

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

1375-24

Certificate Number

ATCF II FLORIDA-A LLC

Applicant Name

5/15/2026

Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$	4,653.56
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	\$	-
3. Total of Current Taxes Paid by Tax Deed Applicant	\$	3,071.02
4. Property Information Report Fee	\$	300.00
5. Tax Deed Application Fee	\$	225.00
6. Total Interest Accrued by Tax Collector	\$	371.23
7. Total (Lines 1-6)	\$	8,620.81
8. Clerk of Court Statutory fee [per Sect. 28.24]	<u>{REFUND TO CLERK}</u> \$	60.00
9. Record Notice of Application fee [per Sect. 197.502]	<u>{REFUND TO CLERK}</u> \$	10.00
10. Record Release of Notice of Application [per 197.502]	<u>{REFUND TO CLERK}</u> \$	10.00
11. Prepare Release of Notice of Application [per Sect. 28.24]	<u>{REFUND TO CLERK}</u> \$	7.00
12. Interest Computed by Clerk of Courts [per Sect. 197.542]	\$	123.74
13. Total of Lines 7-10	\$	8,831.55
14. Tax Collector's Redemption Fee	\$	6.25
15. TOTAL AMOUNT TO REDEEM*	\$	8,837.80

This payoff good through 9/23/2026

sp

Redemption Date: _____

Name & Address: _____

Accepted by: _____

TAX COLLECTOR'S CERTIFICATION WORKSHEET**1375-24****ATCF II FLORIDA-A LLC****5/15/2026****12/1/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 4,653.56
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	3,071.02
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	8,249.58
7. Total Interest Accrued by Tax Collector	371.23
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]	83.04
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	9,035.85
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	519.88
20. Total of Lines 18 & 19	9,555.73
21. Tax Collector's Redemption Fee	6.25
22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}	10.00
23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}	7.00
24. TOTAL AMOUNT TO REDEEM*	\$ 9,578.98
25.	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	-
27. Total of Lines 20, 25 & 26.....	9,555.73
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 9,555.73

*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:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that ATCF II FLORIDA-A 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. 1375-24 Year of Issuance JUNE 1, 2024

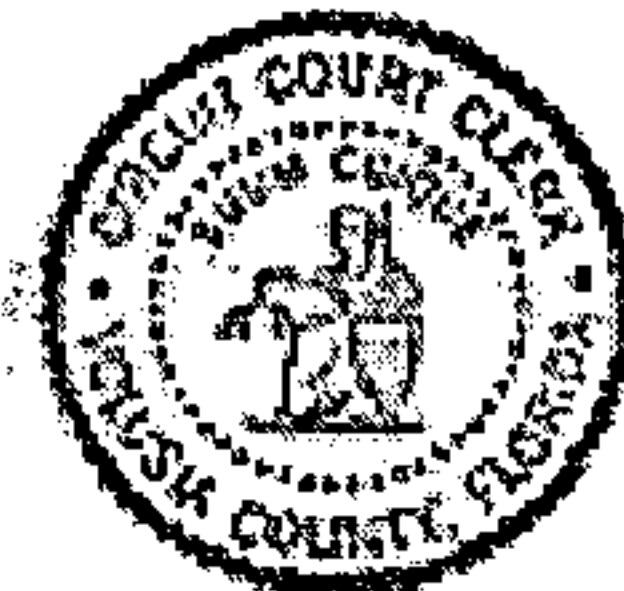
Description of Property Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB
29 PG 125 PER OR 4607 PG 1459

Name in which assessed BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00

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.

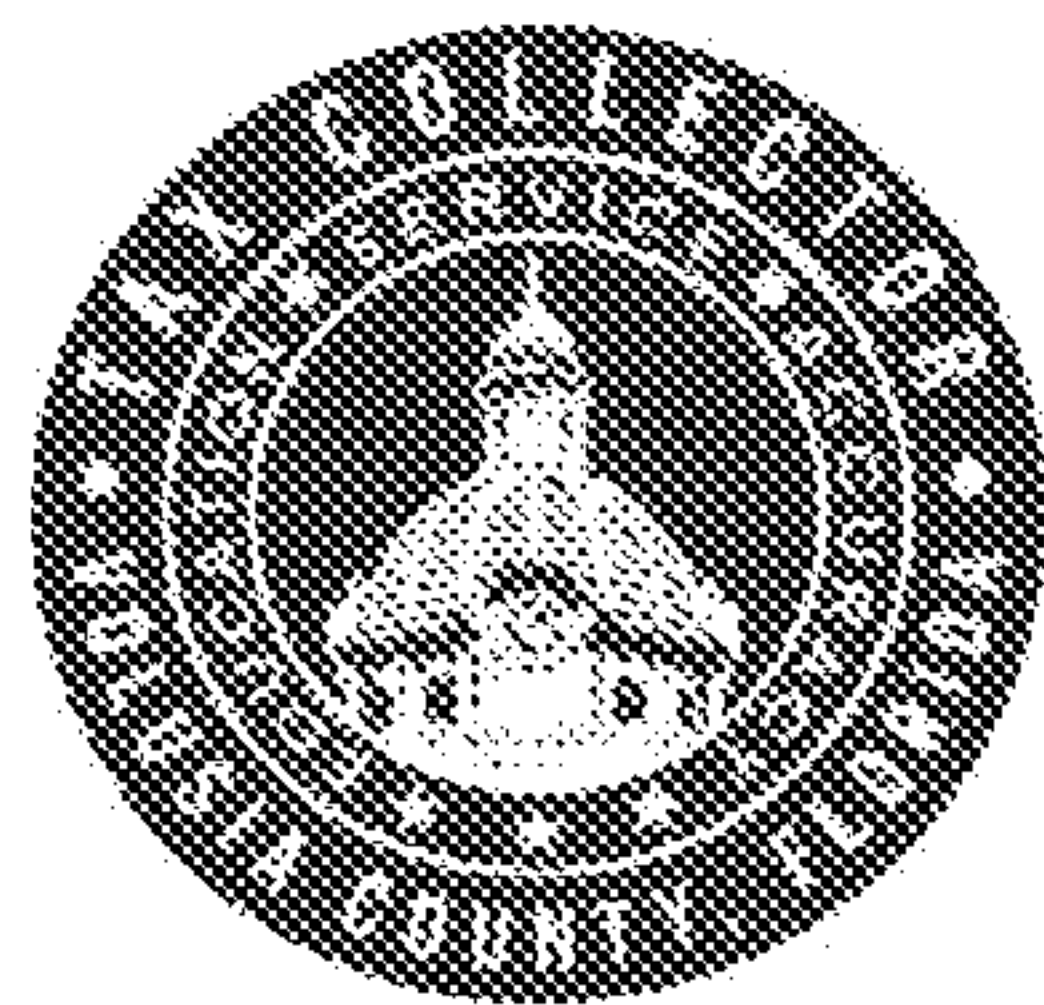


LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 701531000030

Tax Deed #: 32412

Situs Address: 705 BOSTON CT

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

ATCF II FLORIDA-A LLC

PO BOX 69239

BALTIMORE, MD 21264-9239

Owner on Current Tax Roll

SIERSA PROPERTY GROUP LLC TR

BOSTON 705 LAND TRUST 5-2-08

PO BOX 561003

ORLANDO, FL 32856-1003

Billing Address on Current Tax Roll

Additional Parties, Per Search

BOSTON 705 LAND TRUST, DATED Title Holder

JUNE 2, 2008, WITH SIERRA

PROPERTY GROUP LLC, AS TRUSTEE

PO BOX 561003

ORLANDO, FL 32856

SIERRA PROPERTY GROUP, LLC

Title Holder

225 S WESTMONTE DRIVE

ORLANDO, FL 32856

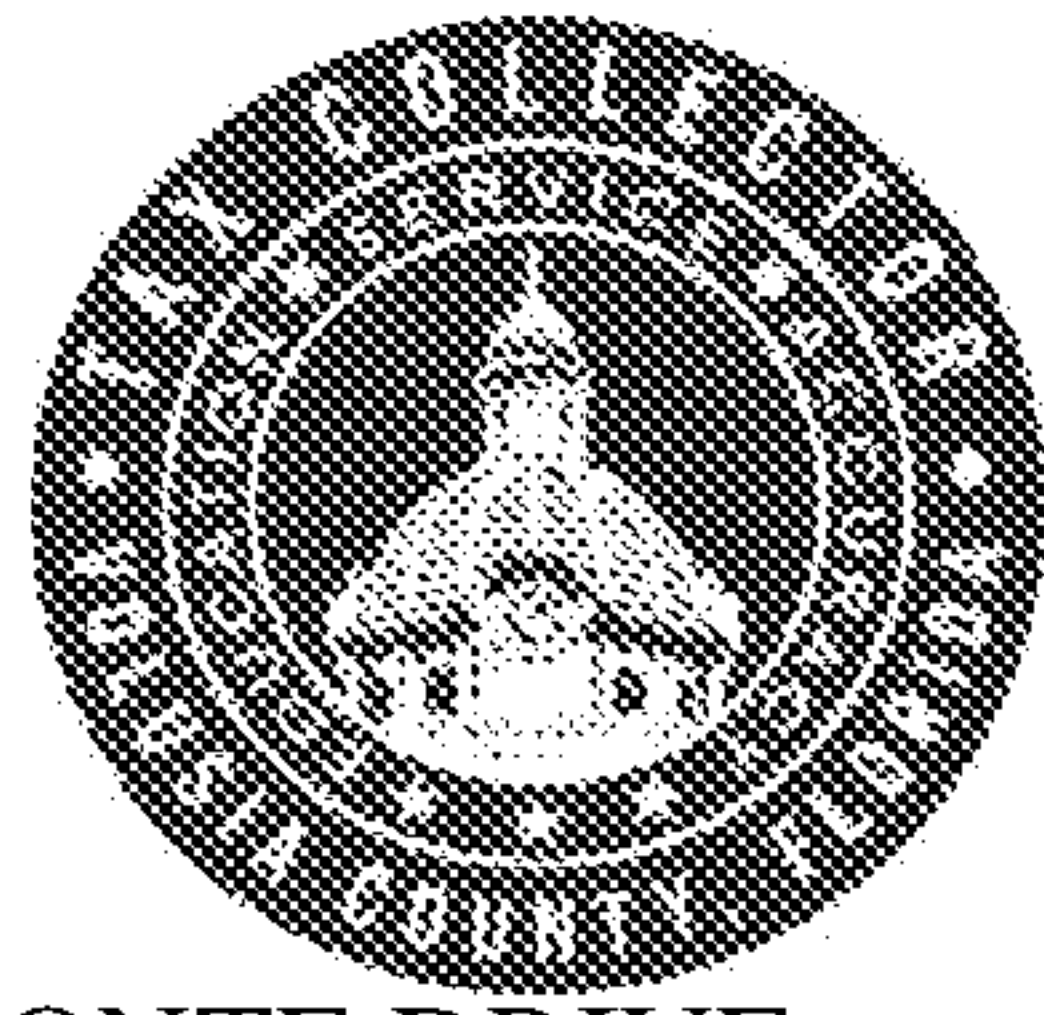
WALKER & TUDHOPE PA,
REGISTERED AGENT O/B/O SIERRA
PROPERTY GROUP, LLC

