029, as well as other good and valuable considerations, Mortgagor hereby grants, bargains, sells, conveys and confirms unto Mortgagee all that certain parcel of land of which Mortgagor is now seized and possessed, in the County of Volusia and the State of Florida, described as follows:

Unit 128, Hawaiian Inn Beach Resort, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4501, Page 904, of the Public Records of Volusia County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

Parcel Identification Number: 532250001280

THIS IS A FIRST MORTGAGE AS TO THE REAL PROPERTY DESCRIBED HEREIN.

The above described property does not constitute the homestead of the Mortgagor(s) as defined by the laws and the Constitution of the State of Florida.

TOGETHER WITH all buildings, structures, and improvements of every nature whatsoever now or hereafter situated on said land, and all inventory, equipment, supplies, accounts receivable, tangible and intangible personal property, and fixtures of every nature whatsoever now or hereafter owned by the Mortgagor and located in, on, or used or intended to be used in connection with or with the operation of the land, buildings, structures or other improvements, including all extensions, additions, improvements, betterment, renewals, and replacements to any of the foregoing; and all of the right, title and interest of the Mortgagor in any such fixtures subject to a conditional sales contract, chattel mortgage or similar lien or claim together with the benefit of any deposits or payments now or hereafter made by the Mortgagor or on its behalf; and the rents, issues

and profits of the above described property (this mortgage to constitute a full and unconditional assignment of rents and profits under Section 697.07, Fla. Stat.).

MORTGAGOR COVENANTS and agrees with Mortgagee that Mortgagor is seized of said land in fee simple and has the right to mortgage, grant and convey the property, that Mortgagor will make and deliver such further assurances as may be necessary to perfect the title of Mortgagee in the property, and Mortgagor warrants and will defend the title to the property against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS that if Mortgagor pays unto Mortgagee or the holder of the note and this Mortgage the sums called for to be paid in the promissory note of same date in the amount of $75,000.00, with the final payment due March 1, 2029, and duly performs and abides by each and every agreement, stipulation, condition and covenant of the note and this Mortgage, then the estate hereby created shall be null and void, otherwise it shall remain in full force and effect.

MORTGAGOR further covenants and agrees as follows:

1. Mortgagor shall pay promptly, when due, the principal and interest due on the note, any late charges provided therein or in this mortgage, and the principal and interest on any future advances made to Mortgagor under this mortgage.

2. All payments received from Mortgagor shall be applied first to interest, second to principal, third to late fees, and fourth to any costs and attorney's fees expended by Mortgagee in the enforcement of any right or duty hereunder or under the note.

3. Mortgagor shall pay all taxes, liens, assessments, fines, impositions and other charges of any nature attributable to the property, excepting only such charges as Mortgagor may be contesting in good faith in legal proceedings which operate to prevent the enforcement of the lien or charge, or the forfeiture of the property or any portion thereof.

4. Notwithstanding any other provision of this Mortgage, if the Mortgagor shall default in the payment of any tax, lien, assessment or charge levied or assessed against the Mortgaged Property or premises, or if the same or any part thereof are or become delinquent, then the Mortgagee, at its option, may at any time pay the same, together with any interest thereon and any accrued delinquency, redemption or other charges, fees, costs or expenses related thereto, and all payments made or costs incurred by the Mortgagee in connection therewith, shall be secured by the lien of this Mortgage and shall be, without demand, immediately repaid by the Mortgagor to the Mortgagee with interest thereon from the date of such payment at the maximum rate provided by law, except that Mortgagee may in its sole discretion, permit Mortgagor to make such repayment in monthly installments of principal, together with said interest thereon, over a limited term of months established by Mortgagee (which monthly installments, if established by Mortgagee, may be prepaid by Mortgagor), and except that Mortgagee may in its sole discretion set the interest due on such payment at a rate less than the maximum rate provided by law. Mortgagee shall have no obligation on its part to determine the validity or necessity of any payment of taxes, etc., described herein and any such payment shall not waive or affect any option, remedy, lien equity or right of

Mortgagee under or by virtue of this Mortgage, to include, without limitation, any right or option to foreclose same. Nothing herein shall be construed as requiring Mortgagee to advance or expend monies for any of the purposes mentioned in this paragraph.

5. Mortgagor shall keep the property in good repair and shall not commit waste or permit impairment or deterioration of the property. Mortgagor shall perform all of the obligations imposed by any restrictive covenants, declarations of condominium, the by-laws or regulations of a homeowner's association, or any other covenants or restrictions applicable to the property.

6. To keep and maintain, during the term of the Loan, (i) if required by the Mortgagee, a policy of general public liability insurance affording coverage to the Mortgagee as an additional insured in an amount of $500,000.00 per person and $1,000,000.00 in the aggregate for any occurrence; (ii) in the event that improvements requiring a certificate of occupancy in order to be lawfully occupied are either presently located, or contemplated to be constructed, on the Land, then, an "all perils" policy of "extended" or "broad form" casualty insurance, insuring said improvements against casualty loss in an amount equal to at least one hundred per cent of the full replacement cost of the improvements, existing or contemplated to be constructed on the Land and, in any event, in an amount sufficient to prevent the Mortgagor from becoming a co-insuror with respect to any loss covered by said policy; and (iii) in the event that there are permanent improvements constructed upon the Land which improvements lie in a special flood hazard area designated as such, under the National Flood Insurance Program, then a policy of flood insurance insuring said improvements, and proof of payment of the premium due thereunder. The policies of insurance required to be provided and maintained hereunder shall be issued by a company or companies to be approved by the Mortgagee, and the policy or policies to be held by and payable to the Mortgagee; and in the event any sum of money becomes payable under such policy or policies, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it, or any part thereof, for other purposes, without thereby waiving or impairing any equity, lien or right under or by virtue of this Mortgage. In the event the Mortgagor shall for any reason fail to keep the said premises so insured, or fail to deliver promptly any of the said policies of insurance to the Mortgagee, or fail promptly to pay fully any premium therefore, the Mortgagee may place and pay for such insurance or any part thereof without waiving or affecting the option to foreclose or any right hereunder, and each and every such payment so made by the Mortgagee shall be deemed to have been added to the outstanding principal balance then due under the Note, shall bear interest from the date thereof until paid by the Mortgagor at the Default Rate and shall be secured by the lien of this Mortgage. In the event that the Mortgagor and Mortgagee have entered into a Loan Agreement or Construction Loan Agreement in connection with the Loan from Mortgagee to Mortgagor evidenced by the Note, the terms and conditions of any such Loan Agreement relating to insurance shall be deemed to supplement the provisions set forth herein.

7. Mortgagee may make reasonable entries upon and inspections of the property, upon providing Mortgagor with prior written notice specifying a reasonable cause for such inspection.

8. The proceeds of any award as a result of any condemnation or other taking in lieu of condemnation are hereby assigned and shall be paid to Mortgagee. In a total taking, all proceeds

shall be applied first to the sums due hereunder, with any excess paid to Mortgagor. In a partial taking, there shall be applied to the sums due hereunder such proportion of the proceeds as is equal to that proportion which the amount of the sums secured hereby, immediately prior to the taking, bears to the fair market value of the property on the same date, with the balance of the proceeds paid to Mortgagor. Unless otherwise agreed in writing, any such application of proceeds to the sums due hereunder shall not extend or postpone the due date of any monthly installments under the note or any future advances, or change the amount of those installments.