Title Holder's Agent/Rep

Will Roberts --- Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720

Tel: 386-736-5938 • Fax: 386-822-5729

Web: volusiatax.gov • Email: taxcollector@volusiatax.gov



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

225 S WESTMONTE DRIVE
2040
ALTAMONTE SPRINGS, FL 32712

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	ATCF II FLORIDA-A LLC PO BOX 69239 BALTIMORE, MD 21264-9239		Application date	May 15, 2026	
Situs address	705 BOSTON CT DELAND 32724		Yr Issued/Certificate #	2024 / 1375	
Parcel owner	SIERSA PROPERTY GROUP LLC TR BOSTON 705 LAND TRUST 5-2-08 PO BOX 561003 ORLANDO, FL 32856-1003	Date certificate issued	06/01/2024		
		Deed application number	32412		
Property description	See last page.		Account number	701531000030	
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Yr Issued/Certificate #	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2024/1375	05/31/2024	2,119.99	265.00	2,384.99	
Part 2: Total*				2,384.99	
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)
# 2025/1362	05/31/2025	2,144.38	6.25	117.94	2,268.57
Part 3: Total*					2,268.57
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)				4,653.56	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				3,071.02	
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)				371.23	
7. Total Paid (Lines 1-6)				8,620.81	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 08/07/2026		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	8,620.81
18. Redemption fee	6.25
19. Total amount to redeem	8,627.06
Sign here: _____ Signature, Clerk of Court or Designee Date of sale	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459

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
701531000030	2243244	705 BOSTON CT DELAND 32724

Legal Description

LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459 PER OR 8549 PG 4591

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-1375	\$161,378	No	No	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
SIERSA PROPERTY GROUP LLC TR BOSTON 705 LAND TRUST 5-2-08 PO BOX 561003 ORLANDO FL 32856-1003	

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 07/09/2026 **Search covers** **20 years** **through:** 06/22/2026

James Bennett
Title Examiner

General Examiner Comments:

Property Appraiser has a misspelling in the name of the Title Holder as "Siersa", it should be "Sierra".

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
BOSTON 705 LAND TRUST, DATED JUNE 2, 2008, WITH SIERRA PROPERTY GROUP LLC, AS TRUSTEE PO BOX 561003 ORLANDO FL 32856	Trustee's Deed Bk:8549 Pg:4591	
SIERRA PROPERTY GROUP, LLC 225 S WESTMONTE DRIVE ORLANDO FL 32856	Sunbiz	
WALKER & TUDHOPE PA, REGISTERED AGENT O/B/O SIERRA PROPERTY GROUP, LLC 225 S WESTMONTE DRIVE 2040 ALTAMONTE SPRINGS FL 32712	Sunbiz	

Related Documents (for Reference)

Warranty Deed
Bk:4607 Pg:1459

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)
None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

Trustee's Deed

The Grantor(s), Sandra Boyer, as trustee and not personally of the Trust# 705BN724 Land Trust, a Florida Land trust existing under the laws of the State of Florida, under the provisions of a trust agreement dated the 24 day of April, 2000, 2008, of PO BOX 561003 Orlando, FL. 32856, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section 689.071, Florida Statutes.

Unto, Boston 705 Land Trust, ^{A Florida} ~~Land Trust~~ dated June 2, 2008, with Sierra Property Group LLC, ^{A Florida LLC}, having an address of PO Box 561003, Orlando, Florida 32856, as Trustee and not personally, under the provisions of a Trust Agreement dated the 2nd day of June, 2008, known as the Boston 705 Land Trust, A Florida Land Trust, the following described real estate in the County of Volusia, State of Florida, to wit:

LOT 3, SOUTH BOSTON HILLS, A SUBDIVISION IN BLOCK 170, CITY OF DELAND, AS RECORDED IN MAP BOOK 29, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Subject to Covenants, restrictions, easements of record and taxes for the current year.

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 Identification Number: 701531000030

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of

said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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, 2007.

In Witness Whereof, the said grantor(s) have hereunto set their hands and seals this
day of June, 2, 2008.

Sandra Boyer Trustee
Grantor, Sandra Boyer, As trustee of the
Trust #705BN724 Land Trust.

Signed, Sealed, and Delivered in the Presence of the following witnesses:

Yves-Mahri Paul
WAMP AND SPOONWOLE

Yves-Mahri Paul
Seal
[Signature]
Seal

State of Florida
County of Volusia

I Hereby Certify that on this day, the foregoing instrument was acknowledged before me this 2nd day of June, 2008, by Sandra Boyer, as trustee, who is personally known to me or has produced FL Drivers Licence as identification.

Witness my hand and official seal in the county and State last aforesaid this 2nd day of
June, 2008.

Yves-Mahri Paul
Notary Public
My Commission expires 10/24/2011

PREPARED BY: Sandra Boyer
RECORD & RETURN TO:
Sandra Boyer
PO Box 561003
Orlando, FL 32856-1003



Yves-Mahri Paul
Notary Public-State of Florida
My Commission Expires October 24, 2011
Commission # DD 728632
Bonded by CNA Surety



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

Detail by Entity Name

Florida Limited Liability Company
SIERRA PROPERTY GROUP, LLC

Filing Information

Document Number	L05000100335
FEI/EIN Number	APPLIED FOR
Date Filed	10/12/2005
Effective Date	10/07/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/30/2025

Principal Address

225 S Westmonte Drive
2040
Altamonte Springs, FL 32712

Changed: 08/24/2021

Mailing Address

225 S Westmonte Drive
ORLANDO, FL 32856

Changed: 08/24/2021

Registered Agent Name & Address

Walker & Tudhope PA
225 S Westmonte Drive
2040
Altamonte Springs, FL 32712

Name Changed: 08/24/2021

Address Changed: 08/24/2021

Authorized Person(s) Detail

Name & Address

Title MGR

Higgins, Bruce
225 S Westmonte Drive
2040
Altamonte Springs, FL 32712

Annual Reports

Report Year	Filed Date
2024	04/30/2025
2025	04/30/2025
2026	03/05/2026

03/05/2026 -- ANNUAL REPORT	View image in PDF format
04/30/2025 -- REINSTATEMENT	View image in PDF format
03/23/2023 -- ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format
08/24/2021 -- REINSTATEMENT	View image in PDF format
08/31/2007 -- ANNUAL REPORT	View image in PDF format
07/10/2006 -- ANNUAL REPORT	View image in PDF format
10/12/2005 -- Florida Limited Liability	View image in PDF format

Warranty Deed to Trustee

The Grantor(s) Bruce Allan Higgins A/K/A Bruce Higgins, a married man, of the County of Volusia, State of Florida, and having an address of 33 Main Street, Windermere, Florida 34786, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section 689.071, Florida Statutes.

Unto Trust #705BN724, dated April 24th, 2000, with Sandra Boyer, having an address of PO Box 561003, Orlando, Florida 32856, as Trustee and not personally, under the provisions of a Trust Agreement dated the 24th day of April, 2000, known as the 705BN724 Land Trust, the following described real estate in the County of Volusia, State of Florida, to wit:

LOT 3, SOUTH BOSTON HILLS, A SUBDIVISION IN BLOCK 170, CITY OF DELAND, AS RECORDED IN MAP BOOK 29, PAGE 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Subject to Covenants, restrictions, easements of record and taxes for the current year.

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 Identification Number: 701531000030

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

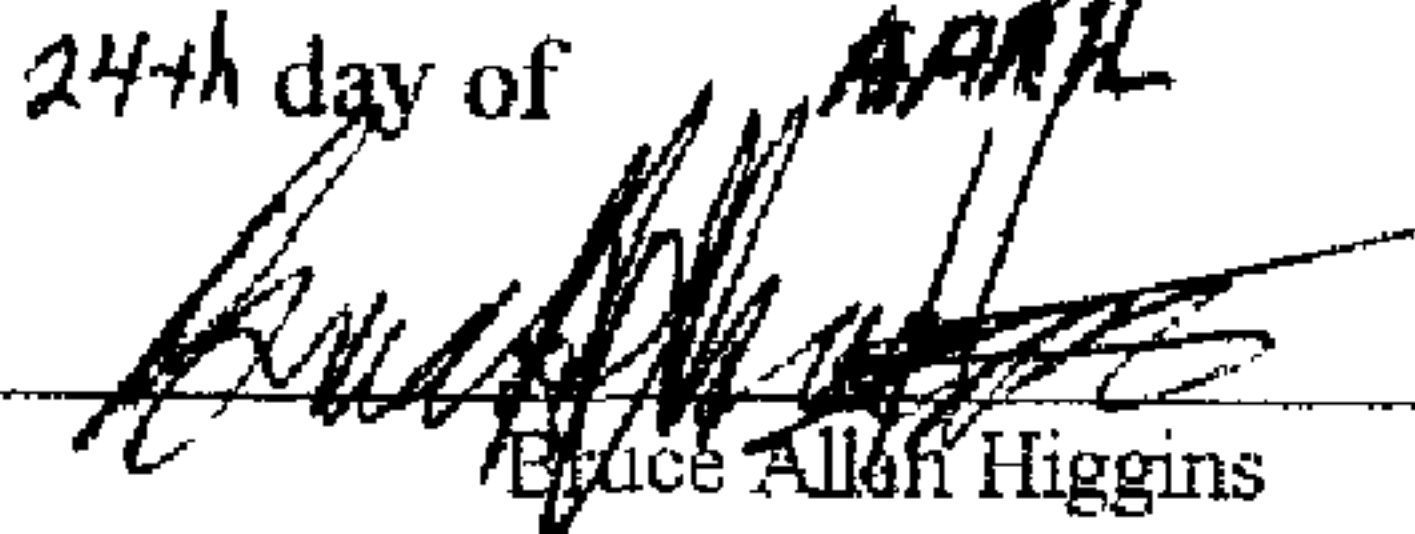
In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or

beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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, 1999.

In Witness Whereof, the said grantor(s) have hereunto set their hands and seals this 24th day of April, 2000.


Bruce Allan Higgins

Signed, Sealed, and Delivered in the Presence of the following witnesses:




Seal

Seal

State of Florida
County of Volusia

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Bruce Allan Higgins A/K/A Bruce Higgins, a married man, to me known as the person described in and who executed the foregoing instrument and Acknowledged before me that he executed the same.

Witness my hand and official seal in the county and State last aforesaid this 24 day of April, 2000.



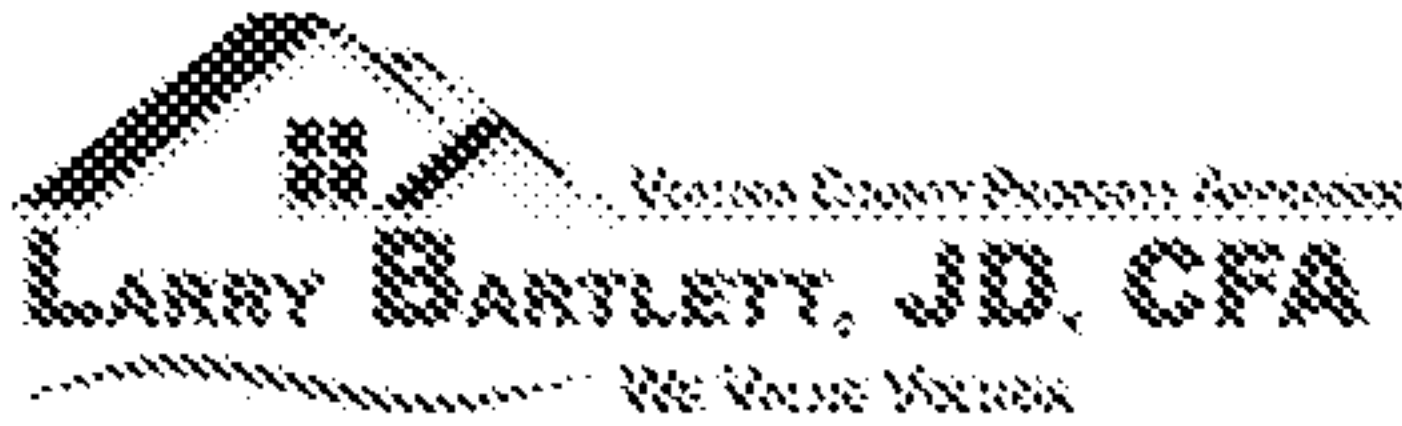
Notary Public

Commission expires

June 22, 2003

PREPARED BY: Sandra Boyer
RECORD & RETURN TO:
Sandra Boyer
PO Box 561003
Orlando, FL 32856-1003





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: 2243244
Parcel ID: 701531000030
Township-Range-Section: 17 - 30 - 15
Subdivision-Block-Lot: 31 - 00 - 0030
Owner(s): SIERSA PROPERTY GROUP LLC TR - TR - Trust - 100%
BOSTON 705 LAND TRUST 5-2-08 - TR - Trust - 100%
Mailing Address On File: PO BOX 561003
ORLANDO FL 32856 1003
Physical Address: 705 BOSTON CT, DELAND 32724
Building Count: 1
Neighborhood: 1737 - PART NW 1/4 15-17-30
Subdivision Name: SOUTH BOSTON HILLS
Property Use: 0100 - SINGLE FAMILY
Tax District: 012-DELAND
2025 Final Millage Rate: 18.2289
Homestead Property: No
Agriculture Classification: No
Short Description: LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459 PE
R OR 8549 PG 4591

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:	\$131,206	\$129,524	\$121,982
Land Value:	\$31,854	\$31,854	\$23,807
Just/Market Value:	\$163,062	\$161,378	\$145,789

Working Tax Roll Values by Taxing Authority

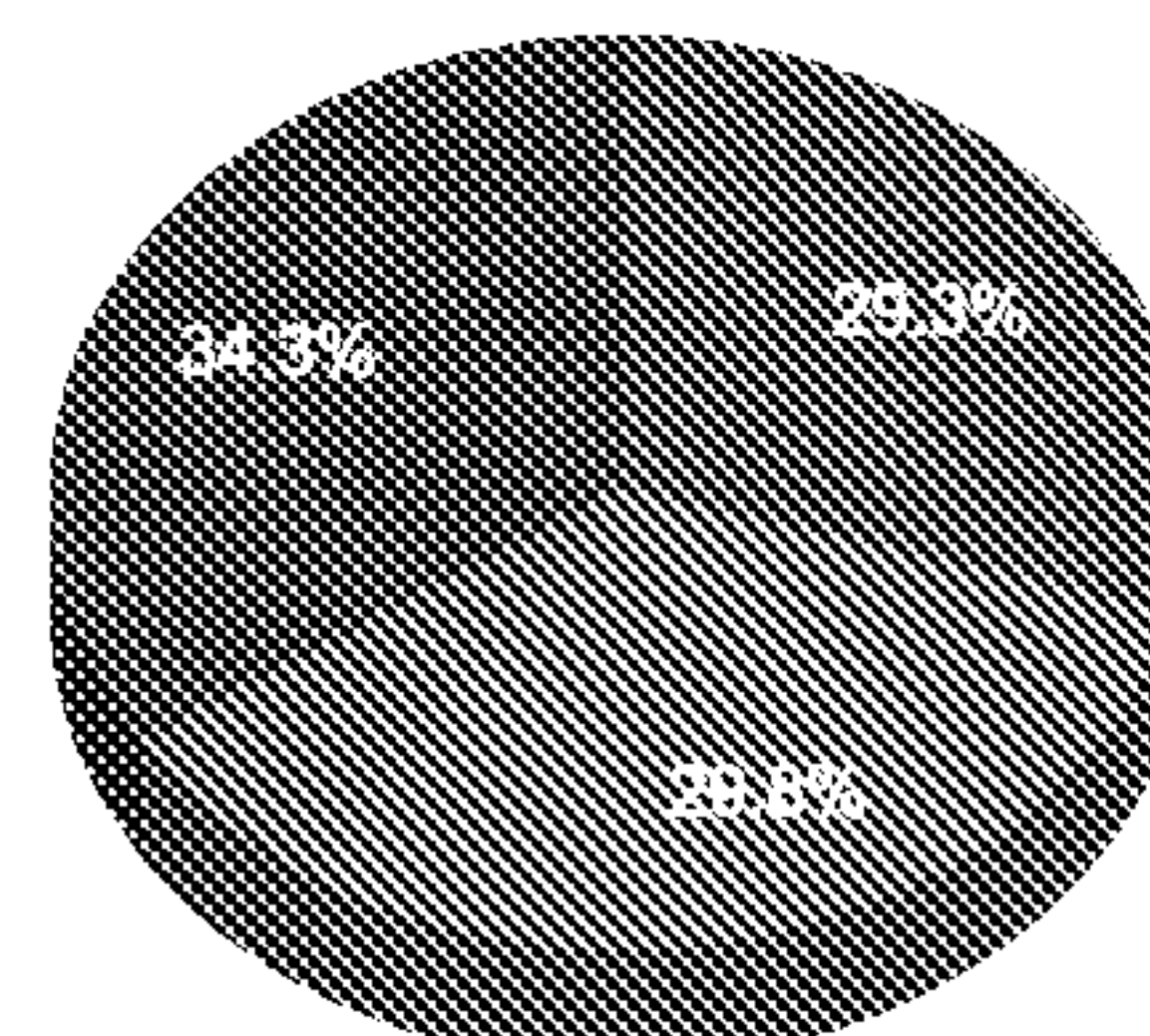
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$163,062	\$163,062	\$0	\$163,062	1.5000	\$244.59
0012	DISCRETIONARY	\$163,062	\$163,062	\$0	\$163,062	0.7480	\$121.97
0011	REQ LOCAL EFFORT	\$163,062	\$163,062	\$0	\$163,062	3.0310	\$494.24
0050	GENERAL FUND	\$163,062	\$163,062	\$0	\$163,062	3.2007	\$521.91
0053	LAW ENFORCEMENT FUND	\$163,062	\$163,062	\$0	\$163,062	1.5994	\$260.80
0055	LIBRARY	\$163,062	\$163,062	\$0	\$163,062	0.3697	\$60.28
0058	VOLUSIA ECHO	\$163,062	\$163,062	\$0	\$163,062	0.2000	\$32.61
0057	VOLUSIA FOREVER	\$163,062	\$163,062	\$0	\$163,062	0.2000	\$32.61
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$163,062	\$163,062	\$0	\$163,062	0.0270	\$4.40
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$163,062	\$163,062	\$0	\$163,062	0.1793	\$29.24
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$163,062	\$163,062	\$0	\$163,062	0.9897	\$161.38
0150	DELAND	\$163,062	\$163,062	\$0	\$163,062	6.1841	\$1,008.39
						18.2289	\$2,972.44

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$2,972.44
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$2,972.44
				Estimated Tax Amount without SOH/10CAP ☺	\$2,972.44

Where your tax dollars are going:



Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HX Savings
2025	\$31,854	\$129,524	\$161,378	\$161,378	\$0	\$161,378	\$0
2024	\$23,807	\$121,982	\$145,789	\$89,447	\$0	\$89,447	\$0
2023	\$19,447	\$137,057	\$156,504	\$81,315	\$0	\$81,315	\$0
2022	\$17,771	\$112,029	\$129,800	\$73,923	\$0	\$73,923	\$0
2021	\$12,071	\$96,759	\$108,830	\$67,203	\$0	\$67,203	\$0
2020	\$8,047	\$85,857	\$93,904	\$61,094	\$0	\$61,094	\$0
2019	\$7,387	\$73,795	\$81,182	\$55,540	\$0	\$55,540	\$0
2018	\$5,372	\$67,483	\$72,855	\$50,491	\$0	\$50,491	\$0
2017	\$4,364	\$54,078	\$58,444	\$45,901	\$0	\$45,901	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F-FRONT FOOT				67.0	98	475	\$28,006
2	0101-IMP PVD THRU .49 AC	N	F-FRONT FOOT				18.0	103	475	\$3,848
Total Land Value:										\$31,854