9. This mortgage secures such additional or future advances as may be made by the holder of this mortgage at its option to the Mortgagor, or his successors in title, for any purpose, provided that all such advances are to be made within 5 years from the date of this mortgage, or within such lesser period of time as may be provided hereafter by law as a prerequisite for the sufficiency of actual notice or record notice of such optional or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration. The total amount of indebtedness secured by this mortgage may increase or decrease from time to time, but the total unpaid balance so secured at any time shall not exceed the maximum principal amount of twice the loan amount set out above, plus interest, and any disbursements made for the payment of taxes, levies, or insurance on the property covered by the lien of this mortgage, with interest on such disbursements.

10. If at any time prior to the full payment of all sums due hereunder, Mortgagor conveys or transfers, whether by deed, agreement for deed, or similar instruments, or by lease with a term greater than one year, with or without option to purchase, any legal or equitable interest in the property, or if Mortgagor is not a natural person and any shares of stock, partnership interests, or other equitable interests in Mortgagor are sold or transferred, then at Mortgagee's option all sums due hereunder may be declared payable in full immediately, provided that Mortgagee may waive such acceleration at Mortgagee's sole option, if Mortgagee approves the conveyance or transfer and this mortgage is assumed by the transferee, and if the interest rate on the sums payable hereunder is adjusted to such rate as Mortgagee may in its sole discretion determine. Mortgagee reserves the absolute right to increase the interest rate as a condition of the approval of any such conveyance or transfer and the assumption of this mortgage, without regard to the impairment of security or any other factor.

11. If Mortgagor fails to perform any of the covenants and agreements contained herein or in the note, or if any action or proceeding is commenced which affects materially Mortgagee's interest in the property, then Mortgagee may, at its option, make such appearances, disburse such sums, and take such action as is necessary to protect Mortgagee's interests, including without limitation payment of taxes, liens or assessments, payment on or procurement of hazard insurance, disbursement of reasonable attorney's fees, and entry on the property to make repairs. All amounts expended by Mortgagee pursuant to this paragraph, with interest thereon at the rate then charged on other sums due hereunder, shall become an additional debt of Mortgagor secured by this mortgage. Any such amounts shall be payable in full upon notice to Mortgagor from Mortgagee, and no right exercised under this paragraph shall be deemed a waiver by Mortgagee of any other rights hereunder. Nothing in this paragraph shall require Mortgagee to incur any expense or take any action hereunder.

12. No extension of time or modification of payment hereunder shall release in any manner the original Mortgagor or any successor in interest, nor shall the same operate as a waiver of any rights hereunder.

13. Any forbearance by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall not be a waiver of or preclude the exercise of any such right or remedy. All remedies provided herein are distinct and cumulative, as to any other right or remedy, whether provided hereunder or at law or in equity. All such remedies may be exercised concurrently, independently, or successively.

14. Upon breach by mortgagor of any covenant or agreement hereunder or under the note, or any failure to pay any sum secured hereby within 30 days of the date such sum becomes due, then the entire sum secured hereby shall, at Mortgagee's sole option, become due and payable immediately, without notice, anything to the contrary herein or in the note notwithstanding, and Mortgagee may proceed to foreclose this mortgage. In any such proceeding, or in any attempt to collect the sums due hereunder or enforce the terms hereof or of the note, whether by judicial proceeding or otherwise, Mortgagee shall recover, in addition to any other sums, all costs expended in such collection or enforcement attempts, including without limitation reasonable attorney's fees and the cost of any abstract or title report. Upon acceleration, the principal sums secured hereby and the unpaid, accrued interest at the date of acceleration, along with all advances made by Mortgagee hereunder, and all late charges as of that date, shall together bear interest at the highest rate allowed by law until paid in full. Mortgagor waives the right to a jury trial in any litigation commenced by or against Mortgagee in connection with this mortgage or any other aspect of the loan transaction of which this mortgage is a part.

15. If there are other mortgages on the property which are prior in dignity to this mortgage, then any breach or default under such mortgage or mortgages shall constitute a breach or default hereunder. This clause shall not be construed to imply the existence of any such prior mortgages, and the existence thereof shall constitute a breach of this mortgage unless the same is listed herein as an encumbrance to which title is subject.

16. Except where applicable law requires another means of notice, any notice to Mortgagor hereunder shall be by certified mail, return receipt requested, addressed to Mortgagor at the mortgaged property or such other address as may be designated by Mortgagor in writing. Notice to Mortgagee shall be by certified mail, return receipt requested, addressed to Mortgagee at the address where payments are to be made under the note, or such other address as Mortgagee may designate in writing. Notice so mailed, postage prepaid in full, shall be deemed given three days following mailing, whether or not received.

17. All covenants, conditions and agreements herein shall be binding on and inure to the benefit of the respective successors and assigns of Mortgagor and Mortgagee, pursuant to the terms of this mortgage. All covenants and agreements of Mortgagor shall be joint and several. The terms Mortgagor and Mortgagee, as used herein, refer to masculine, feminine or neuter gender, and shall be deemed either singular or plural, as circumstances require.

18. Upon acceleration under Paragraph 14, or upon any abandonment of the property by Mortgagor, Mortgagee shall be entitled to have a receiver appointed by the court, to enter upon, take possession of and manage the property and to collect the rents and profits of the property, including those past due. All sums collected by the receiver shall be applied first to the cost of management of the property including receiver's fees, premiums on any receivers certificates, and reasonable attorney's fees, and then to the sums secured hereby. The receiver shall be accountable only for those sums actually received.

19. In the event any covenant or provision hereof or of the note shall be held invalid, such finding of invalidity shall not affect the application of the remaining provisions, to the extent they may be applied and given effect without the invalid provision. To this end, the provisions of this mortgage and of the note shall be deemed severable.

20. Upon payment of all sums secured hereby, Mortgagee shall provide a fully executed satisfaction of this mortgage in recordable form, at Mortgagee's cost, with the cost of recording this satisfaction to be borne by Mortgagor.

21. Mortgagor represents and warrants for the benefit of Mortgagee that there are no hazardous or toxic wastes or substances stored at the premises, or otherwise on the premises in any manner, and that the premises have not been used in the past to manufacture, store, transport, utilize or dispose of any such toxic or hazardous wastes or substances and are free of contamination thereby. Mortgagor agrees to keep the property free and clear of all such toxic or hazardous substances, and to comply with all Federal, State and local laws, rules and regulations regarding the handling, storage, transportation or disposition of such substances. Mortgagor will keep the property free and clear of any lien for the disposition or cleanup of any toxic or hazardous wastes or substances, and agrees to indemnify Mortgagee and hold Mortgagee harmless from and against any and all costs, damages, and attorney's fees which may be incurred by Mortgagee as a result of the presence of any toxic or hazardous wastes or substances on the premises, or any improper handling, transportation or disposal of such wastes or substances by Mortgagor, or any of Mortgagor's predecessors in title to the property.

22. Nothing contained herein or in the promissory note secured hereby shall be construed to entitle Mortgagee to receive, collect or apply as interest on the obligation secured hereby any amount in excess of the maximum rate of interest permitted to be charged by applicable law. In the event the holder hereof ever receives, demands, collects or applies as interest any such excess, such amount which would constitute excessive interest shall be applied to reduction of the principal due hereunder, and if such application results in payment in full of the principal, any remaining excess shall forthwith be refunded to Mortgagor.