Building(s) - Residential

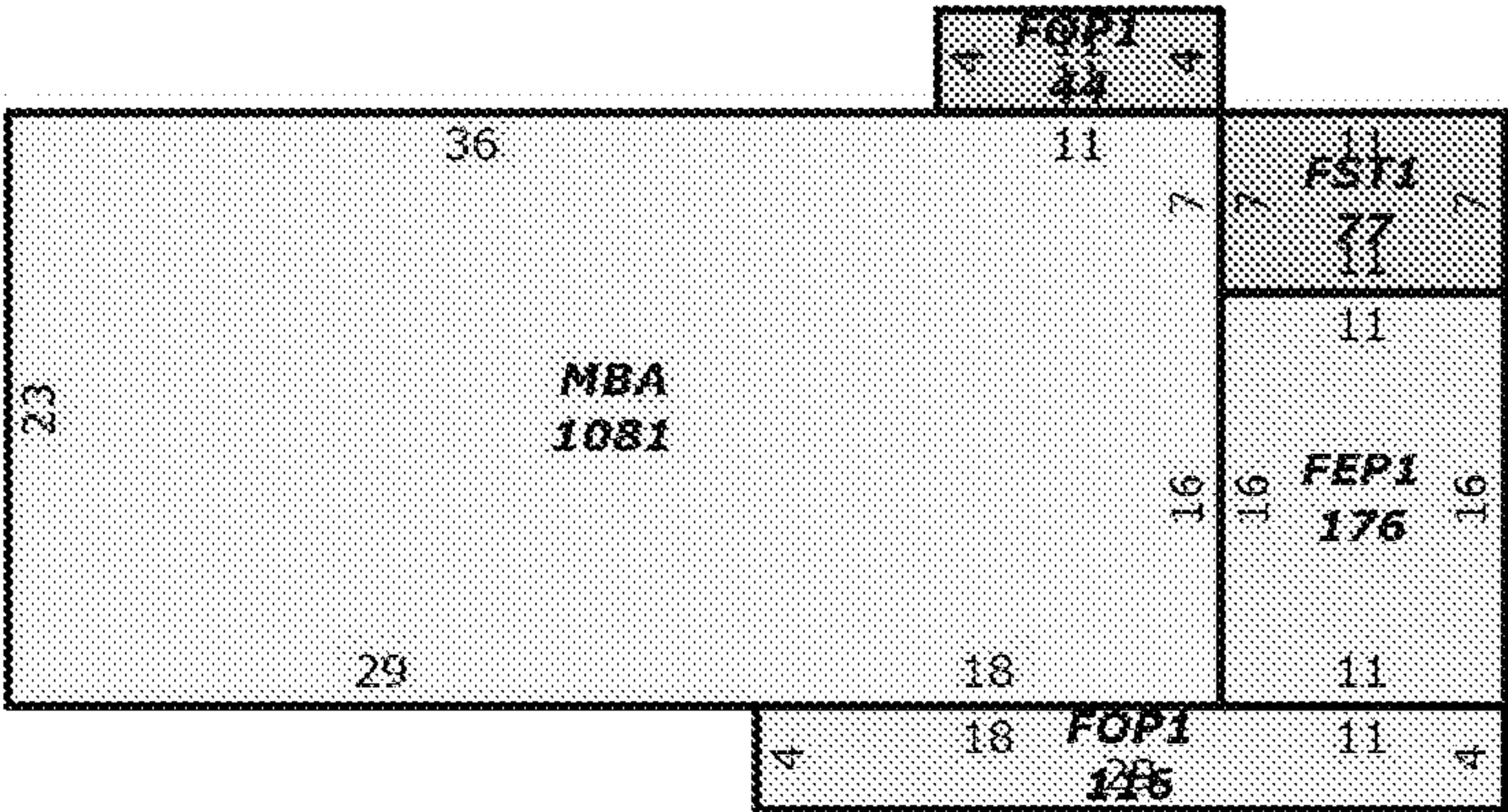
Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	# Stories:	1	2 Fixture Baths:	1
Description:	R1 - Single Family	# Bedrooms:	3	3 Fixture Baths:	1
Quality Grd:	275	Floor Type:	07 - TILE - VINYL/CORK	4 Fixture Baths:	0
Arch Design:		Wall Type:	5 - DRYWALL	5 Fixture Baths:	0
Year Built:	1970	Exterior Wall:	15 - CONCRETE - CINDER BLOCK	6 Fixture Baths:	0
Total SFLA:	1,081	Foundation:	3 - CONCRETE SLAB	7 Fixture Baths:	0
HVAC:	Y - AIR	Roof Cover:	3 - ASPHALT SHINGLE	Add'l Fixtures:	0
	CONDITIONING	Roof Type:	03 - GABLE		
Heat Method:	6 - FORCED DUCTED	FPL:	//		
Heat Source:	1 - ELECTRICITY				

Total Building Value: \$131,208

Additions to Base Area - Card (Bldg) #: 1

Description	Area	Year Built
MAIN BUILDING	1081	
Finished Utility	77	
Porch, Open Finished	116	
Finished Enclosed Porch	176	1988
Porch, Open Finished	44	2006
Total Building Area	1,494	



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
8549 / 4591	2002080075	06/02/2008	TR-TRUSTEE'S DEED	UNQUALIFIED	IMPROVED	\$100
4607 / 1459	2002080081	04/15/2000	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$10
4490 / 0384	1988081080	11/15/1999	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$10
4303 / 2504	1988081121	05/15/1998	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	\$22,000
4235 / 2726	1987155820	09/15/1997	PR-vcpa pr	UNQUALIFIED	IMPROVED	\$10
1233 / 0464		10/15/1970	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$16,100

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
LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459 PER OR 8549 PG 4591	012	17 - 30 - 15	31 - 00 - 0030	18-DEC-81

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
11/04/2011	0512109	CHANGE OUT WATER HEATER	\$900



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 701531000030

Tax Deed #: 32412

Situs Address: 705 BOSTON CT

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

ATCF II FLORIDA-A LLC

PO BOX 69239

BALTIMORE, MD 21264-9239

Owner on Current Tax Roll

- ① SIERSA PROPERTY GROUP LLC TR
BOSTON 705 LAND TRUST 5-2-08
PO BOX 561003
ORLANDO, FL 32856-1003

Billing Address on Current Tax Roll

Additional Parties, Per Search

- ② BOSTON 705 LAND TRUST, DATED Title Holder
JUNE 2, 2008, WITH SIERRA
PROPERTY GROUP LLC, AS TRUSTEE
PO BOX 561003
ORLANDO, FL 32856

- SN (ORANGE) ③ SIERRA PROPERTY GROUP, LLC Title Holder
225 S WESTMONTE DRIVE
ORLANDO, FL 32856

- SN (SEM) ④ WALKER & TUDHOPE PA, Title Holder's Agent/Rep
REGISTERED AGENT O/B/O SIERRA
PROPERTY GROUP, LLC

Will Roberts – Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720

Tel: 386-736-5938 • Fax: 386-822-5729

Web: volusiatax.gov • Email: taxcollector@volusiatax.gov



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

225 S WESTMONTE DRIVE
2040
ALTAMONTE SPRINGS, FL 32712

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Friday, August 7, 2026 10:09 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #1375-24 CERTIFYING

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

Hello,

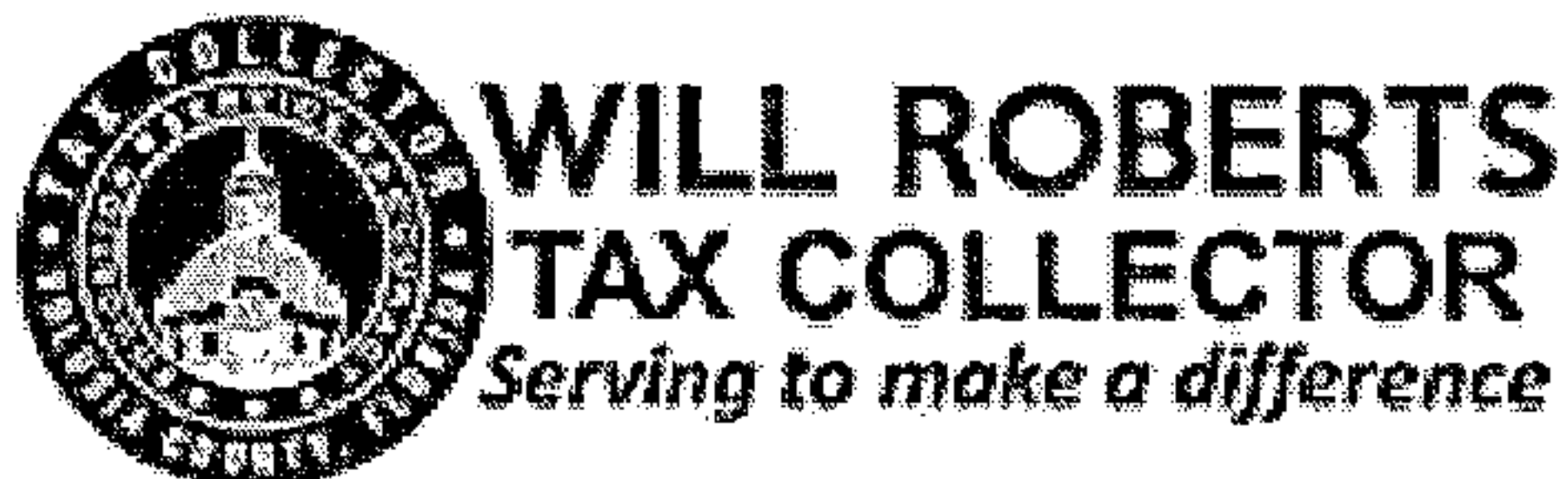
I will be certifying Cert #1375-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
SIERSA PROPERTY GROUP LLC TR
BOSTON 705 LAND TRUST 5-2-08
PO BOX 561003
ORLANDO, FL 32856-1003