23. In addition to any other occurrence which would be considered a default under this mortgage, the note it secures, or any of the other loan documents, it shall constitute a default hereunder if any warranty, representation or statement made or furnished to Mortgagee for the purpose of inducing Mortgagee to make this loan or accept this mortgage as security proves to have been false in any material respect when made or furnished, or if foreclosure of any other lien or

mortgage against the property described herein is initiated, whether such lien or mortgage is inferior or subordinate in dignity hereto.

WAIVER OF TRIAL BY JURY. MORTGAGOR KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ANY RIGHT IT OR ITS SUCCESSORS, PERSONAL REPRESENTATIVES OR ASSIGNS MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION (INCLUDING BUT NOT LIMITED TO ANY CLAIMS, CROSSCLAIMS, OR THIRD PARTY CLAIMS FOR FRAUD OR OTHERWISE) BASED UPON, OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS MORTGAGE, AND ANY OTHER AGREEMENT OR THE TRANSACTIONS CONTEMPLATED TO BE EXECUTED IN CONNECTION THEREWITH, OR RELATED THERETO OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF THE PARTIES. EACH MORTGAGOR HEREBY CERTIFIES THAT NO REPRESENTATIVE OR AGENT OF MORTGAGEE NOR MORTGAGEE'S COUNSEL HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT MORTGAGEE WOULD NOT, IN THE EVENT OF SUCH LITIGATION, SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL PROVISION. EACH MORTGAGOR ACKNOWLEDGES THAT MORTGAGEE HAS BEEN INDUCED TO ENTER INTO THIS LOAN TRANSACTION, INCLUDING THIS MORTGAGE, BY, INTER ALIA, THE PROVISIONS OF THIS PARAGRAPH.

IN WITNESS WHEREOF, Mortgagor executes this mortgage the day and year first above written.

Signed, Sealed and Delivered in
the presence of:

Witness Name: Ron J. Bum
16949 US Hwy 441, Mount Dora, FL 32757

By: Michelle L Adkins-Maddy
Michelle L Adkins-Maddy, Manager of
Legacy REI Oak Grove Apartments LLC

Witness Name: Victor M Reyes
16949 US HWY 441, Mount Dora, FL 32757

STATE OF _____
COUNTY OF _____

SEE NEXT PAGE for NOTARY

The foregoing instrument was acknowledged before me this _____ day of January 2024, by Michelle L Adkins-Maddy, who is personally known to me or who has produced _____ as identification.

_____
Notary Public

Clear/Reset

WELLS FARGO

Acknowledgment by Individual

State of Florida

County of LAKE

The foregoing instrument was acknowledged before me this 24 day of JANUARY, 20 24, by means of ☒ physical presence or ☐ online notarization

MICHELLE L ADKIN-MADDY (name of person acknowledging).

☐ Personally known to me
☒ Produced Identification
Type of Identification Produced FLORIDA DRIVER LICENSE

Notary signature

Notary name (typed or printed) VICTOR M REYES

Title (e.g., Notary Public) NOTARY PUBLIC

Place Seal Here

VICTOR M REYES
Notary Public - State of Florida
Commission # HH 236758
My Comm. Expires Mar 7, 2026

For Bank Purposes Only Description of Attached Document

Type or Title of Document

Mortgage and Security Agre

Document Date

01/24/2024

Number of Pages

8

Signer(s) Other Than Named Above

NONE

Account Number (if applicable)

NONE

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PROMISSORY NOTE

$75,000.00

January 22, 2024
Apopka, Florida

FOR VALUE RECEIVED, the undersigned jointly and severally promise to pay to **CC Enterprises of Central FL Inc,** its successors and/or assigns, or order, in the manner hereinafter specified, the principal sum of **SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($75,000.00)** with interest from the date hereof, at the rate of Eight percent (8.00%) per annum. The said principal and interest shall be payable in lawful money of the United States of America at 5024 Round Lake Rd, Apopka, FL 32712, or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

> The outstanding principal balance of this Note, together with accrued interest, shall be payable in Three Hundred Sixty (360) equal monthly installments of principal and interest in the amount of $550.32, beginning April 1, 2024 and continuing on the 1st day of each month thereafter through and including March 1, 2054 at which time the full principal balance will be due in full.
>
> The entire remaining outstanding principal balance of this Note, together with all accrued interest, shall be payable in full on March 1, 2029 with a balloon amount of $71,302.38.

The makers may prepay this note in any year without penalty. Payments shall apply first to the satisfaction of accrued interest and then to a reduction of principal. A late charge equal to 5% of the payment shall be due and payable on any payment that is more than ten (10) days late. This note is secured by a first mortgage on real estate in Volusia County, Florida.

If any payment required by this note is not made within thirty (30) days of its due date, or if default be made in the performance of any of the agreements contained herein, then the entire principal sum shall at the option of the holder hereof become at once due and collectible without further notice. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if after maturity of this note or default hereunder, counsel shall be employed to collect this note. In the event of a default, interest shall begin to accrue at the highest rate allowed by law.

Whenever used herein the terms "holder", "maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

Borrower: Michelle L. Adkins-Maddy
Michelle L. Adkins-Maddy, Manager of
Legacy REI Oak Grove Apartments
LLC

Borrower:_____

Maker's Address:

6137 Round Lake Rd.
Apopka, FL 32712

Detail by Entity Name

Florida Profit Corporation

CC ENTERPRISES OF CENTRAL FL, INC.

Filing Information

Document Number	P03000049658
FEI/EIN Number	56-2368130
Date Filed	05/05/2003
Effective Date	05/01/2003
State	FL
Status	ACTIVE

Principal Address

5024 Round Lake Road
Apopka, FL 32712

Changed: 04/18/2022

Mailing Address

5024 Round Lake Road
Apopka, FL 32712-5101

Changed: 01/31/2021

Registered Agent Name & Address

ADKINS, CAROL L.
5024 ROUND LAKE RD.
APOPKA, FL 32712

Name Changed: 02/23/2013

Officer/Director Detail

Name & Address

Title P

ADKINS, CHARLES D
5024 ROUND LAKE RD.
APOPKA, FL 32712

Title VP

ADKINS, CAROL L
5024 ROUND LAKE RD.
APOPKA, FL 32712

Title S/ T

ADKINS, CAROL L
5024 ROUND LAKE RD.
APOPKA, FL 32712

Annual Reports

Report Year	Filed Date
2023	02/05/2023
2024	02/08/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
02/08/2024 -- ANNUAL REPORT	View image in PDF format
02/05/2023 -- ANNUAL REPORT	View image in PDF format
04/18/2022 -- ANNUAL REPORT	View image in PDF format
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01/14/2015 -- ANNUAL REPORT	View image in PDF format
02/03/2014 -- ANNUAL REPORT	View image in PDF format
02/23/2013 -- ANNUAL REPORT	View image in PDF format
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01/31/2006 -- ANNUAL REPORT	View image in PDF format
02/24/2005 -- ANNUAL REPORT	View image in PDF format
09/08/2004 -- ANNUAL REPORT	View image in PDF format
05/06/2003 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

PREPARED BY AND RETURN TO:
Jason A. Martell, Esq.
Martell & Ozim, P.A.
213 South Dillard Street, Suite 210
Winter Garden, Florida 34787
(407) 377-0890

NOTICE AND CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF VOLUSIA

BEFORE ME, the undersigned authority, personally appeared Amy Rezendes who being duly sworn, says:

1. That she is the Accounting Director for Hawaiian Inn Beach Resort Condominium Association, Inc., a corporation not for profit, the lienor herein, hereinafter, "Association," whose address is c/o Premier Association Management, LLC, 3112 West Lake Mary Blvd., Lake Mary, FL 32746.

2. That **Legacy REI Oak Grove Apartments LLC, a Florida Limited Liability Company**, hereinafter "Owners," are the record owners of the following described real property in Volusia County, Florida:

   Unit 128, Hawaiian Inn Beach Resort, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4501, Page 904, of the Public Records of Volusia County, Florida, and all amendments thereto, together with its undivided share in the common elements.

   Property Address: 2301 S. Atlantic Avenue, Unit 128, Daytona Beach Shores, FL 32118.

3. That Owners are delinquent in the payment of the assessments in the total sum of $2,547.76 as of the date hereof.

4. That notification of said delinquency has been given, but the same remains unpaid as of the date hereof.

5. That the Declaration provides that a lien for unpaid assessments may be placed upon property at HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

WHEREFORE, notice is hereby given that the Association claims a lien in the amount of $2,547.76 on the real property described in paragraph 2 above, which lien shall also secure all late charges, interest, costs of collection including reasonable attorneys' fees and all assessments to become due and payable henceforth until payment in full of same.

The due dates are as follows, plus other past deficiencies and amounts due and owing:

AMOUNT DUE	DATE WHEN DUE
$2,547.76	Assessments, late fees, interest, and costs of collection due through September 15, 2025.

Hawaiian Inn Beach Resort Condominium Association, Inc.

THE FOREGOING instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 15 day of September, 2025 by Amy Rezendes who is personally known to me or produced _____ as identification

BY: Amy Rezendes
Amy Rezendes
Accounting Director
c/o Premier Association Management, LLC
3112 West Lake Mary Blvd.
Lake Mary, FL 32746

Notary Public - State of Florida
Stamp or Seal

NOTARY PUBLIC STATE OF FLORIDA

OMAYRA HUERTA
Commission # HH 567308
Expires July 1, 2028

Division of Corporations

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

Detail by Entity Name

Florida Not For Profit Corporation

HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N99000007117
FEI/EIN Number	59-3575262
Date Filed	12/06/1999
State	FL
Status	ACTIVE

Principal Address

3112 W LAKE MARY BLVD
LAKE MARY, FL 32746

Changed: 04/06/2023

Mailing Address

PREMIER ASSOCIATION MANAGEMENT LLC
3112 West Lake Mary Blvd
Lake Mary, FL 32746

Changed: 06/27/2023

Registered Agent Name & Address

PREMIER ASSOCIATION MANAGEMENT LLC
3112 W LAKE MARY BLVD
LAKE MARY, FL 32746

Name Changed: 02/29/2024

Address Changed: 06/27/2023

Officer/Director Detail

Name & Address

Title President

Meyers, Rodney
3112 W. Lake Mary Blvd
Lake Mary, FL 32746

Title Secretary

Lunsford, Suzanne
3112 W Lake Mary Blvd
Lake Mary, FL 32746

Title Director

Sweiss, Michael
3112 W. Lake Mary Blvd
Lake Mary, FL 32746

Title VP

Rozon, Anthony
3112 W Lake Mary Blvd
Lake Mary, FL 32746

Title Treasurer

Mullins, David
3112 W Lake Mary Blvd
Lake Mary, FL 32746

Annual Reports

Report Year	Filed Date
2023	04/06/2023
2024	02/29/2024
2025	02/13/2025

Document Images

02/13/2025 -- ANNUAL REPORT	View image in PDF format
02/29/2024 -- ANNUAL REPORT	View image in PDF format
06/27/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/06/2023 -- ANNUAL REPORT	View image in PDF format
12/05/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
10/12/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
02/03/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
06/06/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
03/01/2017 -- ANNUAL REPORT	View image in PDF format
11/28/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/13/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- ANNUAL REPORT	View image in PDF format

08/19/2011 -- ANNUAL REPORT	View image in PDF format
01/17/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
02/27/2009 -- ANNUAL REPORT	View image in PDF format
03/25/2008 -- ANNUAL REPORT	View image in PDF format
06/11/2007 -- Reg. Agent Change	View image in PDF format
03/07/2007 -- REINSTATEMENT	View image in PDF format
01/23/2007 -- ANNUAL REPORT	View image in PDF format
02/09/2006 -- ANNUAL REPORT	View image in PDF format
07/08/2005 -- ANNUAL REPORT	View image in PDF format
09/23/2004 -- ANNUAL REPORT	View image in PDF format
03/04/2003 -- ANNUAL REPORT	View image in PDF format
01/17/2002 -- ANNUAL REPORT	View image in PDF format
01/08/2001 -- ANNUAL REPORT	View image in PDF format
02/14/2000 -- ANNUAL REPORT	View image in PDF format
12/06/1999 -- 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:	5916413
Parcel ID:	532250001280
Township-Range-Section:	15 - 33 - 22
Subdivision-Block-Lot:	50 - 00 - 1280
Owner(s):	LEGACY REI OAK GROVE APARTMENTS LLC - FS - Fee Simple - 100%
Mailing Address On File:	6137 ROUND LAKE RD APOPKA FL 32712
Physical Address:	128-2301 S ATLANTIC AVE, DAYTONA BEACH SHORES 32118
Building Count:	1
Neighborhood:	0450 - HAWAIIAN INN 5322-50
Subdivision Name:	HAWAIIAN INN BEACH RESORT CONDO
Property Use:	0400 - CONDOMINIUM
Tax District:	403-DAYTONA BEACH SHORES
2025 Final Millage Rate:	16.5683
Homestead Property:	No
Agriculture Classification:	No
Short Description:	UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469

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:	$79,500 $0	$79,500 $0	$82,600 $0
Land Value:	$79,500	$79,500	$82,600
Just/Market Value:			

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 Value	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$79,500	$79,500	$0	$79,500	1.5000	$119.25
0012	DISCRETIONARY	$79,500	$79,500	$0	$79,500	0.7480	$59.47
0011	REQ LOCAL EFFORT	$79,500	$79,500	$0	$79,500	3.0310	$240.96
0050	GENERAL FUND	$79,500	$79,500	$0	$79,500	3.2007	$254.46
0053	LAW ENFORCEMENT	$79,500	$79,500	$0	$79,500	1.5994	$127.15