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

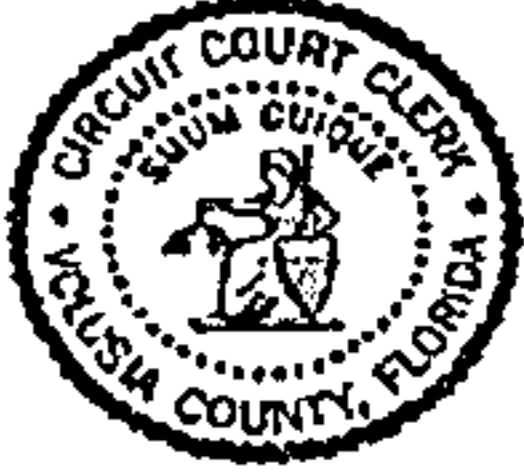
⑤ BOYER SAUNDRA TR
705BN724 LAND TRUST 4-24-00 ADV
PO BOX 561003
ORLANDO, FL 32856

⑥ SN (VOL) **SITUS ADDRESS**
705 BOSTON CT,
DELAND,
32724
SIERSA PROPERTY GROUP LLC TR
BOSTON 705 LAND TRUST 5-2-08

Sincerely,
Tim Brownson
Tax Analyst
Office of Will Roberts – Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
Ext. 12655
(386) 736-5938
Web: volusiatax.gov
Online services: volusiatax.gov/online
Take our survey!



Any email or attachment sent to or received from this email address may be considered a "public record" as defined by Chapter 119, Florida statutes and is subject to disclosure as a public record in absence of an exemption established by law.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 18, 2026

Payment Due: September 17, 2026

ATCF II FLORIDA-A LLC
PO BOX 69239
BALTIMORE MD 21264-9239

RE: CERTIFICATE NUMBER: **1375-24**
PARCEL ID NUMBER: **701531000030**

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]	83.04
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]	63.70
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>497.24</u>

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

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

CERTIFICATE NO.: **1375-24**
AMOUNT ENCLOSED: **\$497.24**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:

ATCF II FLORIDA-A LLC
PO BOX 69239
BALTIMORE MD 21264-9239

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

Applicant's Deposit

CERTIFICATE NUMBER: 1375-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		83.04
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)		63.70
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			497.24

Applicant's Name & Address:
ATCF II FLORIDA-A LLC
PO BOX 69239
BALTIMORE MD 21264-9239

CL-0142-1910

CERTIFICATE NO.: 1375-24
AMOUNT ENCLOSED: \$497.24

50:8 MW 8-JES 9202

03713

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

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/10/2026 11:12 AM
Receipt: 303168682 Drawer: 155686
ATCF II FLORIDA-A LLC
Operator: slabaw

Instrument #: 2026165940 Type: NO
Book #: 8903 Page #: 114 Time: 11:12 AM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
8304 Postage - \$0.01 \$83.04
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 Recor
d - \$10.00 \$10.00
1 Tax Deed Certificate Sign and Seal - \$7
.00 \$7.00
1 Notice for Newspaper Sign and Seal - \$7
.00 \$7.00
1 Recording - \$8.50 \$8.50
6370 Tax Deed Deposit Escrow Doc Stamps o
nly - \$0.01 \$63.70
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT# 1375-24 ATCF II FLORIDA-A LLC
Subtotal: \$497.24
Sales Tax: \$0.00
Due: \$497.24
CHK# 9435 \$497.24

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that ATCF II FLORIDA-A 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. 1375-24 Year of Issuance JUNE 1, 2024

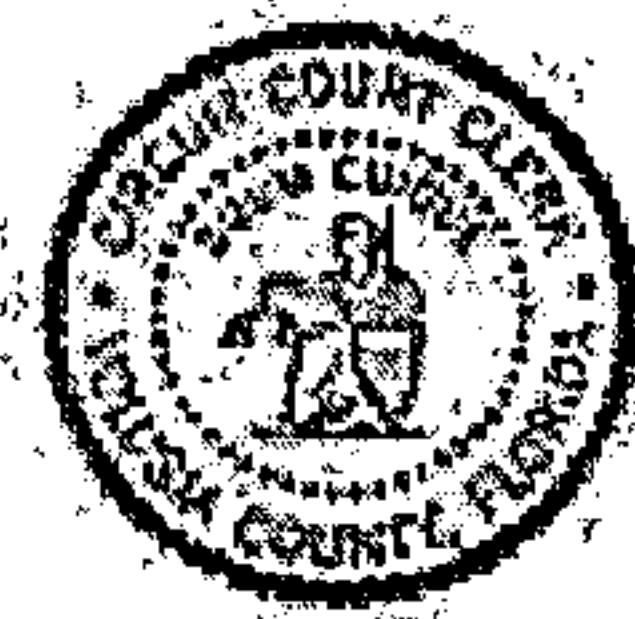
Description of Property 701531000030
LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459

Name in which assessed BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00

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 9/10/2026.



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

To:
Property Appraiser - County of Volusia

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

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

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

Date: 9/28/2026

Pages: 3

Completed by: Laura Huff

Date: 09/28/2026

9-28-26 NO Changes

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	LEND CORE DEVELOPMENT LLC	LEND CORE 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

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**

Date: 9/28/26

Pages: 3

Completed by: Laura Huff

Date: 09/28/26

9-28-26 122 Charges 81

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

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.: 1375-24

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

SIERSA PROPERTY GROUP LLC TR BOSTON 705
LAND TRUST 5-2-08
PO BOX 561003
ORLANDO FL 32856-1003

1375-24

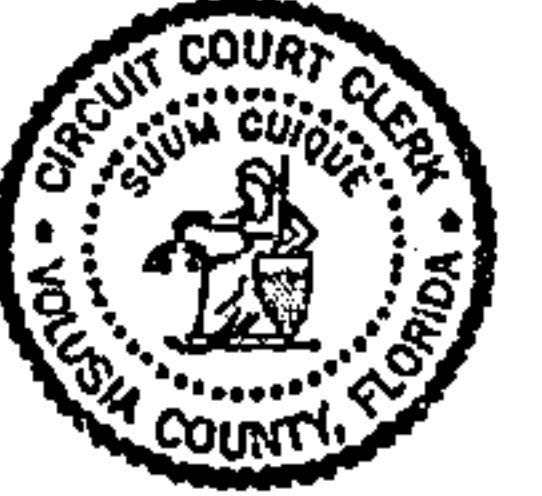
DECEMBER 1, 2026

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

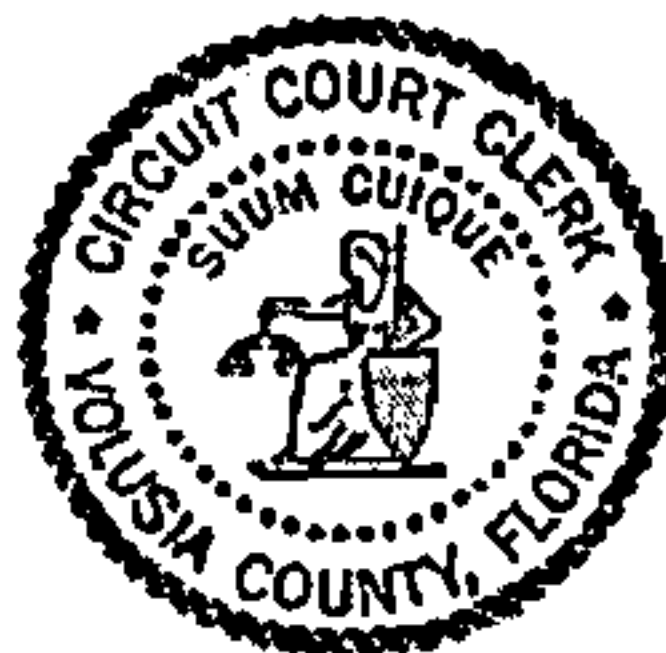
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Certificate No.: **1375-24** Name in which assessed: **BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00**
Description of Property: **Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459.**

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: **\$9,578.98**

OPENING BID AMOUNT: \$9,555.73

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.: **1375-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$9,578.98***

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

MAIL TO:

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

[Telephone: 386-736-5938]

SIERSA PROPERTY GROUP LLC TR BOSTON 705 LAND TRUST 5-2-08
PO BOX 561003
ORLANDO FL 32856-1003

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SIERSA PROPERTY GROUP LLC TR BOSTON 705
LAND TRUST 5-2-08
PO BOX 561003
ORLANDO FL 32856-1003

1375-24 DECEMBER 1, 2026

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

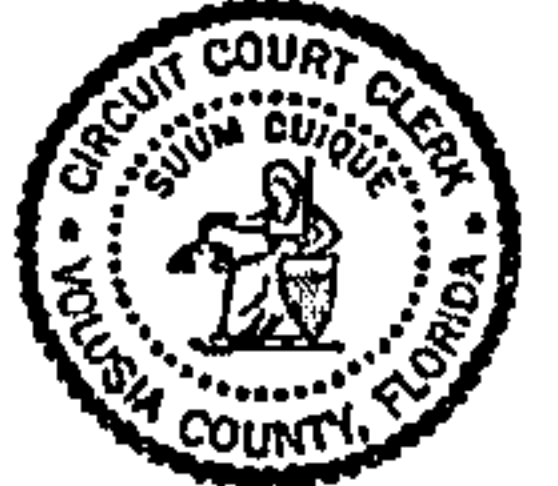
WARNING

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

DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



BOSTON 705 LAND TRUST DATED JUNE 2 2008
WITH SIERRA PROPERTY GROUP LLC AS TRUSTEE
PO BOX 561003
ORLANDO FL 32856

1375-24

DECEMBER 1, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

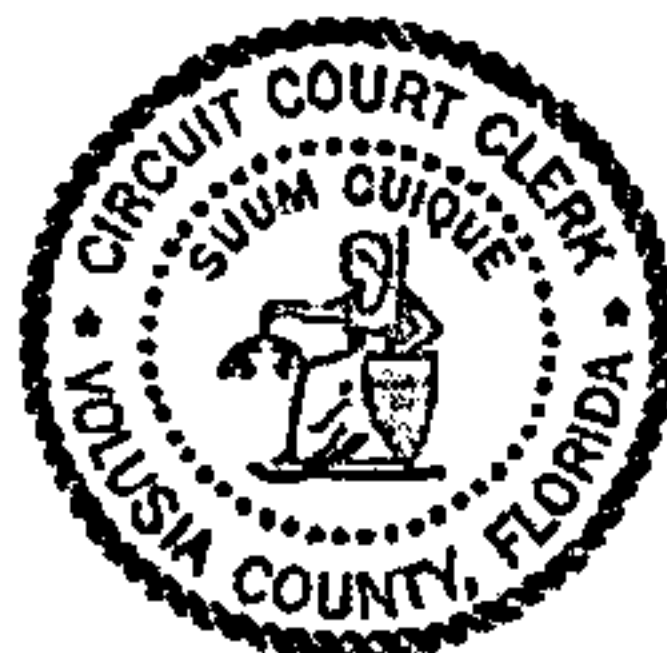
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Description of Property: **Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459.**

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: **\$9,578.98**

OPENING BID AMOUNT: **\$9,555.73**

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.: **1375-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$9,578.98***

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

BOSTON 705 LAND TRUST DATED JUNE 2 2008 WITH SIERRA PROPERTY GROUP LLC AS TRUSTEE
PO BOX 561003
ORLANDO FL 32856

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

[Telephone: 386-736-5938]

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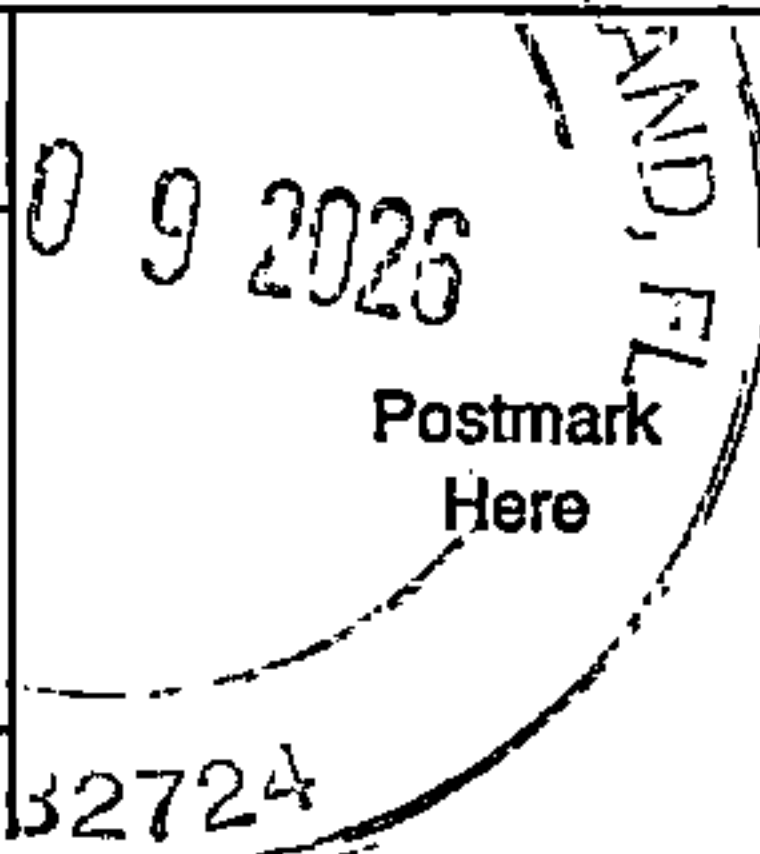
Postage

BOSTON 705 LAND TRUST DATED JUNE 2 2008
WITH SIERRA PROPERTY GROUP LLC AS
TRUSTEE

PO BOX 561003

ORLANDO FL 32856

1375-24 DECEMBER 1, 2026



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

WARNING

TAX DEED CERTIFICATE NO.: 1375-24

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SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE
ORLANDO FL 32856

1375-24

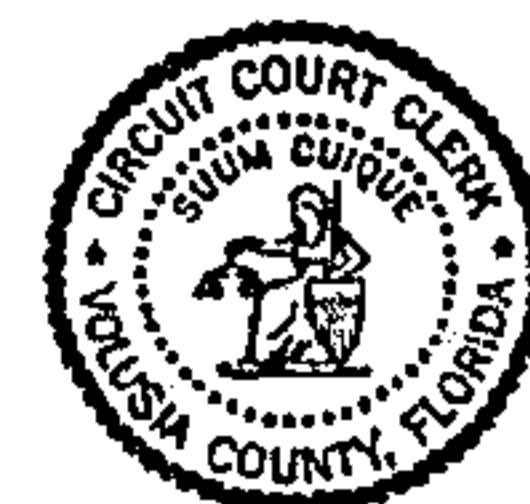
DECEMBER 1, 2026

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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

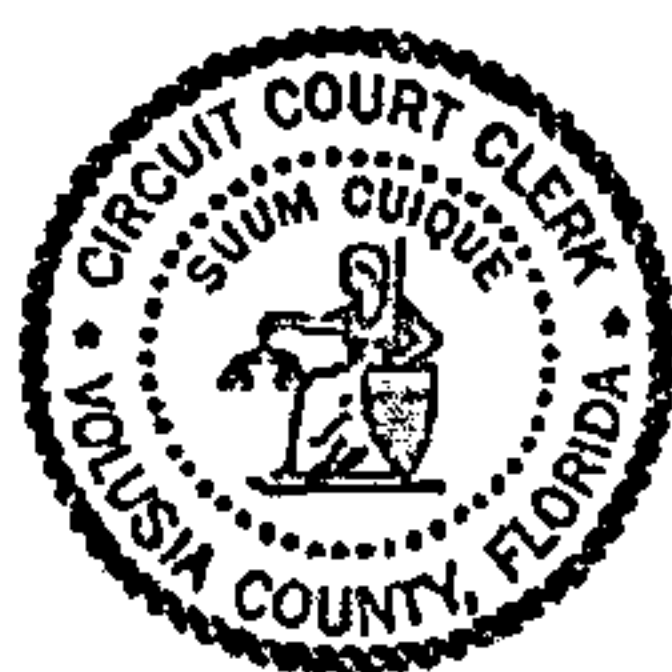
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Description of Property: **Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459.**

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: **\$9,578.98**

OPENING BID AMOUNT: **\$9,555.73**

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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Certificate No.: **1375-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$9,578.98***

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

SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE
ORLANDO FL 32856

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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Postage

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To

SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE
ORLANDO FL 32856

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1375-24 DECEMBER 1, 2026

C/

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

WARNING

TAX DEED CERTIFICATE NO.: 1375-24

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

WALKER & TUDHOPE PA REGISTERED AGENT
O/B/O SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE 2040
ALTAMONTE SPRINGS FL 32712

1375-24

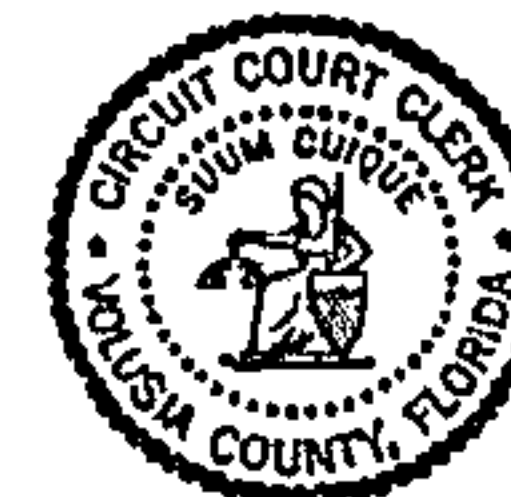
DECEMBER 1, 2026

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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

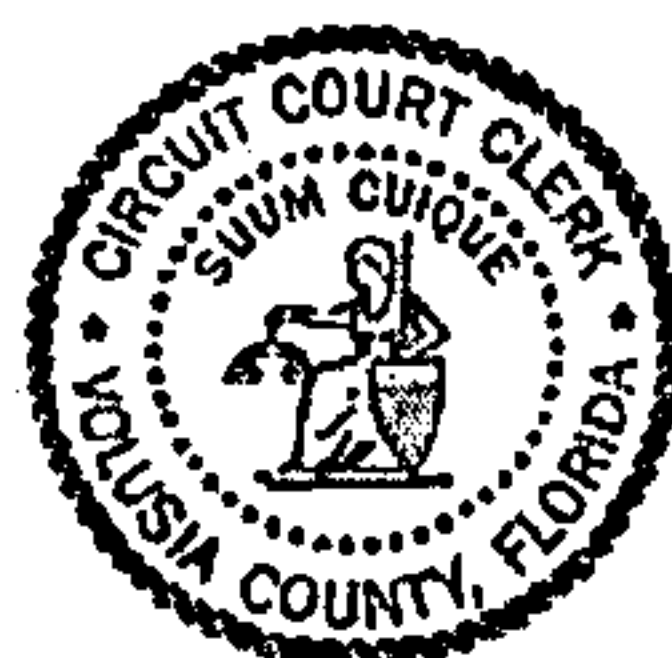
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Certificate No.: **1375-24** Name in which assessed: **BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00**
Description of Property: **Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459.**

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: **\$9,578.98**

OPENING BID AMOUNT: **\$9,555.73**

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Certificate No.: **1375-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$9,578.98***

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

WALKER & TUDHOPE PA REGISTERED AGENT O/B/O SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE 2040
ALTAMONTE SPRINGS FL 32712

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

Will Roberts - Tax Collector

MAIL TO:

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WALKER & TUDHOPE PA REGISTERED AGENT
O/B/O SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE 2040
ALTAMONTE SPRINGS FL 32712

1375-24 DECEMBER 1, 2026

32724

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

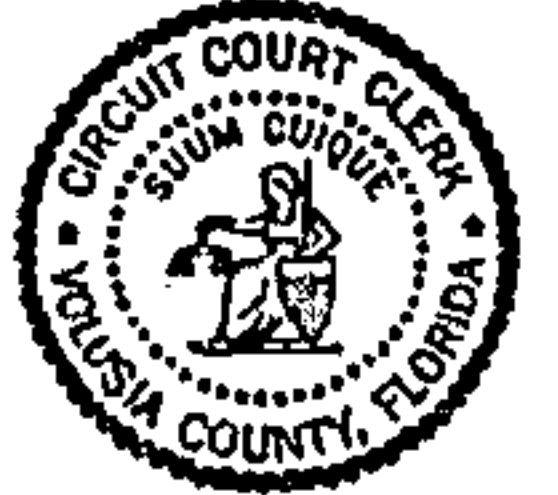
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DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