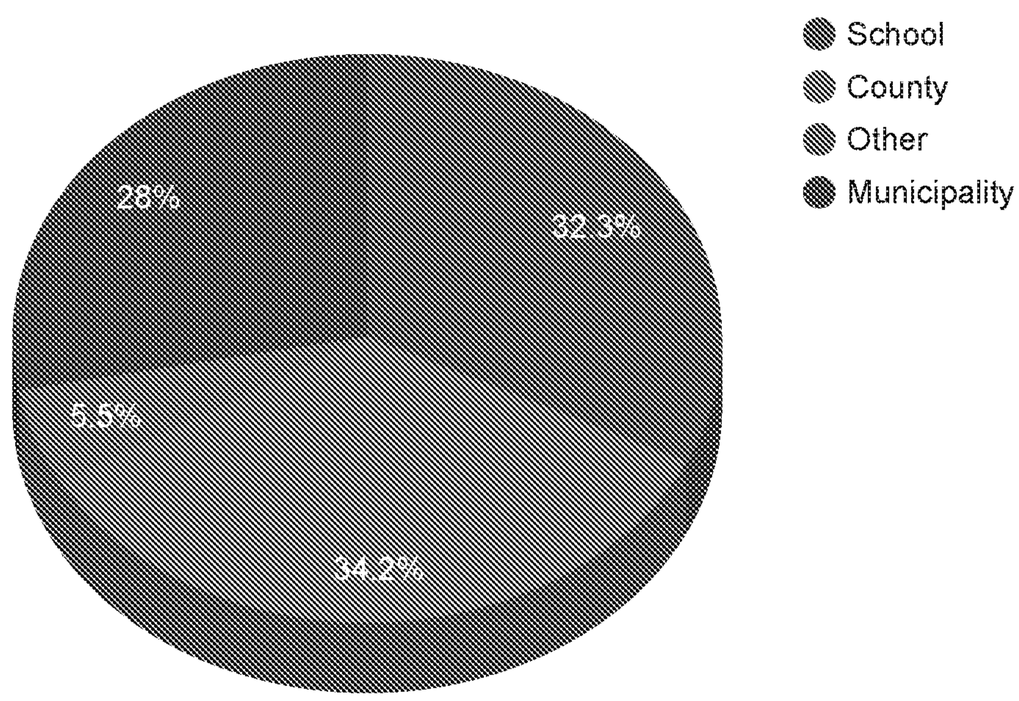
	FUND					
0055	LIBRARY	$79,500	$79,500	$0	$79,5000.3697	$29.39
0520	MOSQUITO CONTROL	$79,500	$79,500	$0	$79,5000.1573	$12.51
0530	PONCE INLET PORT AUTHORITY	$79,500	$79,500	$0	$79,5000.0660	$5.25
0058	VOLUSIA ECHO	$79,500	$79,500	$0	$79,5000.2000	$15.90
0057	VOLUSIA FOREVER	$79,500	$79,500	$0	$79,5000.2000	$15.90
0065	FLORIDA INLAND NAVIGATION DISTRICT	$79,500	$79,500	$0	$79,5000.0270	$2.15
0100	HALIFAX HOSPITAL AUTHORITY	$79,500	$79,500	$0	$79,5000.7019	$55.80
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$79,500	$79,500	$0	$79,5000.1793	$14.25
0240	DAYTONA BEACH SHORES	$79,500	$79,500	$0	$79,5004.5880	$364.75
					16.5683	$1,317.18

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$1,317.18
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$1,317.18**
Estimated Tax Amount without SOH/10CAP ⓘ	$1,317.18

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2025	$0	$79,500	$79,500	$79,500	$0	$79,500	$0
2024	$0	$82,600	$82,600	$82,280	$0	$82,280	$0
2023	$0	$17,000	$17,000	$17,000	$0	$17,000	$0
2022	$0	$68,000	$68,000	$68,000	$0	$68,000	$0
2021	$0	$39,200	$39,200	$31,934	$0	$31,934	$0

2020	$0	$34,500	$34,500	$29,031	$0	$29,031	$0
2019	$0	$30,000	$30,000	$26,392	$0	$26,392	$0
2018	$0	$30,300	$30,300	$23,993	$0	$23,993	$0
2017	$0	$21,975	$29,300	$21,812	$0	$21,812	$0

Land Data

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

Building(s) - Residential

Card (Bldg) #: 1

Style:		**# Stories:**		**2 Fixture**	0
Description:	-	**#**	0	**Baths:**	
Quality		**Bedrooms:**		**3 Fixture**	1
Grd:		**Floor**	-	**Baths:**	
Arch		**Type:**		**4 Fixture**	
Design:		**Wall Type:**	-	**Baths:**	
Year Built:	1965	**Exterior**	-	**5 Fixture**	
Total	174	**Wall:**		**Baths:**	
SFLA:		**Foundation:**	-	**6 Fixture**	
HVAC:	-	**Roof**	-	**Baths:**	
Heat	-	**Cover:**		**7 Fixture**	
Method:		**Roof**	-	**Baths:**	
Heat	-	**Type:**		**Add'l**	
Source:		**FPL:**	/ /	**Fixtures:**	

Total Building Value: $79,500

Residential Condo/Villa Data

Type: 17 - TYPE W
Level: 1
View: XN
Complex #: 045001 - HAWAIIAN INN (5322-50)

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
8144 / 0469	2021257842	10/19/2021	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$79,900
6430 / 1510	2009238505	12/21/2009	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$25,000
5424 / 3465	2004268493	10/26/2004	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$48,000

4887 / 1585	2002144467	06/15/2002	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$48,440

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469	403	15 - 33 - 22	50 - 00 - 1280	15-JUN-65

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 532250001280
Tax Deed #: 31650
Situs Address: 2301 S ATLANTIC AVE 128

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
WILLIAM J CRAFTON
SIR PALADIN, LLC
555 ACACIA ROAD
VERO BEACH, FL 32963

Owner on Current Tax Roll
LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE RD
APOPKA, FL 32712

Billing Address on Current Tax Roll

Additional Parties, Per Search

1 CC ENTERPRISES OF CENTRAL FLORIDA INC — Mortgage Holder
5024 ROUND LAKE RD
APOPKA, FL 32712

2 HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION, INC. — Lien Holder
C/O PREMIER ASSOCIATION MANAGEMENT, LLC
3112 WEST LAKE MARY BLVD
LAKE MARY, FL 32746

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

3	PREMIER ASSOCIATION MANAGEMENT LLC, REGISTERED AGENT O/B/O HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION, INC. 3112 W LAKE MARY BLVD LAKE MARY, FL 32746	Lien Holder's Agent/Rep
4	CAROL L. ADKINS, REGISTERED AGENT O/B/O CC ENTERPRISES OF CENTRAL FL, INC. 5024 ROUND LAKE RD. APOPKA, FL 32712	Mortgage Holder's Agent/Rep
SN (ORANGE) ☆ 5	LEGACY REI OAK GROVE APARTMENTS LLC 6137 ROUND LAKE ROAD APOPKA, FL 32712	Title Holder
SN (ORANGE) ☆ 6	MICHELLE L. ADKINS-MADDY, REGISTERED AGENT O/B/O LEGACY REI OAK GROVE APARTMENTS LLC 6137 ROUND LAKE RD APOPKA, FL 32712	Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Jessica Treichel <jtreichel@volusiatax.gov>
Sent: Tuesday, August 11, 2026 12:19 PM
To: taxdeeds
Subject: CERTIFICATE # 12575-23

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 # 12575-23 in a few moments, the Billing Address on Current Tax Roll is as follows:

LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE RD
APOPKA, FL 32712

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

LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE RD ADV
APOPKA, FL 32712

SITUS ADDRESS:

7 SN (VOL) 2301 S ATLANTIC AVE 128, LEGACY REI OAK GROVE APARTMENTS LLC
DAYTONA BEACH SHORES, 32118

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

August 20, 2026

Payment Due: September 21, 2026

WILLIAM J CRAFTON SIR PALADIN LLC
555 ACACIA ROAD
VERO BEACH FL 32963

RE: CERTIFICATE NUMBER: **12575-23**
PARCEL ID NUMBER: **532250001280**

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]		36.40
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**483.78**

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.: **12575-23**
AMOUNT ENCLOSED: **$483.78**

Applicant's Name & Address:
WILLIAM J CRAFTON SIR PALADIN LLC
555 ACACIA ROAD
VERO BEACH FL 32963

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

Applicant's Deposit

CERTIFICATE NUMBER: 12575-23

Recording & Receipting Payment Breakdown

Clerk of Court Statutory 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			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		36.40
Electronic Auction Fee	(TDAUC)		69.00
	TOTAL DEPOSIT	$	**483.78**

CL-0142-1910

CERTIFICATE NO.: 12575-23
AMOUNT ENCLOSED: $483.78

Applicant's Name & Address:
WILLIAM J CRAFTON SIR PALADIN LLC
555 ACACIA ROAD
VERO BEACH FL 32963

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

MAKE CHECK PAYABLE
Clerk of the Circuit Court

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

FILED
2026 SEP -4 PM 12:21
CLERK OF COURT
VOLUSIA COUNTY

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/4/2026 1:28 PM
Receipt: 303166554 Drawer: 155644

WILLIAM J CRAFTON SIR PALADIN LLC
Operator: bpoitras

Instrument #: 2026163399 Type: NO
Book #: 8901 Page #: 2749 Time: 1:28 PM
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 Recorded - $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
3640 Tax Deed Deposit Escrow Doc Stamps only - $0.01 $36.40
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT# 12575-23 / WILLIAM J CRAFTON SIR PALADIN LLC

Subtotal: $483.78
Sales Tax: $0.00
Due: $483.78

CHK# 1169 $483.78

9/4/2026 1:28:47 PM
Instrument# 2026163399 1 page
Book: 8901 Page: 2749
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **WILLIAM J CRAFTON SIR PALADIN LLC** 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. **12575-23** Year of Issuance **AUGUST 1, 2023**

Description of Property **532250001280**
UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469

Name in which assessed **LEGACY REI OAK GROVE APARTMENTS LLC**

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 **1ST** day of **DECEMBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 9/4/2026.

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.

OCTOBER 29, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 9/28/2026

Pages: 3

Completed by: Laura Huff

Date: 09/28/2026

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 1, 2026**

9-28-26 No Changes SR

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
150-24	580201590010	SCOTT MARGARET BENTON TR	SCOTT MARGARET BENTON TR ✓ 9543 GARFIELD REDFORD MI 48239
298-24	694301060020	ELITE MAGNUM LLC	ELITE MAGNUM LLC ✓ 31417 LONGWOOD PARK LN SPRING TX 77386
640-24	600700000490	HANSON CHARLES E HANSON SAMANTHA R	HANSON CHARLES E ✓ HANSON SAMANTHA R 5301 MICHELLE DR DE LEON SPRINGS FL 32130
787-24	603805000010	NUVIEW 401K PLAN	NUVIEW 401K PLAN ✓ 280 S RONALD REAGAN STE 200 LONGWOOD FL 32750
1154-24	700400001060	ANDREWS TANNER	ANDREWS TANNER ✓ PO BOX 1208 DELAND FL 32721
1375-24	701531000030	BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00	SIERSA PROPERTY GROUP LLC TR ✓ BOSTON 705 LAND TRUST 5-2-08 PO BOX 561003 ORLANDO FL 32856 - 1003
1643-24	702003000010	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH FL 32115 - 5065

2083-24	801108280050	DURANT DAVID R EST	DURANT DAVID R EST ✓ 415 CLARK ST ORANGE CITY FL 32763
3068-19	611601250130	DAVIS WILLIAM F	DAVIS WILLIAM F ✓ 3638 THRUSHWOOD DR CHATTANOOGA TN 37415 - 4813
3578-20	611602210150	STRANGE SEYMOUR	STRANGE SEYMOUR ✓ 113 CAVINS RD WOODRUFF SC 29388 - 9000
4130-24	813063300060	KENDRA VICTORIA J	KENDRA VICTORIA J ✓ 2742 DARNELL CT DELTONA FL 32738
4624-24	422302030100	COSME SUSANA %ROBERTO M COSME	COSME SUSANA EST ✓ C/O ROBERTO M COSME 103 ROCKERFELLER DR ORMOND BEACH FL 32176
5074-19	613301070250	GREEN HARBERT	GREEN HARBERT ✓ 8870 NW 14TH ST PEMBROKE PINES FL 33024
6725-24	533903700061	CROWN OF GLORY CHURCH OF GOD IN CHRIST RIVERA BEACH INC	CROWN OF GLORY CHURCH OF GOD ✓ IN CHRIST RIVERA BEACH INC 2 FOX HOLLOW DR ORMOND BEACH FL 32174
7336-19	602601000341	LENDCORE DEVELOPMENT LLC	LENDCORE DEVELOPMENT LLC ✓ 822 N A1A STE 310 PONTE VEDRA BEACH FL 32082
8124-24	743005040130	TROMBLEY JASON CHRISTOPHER TROMBLEY CHRISTINE LYNN	TROMBLEY JASON CHRISTOPHER ✓ CRANE CHRISTINE LYNN 139 WESTWOOD DR DAYTONA BEACH FL 32119
8201-24	744109010050	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORP PO BOX 15065 DAYTONA BEACH FL 32115

9589-21	844702060860	PURCELL CHERYL DAVID SALINS	PURCELL CHERYL ✓ SALINS DAVID 4313 N 13TH PL PHOENIX AZ 85014
9668-19	611602040021	PAYNE ROBERT L PAYNE GEORGE T	PAYNE ROBERT L ✓ PAYNE GEORGE T 207 ANDREE AVE INTERLACHEN FL 32148
9753-23	844702073021	WESTERFIELD LEONARD ERNESTINE WESTERFIELD	WESTERFIELD LEONARD ✓ WESTERFIELD ERNESTINE 2721 E CR 560S CONNERSVILLE IN 47331
10746-19	613301100260	ROBERTS MARTHA	ROBERTS MARTHA ✓ HICKS PATRICIA ROBERTS JESSICA CAVANAUGH PEGGY 8875 S HWY A1A MELBOURNE BEACH FL 32951
12107-20	611602020090	PURDY PAUL EST %MARY PURDY	PURDY PAUL EST ✓ %MARY PURDY 154 OLD TRAIL RD DUNCANNON PA 17020 - 9431
12166-23	810401010130	WHITE DERL WHITE NELLIE LEE	WHITE DERL ✓ WHITE NELLIE LEE 3414 W WADDILL ST SPRINGFIELD MO 65802 - 5321
12279-19	702012030110	SUMMIT TAX PARTNERS LLC	SUMMIT TAX PARTNERS LLC ✓ 6333 APPLES WAY STE 115 LINCOLN NE 68516
12575-23	532250001280	LEGACY REI OAK GROVE APARTMENTS LLC	LEGACY REI OAK GROVE APARTMENTS ✓ LLC 6137 ROUND LAKE RD APOPKA FL 32712
14045-19	613301150090	YOST MARGARET M % KATHRYN E CAIN	YOST MARGARET M ✓ % KATHRYN E CAIN 305 W KINGS HWY MOUNT EPHRAIM NJ 08059 - 1649

To:
Property Appraiser - County of Volusia

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

Date: 9/28/26

Pages: 3

Completed by: Laura Huff

Date: 09/28/26

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

Tax Deed Sale Date: **DECEMBER 1, 2026**

9.28.26 No Changes SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
150-24	580201590010	NO ✓	$1,375
298-24	694301060020	NO ✓	$291,767
640-24	600700000490	YES ✓	$244,645
787-24	603805000010	NO ✓	$148,231
1154-24	700400001060	NO ✓	$133,232
1375-24	701531000030	NO ✓	$161,378
1643-24	702003000010	NO ✓	$101,398

CL-0782-2101

2083-24	801108280050	NO ✓	$220,960
3068-19	611601250130	NO ✓	$141
3578-20	611602210150	NO ✓	$166
4130-24	813063300060	YES ✓	$98,551
4624-24	422302030100	NO ✓	$203,372
5074-19	613301070250	NO ✓	$742
6725-24	533903700061	NO ✓	$16,770
7336-19	602601000341	NO ✓	$9,586
8124-24	743005040130	NO ✓	$102,344
8201-24	744109010050	NO ✓	$161,293
9589-21	844702060860	NO ✓	$950

9668-19	611602040021	NO ✓	$200
9753-23	844702073021	NO ✓	$950
10746-19	613301100260	NO ✓	$742
12107-20	611602020090	NO ✓	$71
12166-23	810401010130	NO ✓	$1,258
12279-19	702012030110	NO ✓	$17,873
12575-23	532250001280	NO ✓	$79,500
14045-19	613301150090	NO ✓	$742

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

WARNING

TAX DEED CERTIFICATE NO.: 12575-23

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

CC ENTERPRISES OF CENTRAL FLORIDA INC
5024 ROUND LAKE RD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 1, 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 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,397.03**
OPENING BID AMOUNT: $5,373.78
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

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Certificate No.: **12575-23**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **$5,397.03***

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CC ENTERPRISES OF CENTRAL FLORIDA INC
5024 ROUND LAKE RD
APOPKA FL 32712

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 0089 1485 15

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CC ENTERPRISES OF CENTRAL FLORIDA INC
5024 ROUND LAKE RD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

CC ENTERPRISES OF CENTRAL FLORIDA INC
5024 ROUND LAKE RD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

9590 9402 9238 4295 3426 25

2. Article Number (Transfer from service label)

9589 0710 5270 0089 1485 15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 3849

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

10/13

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

FILED
PM 2:07
OCT 19
CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY
06 4744

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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ail Restricted Delivery
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☐ 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

TAX DEED CERTIFICATE NO.: 12575-23

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HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION INC C/O PREMIER ASSOCIATION MANAGEMENT LLC
3112 WEST LAKE MARY BLVD
LAKE MARY FL 32746

12575-23 DECEMBER 1, 2026

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CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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Certificate No.: **12575-23**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **$5,397.03***

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

HAWAIIAN INN BEACH RESORT CONDOMINIUM ASSOCIATION INC C/O PREMIER ASSOCIATION MANAGEMENT LLC
3112 WEST LAKE MARY BLVD
LAKE MARY FL 32746

MAIL TO:

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DeLand, FL 32720

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0089 1485 22

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Extra Services & Fees *(check box, add fee as appropriate)*
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HAWAIIAN INN BEACH RESORT
CONDOMINIUM ASSOCIATION INC C/O
PREMIER ASSOCIATION MANAGEMENT LLC
3112 WEST LAKE MARY BLVD
LAKE MARY FL 32746

12575-23 DECEMBER 1, 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

WARNING

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PREMIER ASSOCIATION MANAGEMENT LLC
REGISTERED AGENT O/B/O HAWAIIAN INN BEACH
RESORT CONDOMINIUM ASSOCIATION INC
3112 W LAKE MARY BLVD
LAKE MARY FL 32746

12575-23 DECEMBER 1, 2026

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R. 9/76

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Will Roberts - Tax Collector

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3112 W LAKE MARY BLVD
LAKE MARY FL 32746

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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REGISTERED AGENT O/B/O HAWAIIAN INN
BEACH RESORT CONDOMINIUM ASSOCIATION
INC
3112 W LAKE MARY BLVD
LAKE MARY FL 32746

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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CAROL L ADKINS REGISTERED AGENT O/B/O CC
ENTERPRISES OF CENTRAL FL INC
5024 ROUND LAKE RD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

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DR-451
R. 9/76

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MAIL TO:

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[Telephone: 386-736-5938]

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APOPKA FL 32712

12575-23 DECEMBER 1, 2026

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

CAROL L ADKINS REGISTERED AGENT O/B/O
CC ENTERPRISES OF CENTRAL FL INC
5024 ROUND LAKE RD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

9590 9402 9238 4295 3425 95

2. Article Number (Transfer from service label)

9589 0710 5270 0089 1485 46

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 3849

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/13

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

☐ Yes
☐ No

FILED
2026 OCT 16 AM 10:08
CLERK OF THE CIRCUIT COURT VOLUSIA CITY FL
CC 4

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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il Restricted Delivery
(over $500)

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☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE ROAD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

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DR-451
R. 9/76

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

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- 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:

LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE ROAD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

9590 9402 9238 4295 3425 88

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

9589 0710 5270 0089 1485 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 3849

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* 48

C. Date of Delivery 1/6/23

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

FILED
THE CIRCUIT
VOLUSIA CT
2023 JAN 6 9:28
AM

3. Service Type

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

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

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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

WARNING

TAX DEED CERTIFICATE NO.: 12575-23

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

MICHELLE L ADKINS-MADDY REGISTERED AGENT
O/B/O LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE RD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 1, 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 9TH DAY OF OCTOBER, 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 **WILLIAM J CRAFTON SIR PALADIN LLC** the holder of the following certificate issued on **AUGUST 1, 2023,** 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.: **12575-23** Name in which assessed: **LEGACY REI OAK GROVE APARTMENTS LLC**
Description of Property: **Parcel # 532250001280 UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469.**

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 1, 2026 at 9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,397.03**
OPENING BID AMOUNT: $5,373.78
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.: **12575-23**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **$5,397.03***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MICHELLE L ADKINS-MADDY REGISTERED AGENT O/B/O LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE RD
APOPKA FL 32712

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 0089 1485 60

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

Postmark Here

MICHELLE L ADKINS-MADDY REGISTERED
AGENT O/B/O LEGACY REI OAK GROVE
APARTMENTS LLC
6137 ROUND LAKE RD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

MICHELLE L ADKINS-MADDY REGISTERED AGENT O/B/O LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE RD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

9590 9402 9238 4295 3425 71

9589 0710 5270 0089 1485 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 3849

☐ Agent
☐ Addressee

B. Received by (Printed Name) 3849

C. Date of Delivery 10/13

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

CLERK OF THE CIRCUIT COURT & COMPTROLLER
ORANGE CO FL
2026 OCT 16 AM 10:08

3. Service Type

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

TAX DEED CERTIFICATE NO.: 12575-23

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

LEGACY REI OAK GROVE APARTMENTS LLC
2301 S ATLANTIC AVE 128
DAYTONA BEACH SHORES FL 32118

12575-23 DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 1, 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 9TH DAY OF OCTOBER, 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 **WILLIAM J CRAFTON SIR PALADIN LLC** the holder of the following certificate issued on **AUGUST 1, 2023,** 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.: **12575-23** Name in which assessed: **LEGACY REI OAK GROVE APARTMENTS LLC**
Description of Property: **Parcel # 532250001280 UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469.**

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 1, 2026 at 9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,397.03**
OPENING BID AMOUNT: $5,373.78
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.: **12575-23**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **$5,397.03***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

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

LEGACY REI OAK GROVE APARTMENTS LLC
2301 S ATLANTIC AVE 128
DAYTONA BEACH SHORES FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0089 1485 77

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

$

Total Postage and Fees
$

Sent To

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

City, State, ZIP+4®

LEGACY REI OAK GROVE APARTMENTS LLC
2301 S ATLANTIC AVE 128
DAYTONA BEACH SHORES FL 32118

12575-23 DECEMBER 1, 2026

OCT 09 2026

Postmark Here

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

CERTIFIED MAIL®

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

TAX DEED DEPT

ORLANDO FL 328
09 OCT 2026 PM 2 L
FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008038897 OCT. 09. 2026

9589 0710 5270 0089 1485 77

FILED
2026 OCT 20 AM 9:25
CLERK OF THE CIRCUIT COURT VOLUSIA CTY., FL

Ref
3

LEGACY REI OAK GROVE APARTMENTS LLC
2301 S ATLANTIC AVE 128
DAYTONA BEACH SHORES FL 32118

12575-23 DECEMBER 1, 2026

32137-606043

NIXIE 326 DE 1 0010/17/26
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 32721604343 *0274-02411-10-40

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 30, 2026

ORANGE COUNTY SHERIFFS DEPT
ATTN JUDICIAL PROCESS
PO BOX 1440
ORLANDO FL 32802-1440

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, December 01, 2026**
Service of Process must be completed by: **Tuesday, November 10, 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:	3
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$120.00**

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
1375-24	**1**
SIERRA PROPERTY GROUP LLC	1
12575-23	**2**
LEGACY REI OAK GROVE APARTMENTS LLC	1
MICHELLE L ADKINS-MADDY REGISTERED AGENT	1
Grand Total	**3**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 12575-23

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

LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE ROAD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 1, 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 9TH DAY OF OCTOBER, 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 **WILLIAM J CRAFTON SIR PALADIN LLC** the holder of the following certificate issued on **AUGUST 1, 2023** 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.: **12575-23** Name in which assessed: **LEGACY REI OAK GROVE APARTMENTS LLC**
Description of Property: **Parcel # 532250001280 UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469.**

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 1, 2026** at **9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

REDEMPTION AMOUNT: **$5,397.03**
OPENING BID AMOUNT: $5,373.78
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

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

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.: **12575-23**
Date of Sale: **DECEMBER 1, 2026**

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

REDEMPTION AMOUNT: **$5,397.03***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE ROAD
APOPKA FL 32712

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 12575-23

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

MICHELLE L ADKINS-MADDY REGISTERED AGENT
O/B/O LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE RD
APOPKA FL 32712

12575-23 DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 1, 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 9TH DAY OF OCTOBER, 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 **WILLIAM J CRAFTON SIR PALADIN LLC** the holder of the following certificate issued on **AUGUST 1, 2023** 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.: **12575-23** Name in which assessed: **LEGACY REI OAK GROVE APARTMENTS LLC**
Description of Property: **Parcel # 532250001280 UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469.**

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 1, 2026** at **9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

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

REDEMPTION AMOUNT: **$5,397.03**
OPENING BID AMOUNT: $5,373.78
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Certificate No.: **12575-23**
Date of Sale: **DECEMBER 1, 2026**

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

REDEMPTION AMOUNT: **$5,397.03***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

MICHELLE L ADKINS-MADDY REGISTERED AGENT O/B/O LEGACY REI OAK GROVE APARTMENTS LLC
6137 ROUND LAKE RD
APOPKA FL 32712

MAKE CHECK PAYABLE TO:
Will Roberts - Tax Collector

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

CL-0918-2101

LAURA E. ROTH
CLERK 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 30, 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 01, 2026**
Service of Process must be completed by: **Tuesday, November 10, 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:	27
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$1,080.00**

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
298-24	**1**
ELITE MAGNUM LLC	1
640-24	**2**
HANSON CHARLES E HANSON SAMANTHA R	1
CHARLES E HANSON AND SAMANTHA R HANSON	1
787-24	**1**
NUVIEW 401K PLAN	1
1154-24	**1**
ANDREWS TANNER	1
1375-24	**1**
SIERSA PROPERTY GROUP LLC TR BOSTON 705 LAN	1
1643-24	**3**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
2083-24	**1**
DURANT DAVID R EST	1
4130-24	**1**
KENDRA VICTORIA J	1
4624-24	**3**
COSME SUSANA EST C/O ROBERTO M COSME	1
ROBERTO M COSME	1
COSME SUSANA %ROBERTO M COSME	1
6725-24	**1**
CROWN OF GLORY CHURCH OF GOD IN CHRIST RIV	1

8124-24	6
TROMBLEY JASON CHRISTOPHER TROMBLEY CHRI	1
TROMBLEY JASON CHRISTOPHER CRANE CHRISTIN	1
JASON CHRISTOPHER TROMBLEY AND CHRISTINE I	1
JESSE R MACKEY	1
NORMAN R MARCH FAMILY LIMITED PARTNERSHI	1
NORMAN R MARCH REGISTERED AGENT O/B/O NO	1

8201-24	3
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1

9668-19	2
PAYNE ROBERT L PAYNE GEORGE T	1
ROBERT L PAYNE	1

12575-23	1
LEGACY REI OAK GROVE APARTMENTS LLC	1

Grand Total	**27**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 12575-23

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

LEGACY REI OAK GROVE APARTMENTS LLC
2301 S ATLANTIC AVE 128
DAYTONA BEACH SHORES FL 32118

12575-23 DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 1, 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 9TH DAY OF OCTOBER, 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 **WILLIAM J CRAFTON SIR PALADIN LLC** the holder of the following certificate issued on **AUGUST 1, 2023** 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.: **12575-23** Name in which assessed: **LEGACY REI OAK GROVE APARTMENTS LLC**
Description of Property: **Parcel # 532250001280 UNIT 128 HAWAIIAN INN BEACH RESORT CONDO PER OR 4501 PG 0904 PER OR 5424 PG 3465 PER OR 6430 PG 1510 PER OR 8144 PG 0469.**

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 1, 2026** at **9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

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

REDEMPTION AMOUNT: **$5,397.03**
OPENING BID AMOUNT: $5,373.78
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.: **12575-23**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **$5,397.03***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

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

LEGACY REI OAK GROVE APARTMENTS LLC
2301 S ATLANTIC AVE 128
DAYTONA BEACH SHORES FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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