TAX DEED CERTIFICATE NO.: 1375-24

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

BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00
PO BOX 561003
ORLANDO FL 32856

1375-24

DECEMBER 1, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

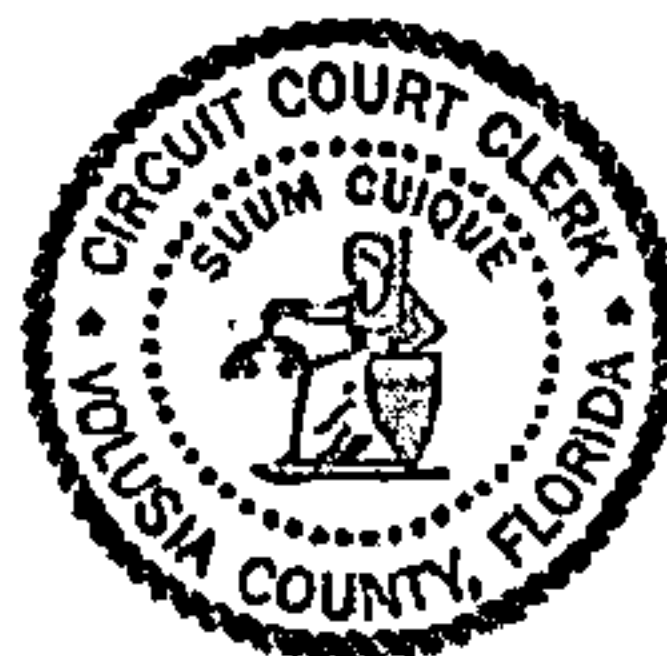
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Description of Property: **Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459.**

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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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OPENING BID AMOUNT: \$9,555.73

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Certificate No.: **1375-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$9,578.98***

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BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00
PO BOX 561003
ORLANDO FL 32856

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BOYER SAUNDRA TR 705BN724 LAND TRUST 4-
24-00
PO BOX 561003
ORLANDO FL 32856

1375-24 DECEMBER 1, 2026

LAURA E ROTH, CLERK
P O BOX 6043
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SIERSA PROPERTY GROUP LLC TR BOSTON 705
LAND TRUST 5-2-08
705 BOSTON CT
DELAND FL 32724

1375-24

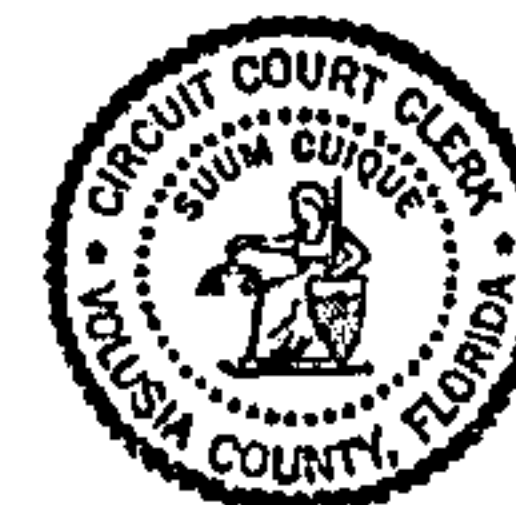
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DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

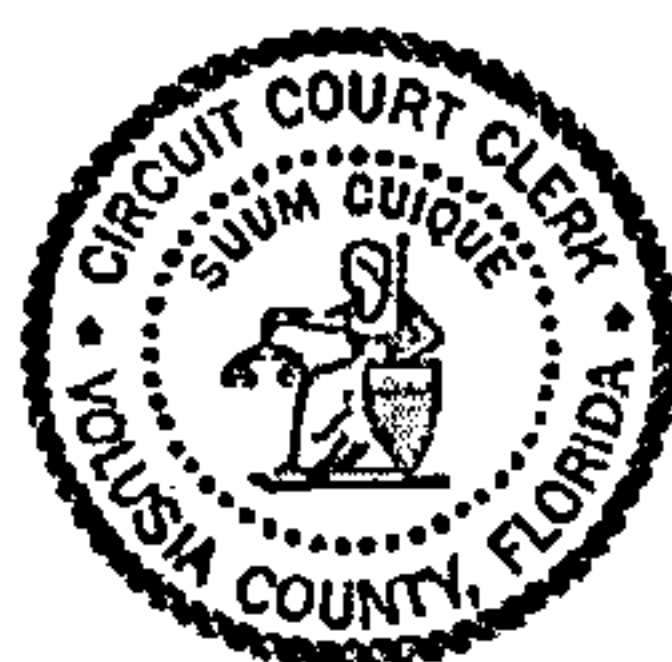
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Certificate No.: **1375-24** Name in which assessed: **BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00**
Description of Property: **Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459.**

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: **\$9,578.98**

OPENING BID AMOUNT: \$9,555.73

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.: **1375-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$9,578.98***

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.**

SIERSA PROPERTY GROUP LLC TR BOSTON 705 LAND TRUST 5-2-08
705 BOSTON CT
DELAND FL 32724

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]

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

SIERSA PROPERTY GROUP LLC TR-BOSTON-705
LAND TRUST 5-2-08
705 BOSTON CT
DELAND FL 32724

1375-24 DECEMBER 1, 2026

09 2026
Postmark
Here

CERTIFIED MAIL®

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

TAX DEED DEPT

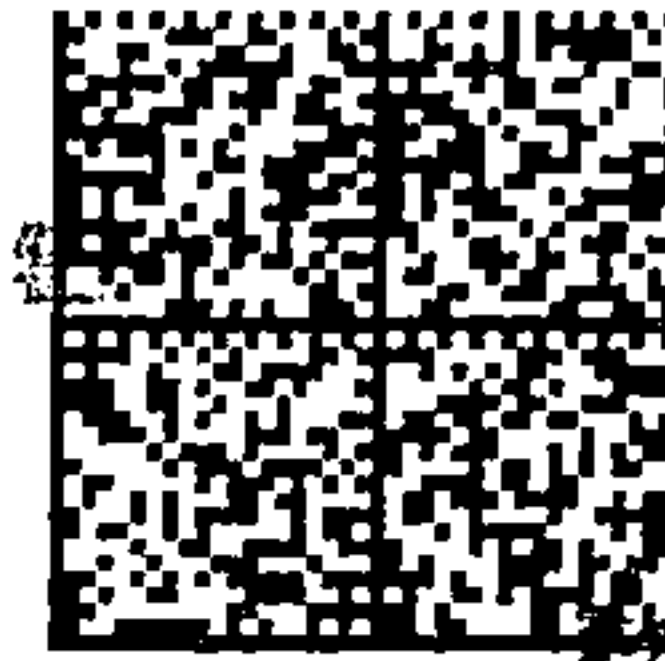


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ORLANDO FL 328

2026 OCT 20 2026

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 32724 \$ 010.98⁰
02 7W

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SIERSA PROPERTY GROUP LLC TR BOSTON 705
LAND TRUST 5-2-08
705 BOSTON CT
DELAND FL 32724

1375-24

DECEMBER 1, 2026

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END OF 1

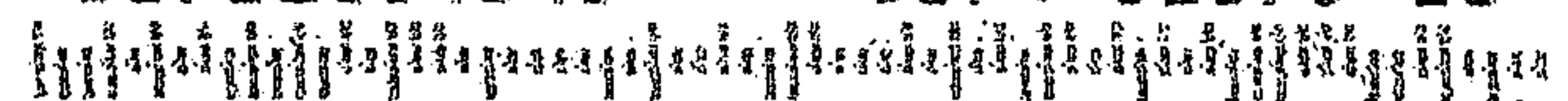
RETURN TO SENDER

VACANT

UNABLE TO FORWARD

BC: 32721684343

*6274-81975-10-40



CLERK OF THE CIRCUIT COURT
VOLUSIA CITY, FL
CC 44

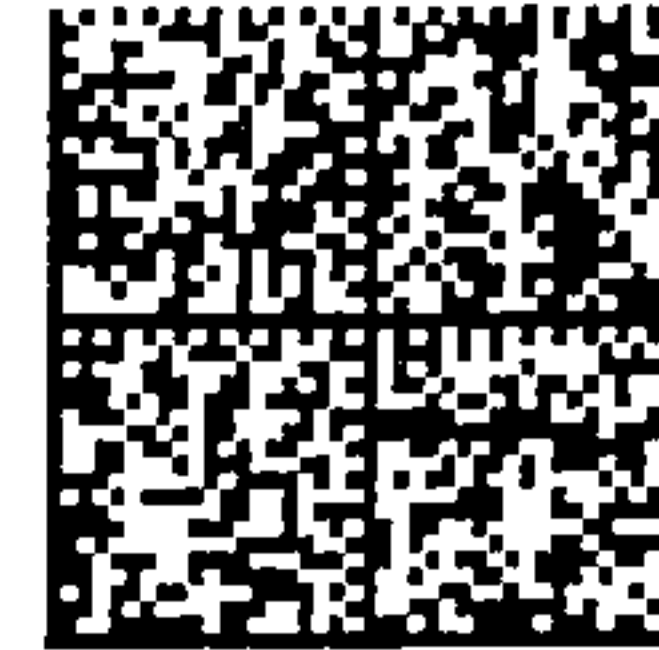
2026 OCT 20 AM 9:25

FILED

2026 OCT 17 2026

TAX DEED DEPT

**FIRST-CLASS
NONAUTO
PRSRT LTR**



ZIP 32724 \$ 000.72¹
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1375-24 DECEMBER 1, 2026

VSC

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RETURN TO SENDER

VACANT

UNABLE TO FORWARD

REF: 02721004343

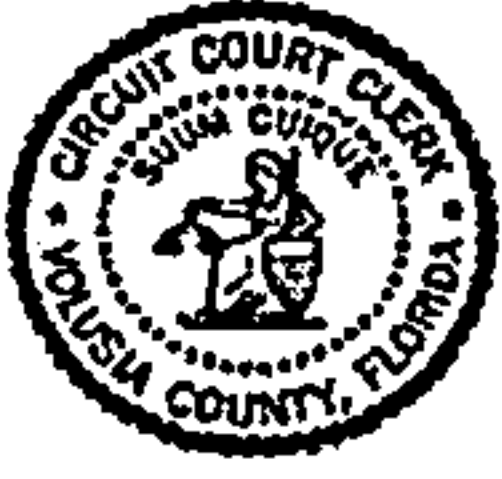
案 卷 號 1191-11102-17-34

一、中華民國之憲法，係根據孫中山先生之三民主義而制定之。
 二、中華民國之憲法，係根據孫中山先生之三民主義而制定之。
 三、中華民國之憲法，係根據孫中山先生之三民主義而制定之。
 四、中華民國之憲法，係根據孫中山先生之三民主義而制定之。
 五、中華民國之憲法，係根據孫中山先生之三民主義而制定之。
 六、中華民國之憲法，係根據孫中山先生之三民主義而制定之。
 七、中華民國之憲法，係根據孫中山先生之三民主義而制定之。
 八、中華民國之憲法，係根據孫中山先生之三民主義而制定之。
 九、中華民國之憲法，係根據孫中山先生之三民主義而制定之。
 十、中華民國之憲法，係根據孫中山先生之三民主義而制定之。

CLERK OF THE CIRCUIT
U.S. DISTRICT COURT VOLUNTEER
80 44

2026 OCT 20 AM 9:25

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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:
Service of Process must be completed by:

Tuesday, December 01, 2026
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
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$120.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
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

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

WARNING
SHERIFF'S
NOTICE

TAX DEED CERTIFICATE NO.: 1375-24

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

SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE
ORLANDO FL 32856

1375-24

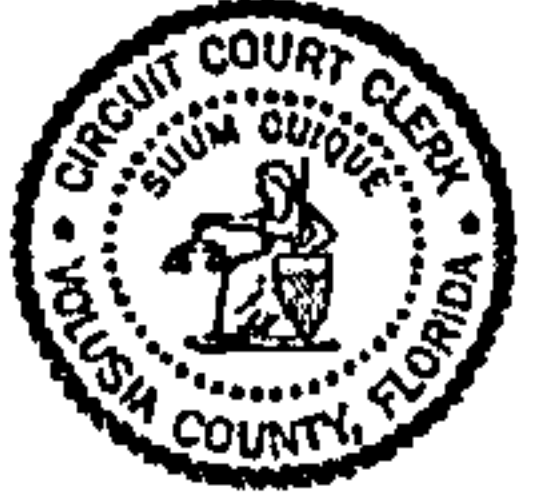
DECEMBER 1, 2026

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.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **1375-24** Name in which assessed: **BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00**
Description of Property: **Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459.**

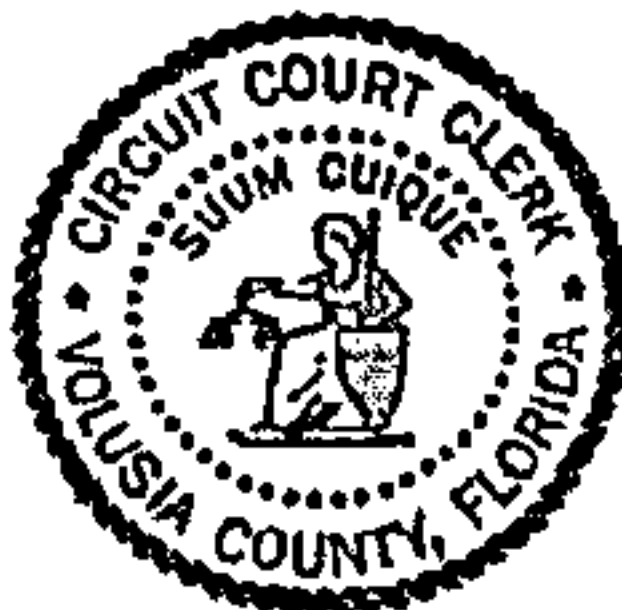
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **DECEMBER 1, 2026 at 9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

Laura E. Roth

BY **LAURA E ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$9,578.98**

OPENING BID AMOUNT: \$9,555.73

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.: **1375-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$9,578.98***

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

SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE
ORLANDO FL 32856

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

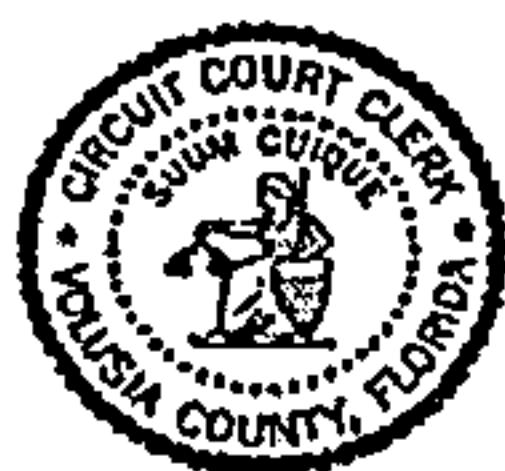
MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]



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

SEMINOLE COUNTY SHERIFFS DEPT
ATTN CIVIL DEPARTMENT
91 ESLINGER WAY
SANFORD FL 32773

RE: Sheriff's Service for Tax Deed Sale to be held on:
Service of Process must be completed by:

Tuesday, December 01, 2026
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:	2
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$80.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
787-24	1
NUVIEW 401K PLAN	1
1375-24	1
WALKER & TUDHOPE PA REGISTERED AGENT O/B/	1
Grand Total	2

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

TAX DEED CERTIFICATE NO.: 1375-24

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

WALKER & TUDHOPE PA REGISTERED AGENT
O/B/O SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE 2040
ALTAMONTE SPRINGS FL 32712

1375-24

DECEMBER 1, 2026

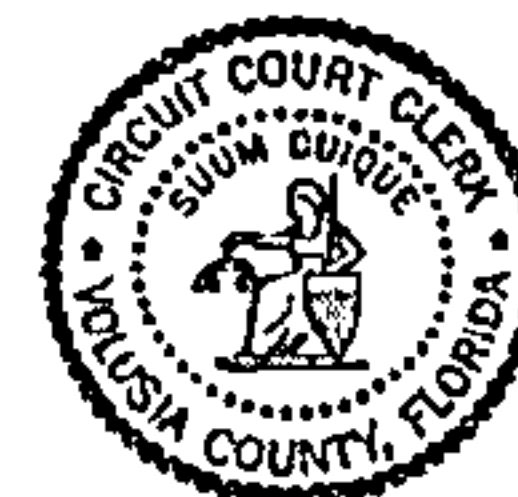
WARNING
SHERIFF'S
NOTICE

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 **ATCF II FLORIDA-A LLC** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **1375-24** Name in which assessed: **BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00**
Description of Property: **Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459.**

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: **\$9,578.98**

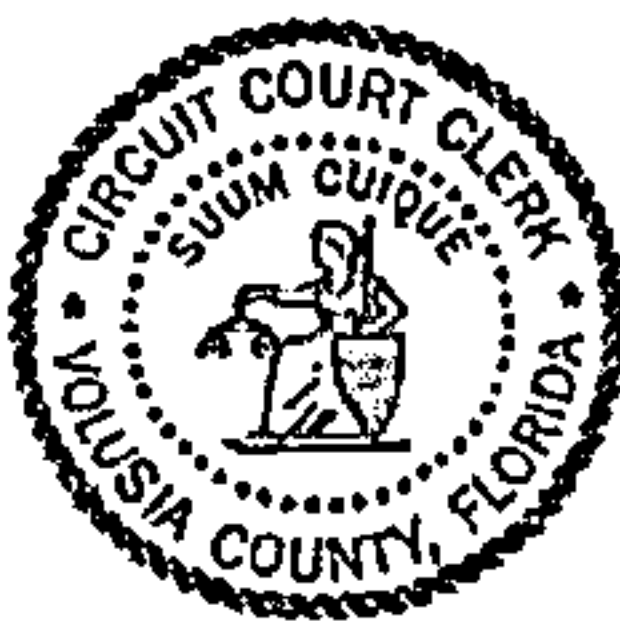
OPENING BID AMOUNT: **\$9,555.73**

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.: **1375-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$9,578.98***

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

WALKER & TUDHOPE PA REGISTERED AGENT O/B/O SIERRA PROPERTY GROUP LLC
225 S WESTMONTE DRIVE 2040
ALTAMONTE SPRINGS FL 32712

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]



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
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$1,080.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
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

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

WARNING
SHERIFF'S
NOTICE

TAX DEED CERTIFICATE NO.: 1375-24

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

SIERSA PROPERTY GROUP LLC TR BOSTON 705
LAND TRUST 5-2-08
705 BOSTON CT
DELAND FL 32724

1375-24

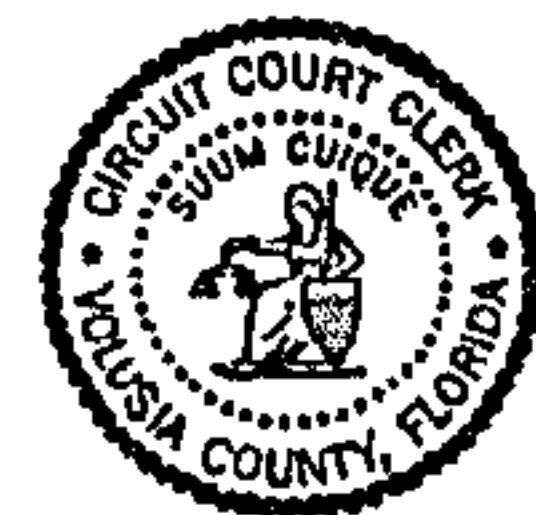
DECEMBER 1, 2026

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.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **1375-24** Name in which assessed: **BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00**
Description of Property: **Parcel # 701531000030 LOT 3 SOUTH BOSTON HILLS MB 29 PG 125 PER OR 4607 PG 1459.**

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 **LAURAE ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$9,578.98**

OPENING BID AMOUNT: \$9,555.73

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.: **1375-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$9,578.98***

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

SIERSA PROPERTY GROUP LLC TR BOSTON 705 LAND TRUST 5-2-08
705 BOSTON CT
DELAND FL 32724

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL