



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
(386) 736-5919

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND FL 32720

1489-24 OCTOBER 6, 2026

NOTICE

Date of Notice: **OCTOBER 6, 2026**

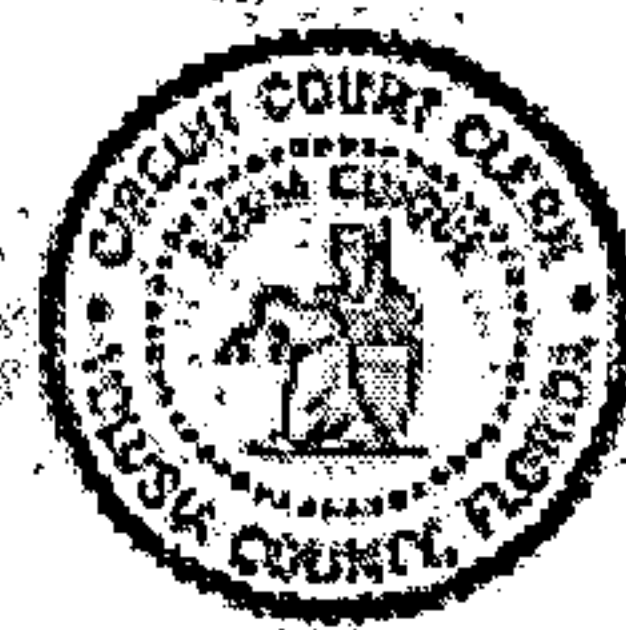
Certificate No: **1489-24**

Parcel ID No: **701714060070** Legal Description: **LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622**

In accordance with Chapter 197 of the Florida Statutes, the above-listed property was sold at public auction on **OCTOBER 6, 2026**. After the reimbursement of certain expenses, there remains excess funds in the amount of **\$154,780.22**. In accordance with Florida Statutes, these surplus funds may be subject to a service charge prior to disbursement.

The surplus funds will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). The surplus funds will be used to satisfy, to the fullest extent possible, all governmental liens in the property, including any tax certificates not incorporated in the tax deed application and omitted taxes, if any, followed by each senior mortgage or lien in the property, before distribution of any funds to any junior mortgage or lien. Any valid lien in the property is entitled to payment before any payment is made to the titleholder of record.

To be considered for distribution of these funds, you must submit a notarized statement of claim along with evidence supporting the validity of your claim within 120 days of this notice. With respect to liens, the statement of claim should detail the particulars of your lien and should include the amounts currently due. A copy of this notice and a completed Internal Revenue Service Form W-9 must accompany your statement of claim. *The above-listed documentation should be received by this office at the close of business day 120-days from the date of this Notice.* **AS STATED IN §197.582(5), FLORIDA STATUTES, THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120-DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.** After examining all filed statements of claim, this office will notify you if you are entitled to any payment. Dated this **6TH** day of **OCTOBER, 2026**.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: **S LABAW**
S LABAW
Deputy Clerk

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

TAX DEED DEPT

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND FL 32720

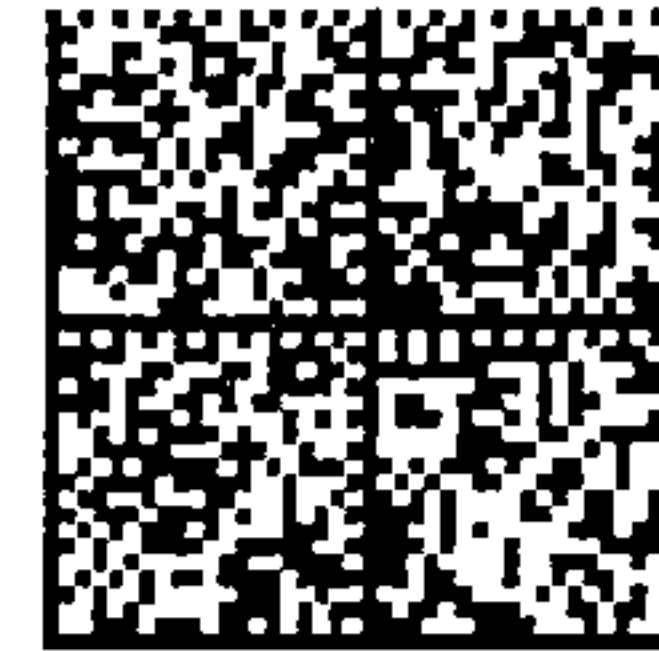
1489-24 OCTOBER 6, 2026

NO

UTH

161 327216043

FIRST-CLASS
NONAUTO
PRSR LTR



US POSTAGE TM PITNEY BOWES



ZIP 32724 \$ 000.72¹
02 7W
0008028897 OCT. 07. 2026

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

2026 OCT 20 AM 9:25

FILED

2026/10/17/26

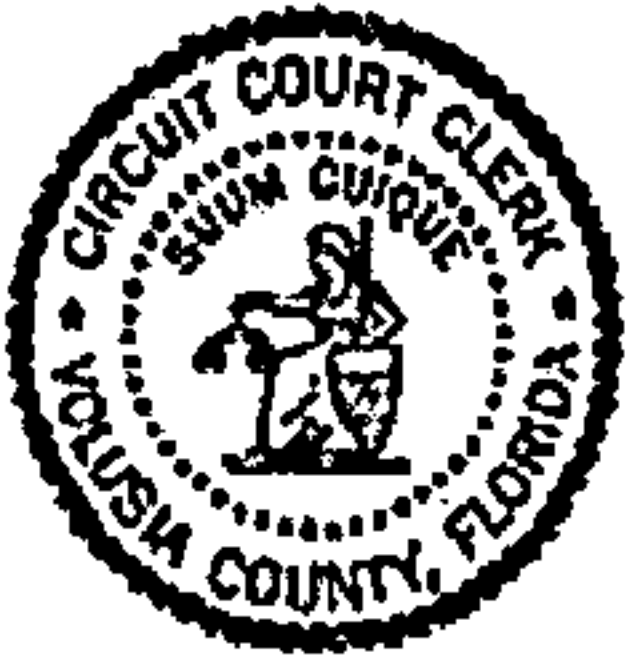
MIKE

321 DE 1378

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *1701-04360-09-30





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
(386) 736-5919

CITY OF DELAND ATTN: LEGAL DEPARTMENT
120 S FLORIDA AVE
DELAND FL 32720

1489-24 OCTOBER 6, 2026

NOTICE

Date of Notice: **OCTOBER 6, 2026**

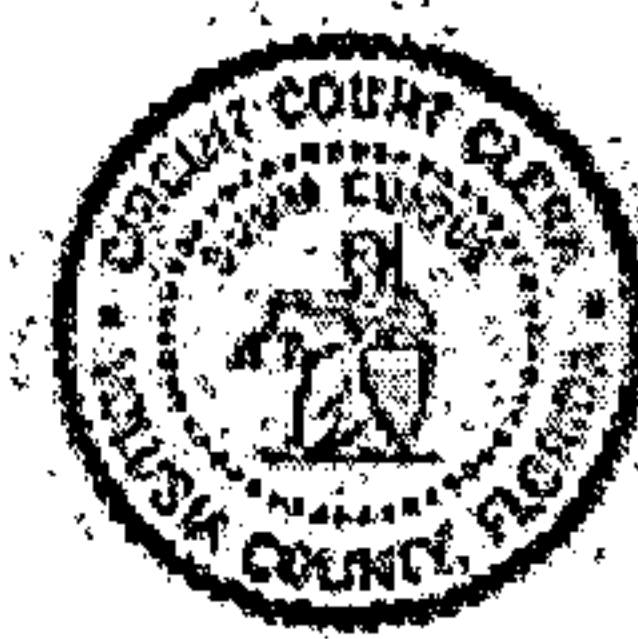
Certificate No: **1489-24**

Parcel ID No: **701714060070** Legal Description: **LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622**

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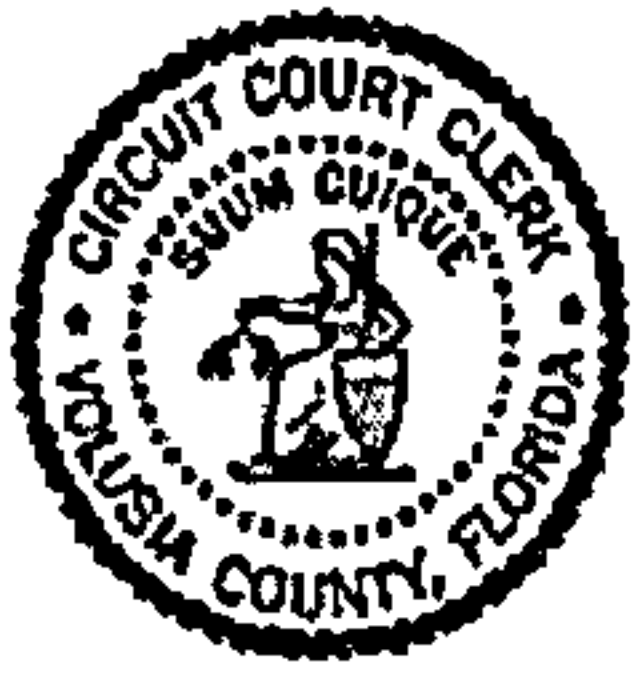
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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: **S LABAW**

S LABAW
Deputy Clerk



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
(386) 736-5919

SYLVIA CASHION SAUL
9023 EDGE PARK ROAD WOLFTRAP WOODS
VIENNA VA 22180

1489-24 OCTOBER 6, 2026

NOTICE

Date of Notice: **OCTOBER 6, 2026**

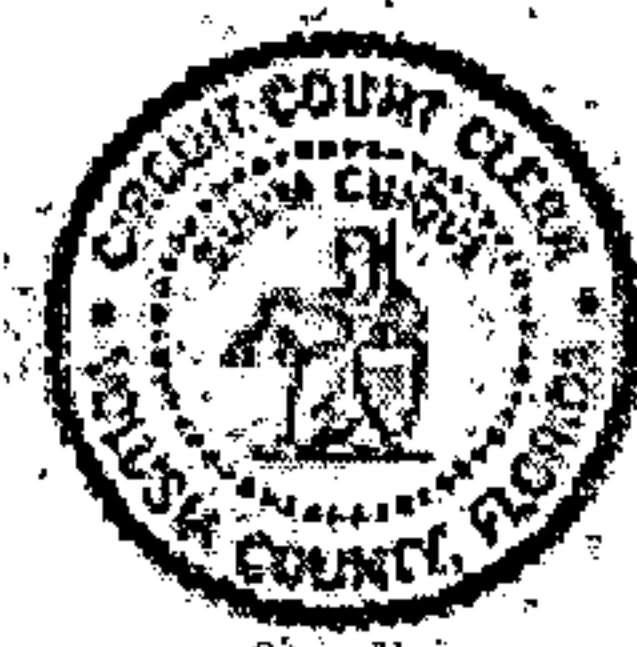
Certificate No: **1489-24**

Parcel ID No: **701714060070** Legal Description: **LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622**

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: **S LABAW**
S LABAW
Deputy Clerk

**STATEMENT OF CLAIM AFFIDAVIT
VOLUSIA COUNTY TAX DEED SALE SURPLUS PROCEEDS**

Sale Date: ____/____/____ Certificate Number: _____ Parcel ID Number: _____

COMPLETE CONTACT, PART 1 AND PART 2 or PART 3 & NOTARY (SEE FULL INSTRUCTIONS ON PAGE 2)

Return completed Affidavit & supporting documents by E-Mail: taxdeeds@clerk.org
or by mail: Clerk of the Circuit Court Volusia County, Attn: Tax Deed Dept., PO Box 6043, Deland, FL 32721

CONTACT INFORMATION (Complete in full & must match W9)

NOTE: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimants Name: _____

Claimant's Phone Number: _____ Email _____

Address (Address must match W9): _____

Beneficiary Name, Phone number, & email (if different than claimant): _____

PART 1 - I am a: ☐ Lienholder ☐ Titleholder ☐ Court Order ☐ Third Party Rep

☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this Tax Deed sale.

☐ I claim surplus proceeds resulting from the above Tax Deed sale.

PART 2 – LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

Type of Lien: ☐ Governmental ☐ Mortgage ☐ Court Judgment ☐ Condo/Homeowner Assn ☐ Other _____

If your lien(s) is/are recorded in the Volusia County's Office Records, list the following:

Recording Date: _____ Instrument Number: _____ Book: _____ Page: _____ Amount Due: \$ _____

Recording Date: _____ Instrument Number: _____ Book: _____ Page: _____ Amount Due: \$ _____

Recording Date: _____ Instrument Number: _____ Book: _____ Page: _____ Amount Due: \$ _____

**Please provide a copy of the recorded lien and amortization schedule to support your claim for each lien.*

**Please provide a completed W9 that exactly matches the Claimant name*

PART 3 – TITLEHOLDER / COURT ORDER / THIRD PARTY REP (Complete if claim is based on title /Court Order)

Nature of Title: ☐ Deed ☐ Court Order / Judgment ☐ Other: _____

Total Amount of Claim \$ _____ Was Subject Property Homestead Property ☐ Yes ☐ No

**Please provide a copy of all supporting documents, (Deed, Order, Death Cert, Etc.*

Recording Date: _____ Instrument Number: _____ Book: _____ Page: _____

**Please provide the claimants ID, and a completed W9 that exactly matches the claimant name*

****For third party representatives you must also provide a copy of your clients ID, and the Assignment of Interest, POA, etc*

I, acknowledge that I am making the above representations under oath in order to receive payment of such surplus funds, and understand that, if it is later discovered or determined that payment of such surplus funds were received in error and I was not entitled to the surplus funds for any reason, the repayment of such surplus funds will be made to the Clerk of the Circuit Court. If my claim to the funds is based on intentional misrepresentation of fact or false assertion of rights, I acknowledge I may be subject to criminal prosecution in addition to civil liability.

Signature of Claimant: _____

Print Name and Title of Claimant: _____

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me by means of physical presence or online notarization this ____ day of _____,
_____, by _____ who is personally known to me or has produced _____
as identification and did take an oath.

Signature of Notary Public

Print, type, or stamp commissioned name & Seal of Notary Public

STATEMENT OF CLAIM AFFIDAVIT

VOLUSIA COUNTY TAX DEED SALE SURPLUS PROCEEDS

INSTRUCTIONS:

The surplus funds will be held by this office for 120 days beginning on the date of notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). The surplus funds will be used to satisfy, to the fullest extent possible, all governmental liens in the property, including any tax certificates not incorporated in the tax deed application and omitted taxes, if any, followed by each senior mortgage or lien in the property, before distribution of any funds to any junior mortgage or lien. Any valid lien in the property is entitled to payment before any payment is made to the titleholder of record. To be considered for distribution of these funds, you must submit a notarized statement of claim along with evidence supporting the validity of your claim within 120 days of the notice. With respect to liens, the statement of claim should detail the particulars of your lien and should include the amounts currently due. AS STATED IN §197.582(5), FLORIDA STATUTES, THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120-DAYS OF THE NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED. After the 120 days waiting period has expired, this office will review all claims received and notify you if you are entitled to any payment. Typically the review process can take up to 90 days.

Statement of Claim Affidavit & Required Supporting Documentation

All forms and documentation are to be emailed to TaxDeeds@clerk.org or mailed to the
Clerk of Circuit Court, Attn: Tax Deed Department, PO Box 6043, Deland, FL 32721.

As of July 1, 2011 the surplus money is held by the Clerk's office for one year and then sent to the State of Florida per F.S. 197.473. There is no fee to file a claim.

Contact Information — Complete in Full & must match W9

- Claimants name must be written exactly how you would like the check written, exactly how it appears on the W9
 - Example for Trust: ABC Trust (*W9 will read ABC Trust with SSN or EIN*)
 - Example for Third Party Rep: ABC Company FBO John Doe (*W9 will read ABC Company with EIN*)
 - Example for POA: Jane Doe, by John Doe as POA (*W9 will read Jane Doe with SSN*)
- Claimants phone number and email address will be used for correspondence or contact
- Mailing address is where we will mail any disbursements, and must be written exactly as it appears on the W9
- Beneficiary contact info must be included if you are a third party representative or POA, etc

Part 1 — Choose One

- Lienholder is the party that holds a lien
- Title Holder is the person, group, company or entity that holds the ownership of the property
- Beneficiary is the person named to receive property or other benefits from the current title holder (proof must be provided)
- Third Party Rep is the person that the title holder / beneficiary gave authority to handle the claim on their behalf (proof must be provided)

Part 2 — Complete if claim is based on a lien against the sold property

- List all lien information, if you have additional liens in excess of 3, attach a document with the same information for each lien
- You must provide a copy of the recorded lien and amortization schedule to support your claim for each lien
- You must provide a completed W9 that exactly matches the Claimant name, and address

Part 3 - Complete if claim is based on title / Court Order

The name and address on your claim affidavit must exactly match the name and address on your W9. You must provide the following supporting documentation to complete your claim along with your Statement of claim affidavit:

<i>Titleholder</i>	<i>Beneficiary</i>	<i>Third Party Rep</i>
Copy of Deed Copy of Valid ID Signed and Completed W9	Copy of Judgment or Court Order Copy of Valid ID Signed and Completed W9	Copy of Deeds, Judgment, or Court Order Copy of Valid ID for Rep & Customer Signed and Completed W9 Notarized assignment of Interest or Power of Attorney

Acknowledgment

Statement of Claim Affidavit must be signed in the presence of a notary, and the notary must complete the notary jurat in full.

**IMAGE NOT
DISPLAYED
PURSUANT TO
28.2221(5) OR
119.071(5)(b)
FLORIDA STATUTES.**

DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

Tax deed file number: 01489-24

Parcel ID number: 701714060070

TAX DEED

VOLUSIA County, Florida

Tax Certificate numbered 1489-24 issued on 06/01/2024 was filed in the office of the tax collector of Volusia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 6th day of October, 2026 the land was offered for sale. It was sold to PROPFLIP LLC address 6965 PLAZZA GRANDE AVENUE ORLANDO, FL 32835, who was the highest bidder and has paid the sum of the bid as required by law.

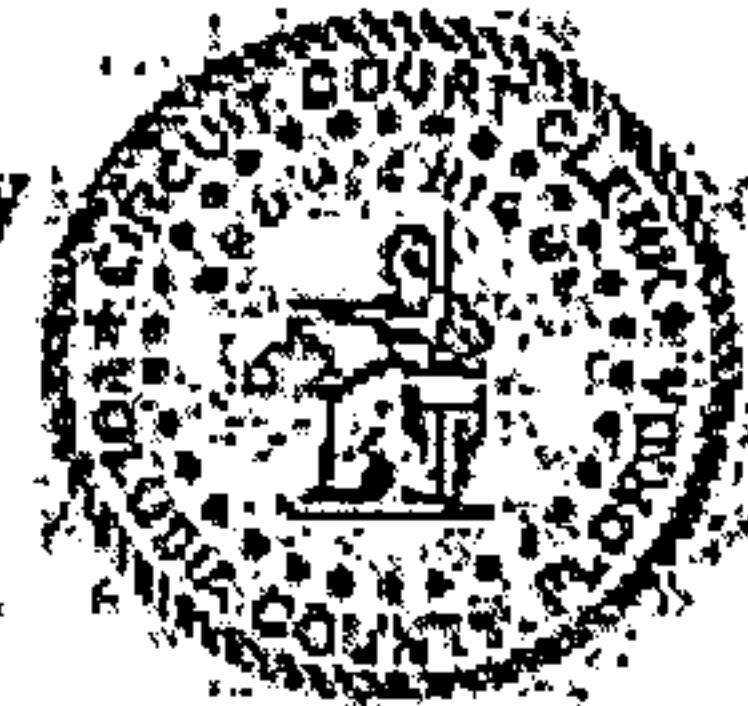
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands:

LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622

On OCTOBER 6, 2026 in Volusia County, Florida, for the sum of (\$170,400.00) One Hundred and Seventy Thousand Four Hundred Dollars Dollars, the amount paid as required by law.

LAURA E. ROTH
Clerk of the Circuit Court of Volusia County



By: Seleana LaBaw
Seleana LaBaw, Deputy Clerk
Volusia County, Florida

Witness: [Signature]
Michelle Parrish
101 N Alabama Ave, Deland, FL 32724
[Signature]
Beth Poitras
101 N Alabama Ave, Deland, FL 32724

State of Florida
County of Volusia

On this 6TH day of OCTOBER, 2026 before me,
Samantha Pearson, personally appeared Seleana LaBaw, Deputy Clerk of the Circuit Court or County Comptroller in
and for the State and this County known to me to be the person described in, and who executed the foregoing
instrument, and acknowledged the execution of this instrument to be of their own free act and deed for the use and
purposes therein mentioned.

Witness my hand and official seal on the date aforesaid.



SAMANTHA R PEARSON
Commission # HH 327506
Expires February 28, 2027

Samantha R Pearson

STATE OF FLORIDA
COUNTY OF VOLUSIACERTIFICATE NO. 1489-24

CERTIFICATE OF MAILING

I, LAURA E. ROTH, Clerk of the Circuit Court in and for the State and County aforesaid, do hereby certify that on 14TH of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

SAUL SYLVIA CASHION ESTat 421 KINGSBURY BLVD. DELAND FL 32720.CITY OF DELAND ATTN: LEGAL DEPARTMENTat 120 S FLORIDA AVE. DELAND FL 32720.* SYLVIA CASHION SAULat 2023 EDGE PARK ROAD WOLFTRAP WOODS, VIENNA VA 22180.

Witness my hand and official seal this 14TH of AUGUST, 2026

THE HOLDER OF THIS TAX CERTIFICATE APPLIED FOR TAX DEED SALE. PER FLORIDA STATUTE §197.512, THE CERTIFICATE OF MAILING AND PROOF OF PUBLICATION ARE BEING RECORDED IN THE PUBLIC RECORD.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S. Pearson
Samantha Pearson
Deputy Clerk

The Beacon

PUBLISHED WEEKLY

State of Florida

COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared

Barb Shapard, who on oath says that he/she

is the Legal Advertising Representative of The Beacon, a weekly newspaper published at Deland, in Volusia County, Florida, that the attached copy of advertisement, being

a Tax Deed

in the matter of Certificate #1489-24

the Circuit Court, was published in said newspaper, in the issue(s) of September 3, 10, 17 & 24, 2026

Saul Sylvia Cashion Est

September 3, 10, 17 & 24, 2026

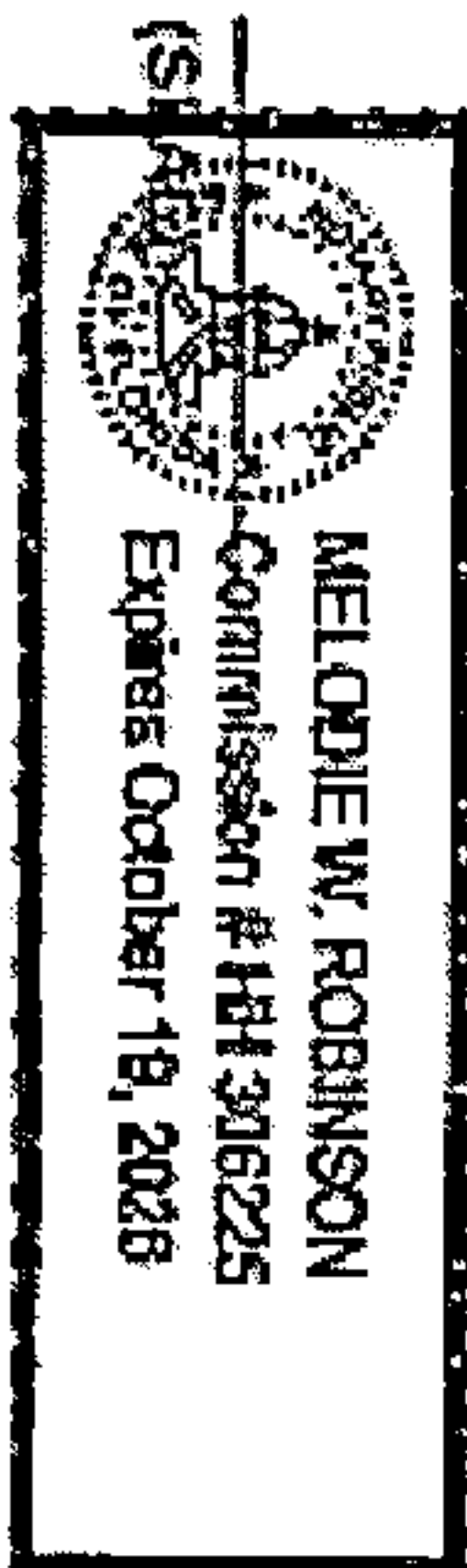
Affiant further says that the said Beacon is a newspaper published at Deland, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida, each week and has been entered as second-class mail matter at the post office in Deland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

Barb Shapard

Sworn to and subscribed before me this 24th day of

September, 2026

Melodie W. Robinson



NOTICE OF APPLICATION

FOR TAX DEED

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC, "SOP" 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 assisted are as follows:

Certificate No. 1489-24

Year of Issuance: JUNE 1, 2024

Description of Property: Parcel # 9077406070 LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622

Name of the assisted: SAUL SYLVIA CASHION EST

Said property being in the County of VOLUSIA, State of Florida.

Unless such certificate shall be released according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.com on the 6TH day of OCTOBER, 2026 at 5:00 O'CLOCK A.M.

Declarant's 14TH day of AUGUST, 2026.
LAURA E. ROTH,
CLERK OF THE CIRCUIT COURT
By: SAUL SYLVIA
Deputy Clerk

Attorneys: 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) 622-5770 with your request 7 working days of this bid date. If you are hearing or voice impaired, call 711.

September 3, 10, 17 & 24, 2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/6/2026 3:01 PM
Receipt: 303182579 Drawer: 155947

PROPFLIP LLC
Operator: slabaw

Instrument #: 2026183235 Type: DE6
Book #: 8914 Page #: 557 Time: 3:01 PM
Doc Stamps: \$1,192.80
1572782 Tax Deed Non-Fee / Redemption - \$
0.01 \$15,727.82
546 Postage - \$0.01 \$5.46
1000 Tax Deed Surplus Funds - Clerks Fee
- \$0.01 \$10.00
15478022 Tax Deed Surplus - \$0.01 \$154,78
0.22
13530 Tax Deed Deposit Fee Court Registry
Fee - \$0.01 \$135.30
CERT# 1489-24 / 10-6-2026 / PROPFLIP LLC

Subtotal:	\$171,851.60
Sales Tax:	\$0.00
Due:	\$171,851.60

ESCROW: TAXESC	\$105.00
BIDDER# 681408	\$8,520.00
BIDDER# 681408	\$163,226.60

Labaw, Seleana

From: Keenan, Robert
Sent: Tuesday, October 06, 2026 2:33 PM
To: customerservice@realauction.com; TaxDeedAuction
Subject: RE: volusia.realtaxdeed.com Wire Transfer Notification - Bidder Number 681408

Funds have been added to the bidder's account.

Thank you,
Rob

From: Customer Service Realauction <CustomerService@realauction.com>
Sent: Tuesday, October 06, 2026 11:10 AM
To: customerservice@realauction.com; TaxDeedAuction <TaxDeedAuction@Clerk.org>
Subject: volusia.realtaxdeed.com Wire Transfer Notification - Bidder Number 681408

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!

Attention Finance:

Be advised that the Volusia County bidder referenced below has indicated their intent via volusia.realtaxdeed.com to initiate a wire transaction.

The details of the transaction are as follows:

Account Name: Clerk of the Circuit Court- Volusia County
Account Number: *****7142

Bidder ID: 681408
Bidder Name: Gustavo Piccinini
Transaction Type: payment
payment Amount: 163,226.60
Payment Batch ID: 907007

Please note: After receipt of the funds, action is required by your office. Please log into the site at volusia.realtaxdeed.com and apply the funds to the proper bidder account.

If you have questions regarding the posting of the funds, please contact us at R4C@realauction.com.

Counter Receipt

County: Volusia

Bidder ID: 681408
Bidder Name: Gustavo Piccinini
Company: Propflip llc

Type: Payment
Payment Method: Pay with Deposit (EFT)
Amount: (\$163,226.60)
Settled: 10/06/2026 02:40:43 PM

Notes: Pay Request: 907007 WIRE

Processed By: Seleana LaBaw
Processed Date: 10/06/2026 02:40:43 PM
Printed Date: 10/06/2026 02:40:45

Batch Details

Case Number	Invoice Type	Amount
01489-24	Auction Balance after Deposit	\$161,880.00
	Clerks Fee	\$15.00
	Clerks Fee	\$120.30
	Recording Fee	\$18.50
	Doc Stamps	\$1,192.80
	Total	\$163,226.60

TAX DEED SALE CALCULATIONS
SOLD TO HIGH BIDDER

Certificate Number 1489-24
Date of Application for Tax Deed Sale April 21, 2026
Date of Tax Deed Sale October 6, 2026
Applicant's Name KEYS FUNDING LLC - 5024

Minimum Bid Amount \$ 15,605.32
High Bid at Auction \$ 170,400.00

Deposit \$ 8,520.00

TOTAL AMOUNT OWED BY HIGH BIDDER AND DUE NO LATER THAN 9:00 AM
ON THE DAY FOLLOWING THE SALE - Make payable to "Clerk of Court" \$ 163,226.60
(Cashier's Check only)

Recording Fees (First Page = \$10.00) 10.00
Each additional page = \$8.50 # of add'l pgs = 1 8.50
State Documentary Stamps (\$0.70/\$100 bid) 1,192.80

Recording & Receipting Payment Breakdown (DE6)			
Non Fee/Redemption	(TDNF)	\$	15,313.80
Clerk's Fee	(TDNF)		60.00
Electronic Auction Fee	(TDNF)		69.00
Advertising Fee	(TDNF)		56.00
Record Notice of Application	(TDNF)		10.00
Clerk of Court Certificate	(TDNF)		7.00
Notice for Newspaper	(TDNF)		7.00
			-
Postage	(TDNF)		41.52
Postage (Surplus Mailings)	(PO)		5.46
Surplus Funds/Clerk's Fee	(TX DD)		10.00
Surplus / Overbid Money	(TDSUR)		154,780.22
Sheriff's Fee	(TDNF)		40.00
Sheriff's Return Postage Fee	(TDNF)		1.00
High Bid			170,400.00
Deposit Registry Fee	(TDCRF)		135.30
OTHER FEES NOT PAID BY APPLICANT			
Refund Doc Stamps	(TDN		105.00
Refund Recording	(TD) \$		18.50

Total (TDNF) = \$ 15,727.82

from(TAXESC): SEE REQUEST FOR DEPOSIT: \$ 105.00

Volusia County
Clerk of the Circuit Court
TAX DEED SALE
BID LOG

Certificate Number: 1489-24

Tax Deed Number: 01489-24

Sale Date: 10/06/2026

Proxy

Bidder ID	Bidder Name	Bid	Date/Time	IP Address
667773	Emily Thomas	\$55,100.00	09/26/2026 11:17:49 AM	50.88.82.195
677430	javed mirza	\$15,700.00	09/29/2026 10:15:07 AM	99.51.163.92
680863	Victor Faltas	\$20,300.00	10/01/2026 08:41:58 PM	68.205.180.161
658918	Chester DeMarsh	\$16,000.00	10/03/2026 08:19:31 AM	97.106.59.167
678294	Mukesh Punjabi	\$15,700.00	10/05/2026 07:32:35 AM	50.124.138.24
681279	Monica Espinosa	\$25,000.00	10/05/2026 12:10:16 PM	76.214.102.138
657216	german rodriguez	\$50,000.00	10/05/2026 01:04:14 PM	67.8.226.156
657216	german rodriguez	\$35,400.00	10/05/2026 01:04:14 PM	67.8.226.156
670318	Angela Gunn-Pettit	\$15,700.00	10/05/2026 08:32:14 PM	72.239.52.118
681372	Kyle McCord	\$30,000.00	10/06/2026 01:01:18 AM	204.57.19.38
681212	Marciano Kirchner	\$16,000.00	10/06/2026 07:58:40 AM	185.98.171.60
681443	Michael Collins	\$50,000.00	10/06/2026 08:48:56 AM	38.40.66.114
677048	Bruce Bailey	\$22,700.00	10/06/2026 08:59:27 AM	174.212.37.46
679525	Eric Pina	\$85,500.00	10/06/2026 08:59:37 AM	72.189.74.226
678081	Sunaina Shah	\$20,000.00	10/06/2026 08:59:57 AM	16.98.45.17
680970	Asaduzzaman Sarder	\$16,000.00	10/06/2026 09:01:49 AM	71.226.95.25
676771	Adalto Freitas	\$85,000.00	10/06/2026 09:04:11 AM	108.20.114.21
681391	avi shlomo	\$20,000.00	10/06/2026 09:05:43 AM	76.214.242.63
673194	Carlos Barrera	\$140,000.00	10/06/2026 09:07:32 AM	174.211.166.1
673194	Carlos Barrera	\$122,600.00	10/06/2026 09:07:32 AM	174.211.166.1

Auction

		Opening Bid		
		\$15,605.32	10/06/2026 09:09:01 AM	
673194	Carlos Barrera	*\$85,600.00	10/06/2026 09:07:32 AM	174.211.166.1
681212	Marciano Kirchner	*\$100,300.00	10/06/2026 09:09:20 AM	185.98.171.60
673194	Carlos Barrera	*\$100,400.00	10/06/2026 09:07:32 AM	174.211.166.1
681408	Gustavo Piccinini	*\$110,000.00	10/06/2026 09:09:35 AM	71.214.58.20
673194	Carlos Barrera	*\$110,100.00	10/06/2026 09:07:32 AM	174.211.166.1
681443	Michael Collins	*\$120,000.00	10/06/2026 09:09:39 AM	38.40.66.114
673194	Carlos Barrera	*\$120,100.00	10/06/2026 09:07:32 AM	174.211.166.1
681165	Mauricio Rueda Garcia	*\$122,000.00	10/06/2026 09:09:56 AM	35.145.16.163
673194	Carlos Barrera	*\$122,100.00	10/06/2026 09:07:32 AM	174.211.166.1
681408	Gustavo Piccinini	\$170,400.00	10/06/2026 09:10:00 AM	71.214.58.20
681165	Mauricio Rueda Garcia	*\$123,000.00	10/06/2026 09:10:19 AM	35.145.16.163
681408	Gustavo Piccinini	*\$123,100.00	10/06/2026 09:10:00 AM	71.214.58.20
681165	Mauricio Rueda Garcia	*\$125,000.00	10/06/2026 09:10:30 AM	35.145.16.163
681408	Gustavo Piccinini	*\$125,100.00	10/06/2026 09:10:00 AM	71.214.58.20
681443	Michael Collins	*\$125,200.00	10/06/2026 09:10:45 AM	38.40.66.114
681408	Gustavo Piccinini	*\$125,300.00	10/06/2026 09:10:00 AM	71.214.58.20

656051	Mark Oslizlo	*\$128,800.00	10/06/2026 09:10:46 AM	38.40.86.108
681408	Gustavo Piccinini	*\$128,900.00	10/06/2026 09:10:00 AM	71.214.58.20
681165	Mauricio Rueda Garcia	*\$130,000.00	10/06/2026 09:11:05 AM	35.145.16.163
681408	Gustavo Piccinini	*\$130,100.00	10/06/2026 09:10:00 AM	71.214.58.20
681165	Mauricio Rueda Garcia	*\$130,200.00	10/06/2026 09:11:30 AM	35.145.16.163
681408	Gustavo Piccinini	*\$130,300.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$131,200.00	10/06/2026 09:11:30 AM	134.56.226.10
681408	Gustavo Piccinini	*\$131,300.00	10/06/2026 09:10:00 AM	71.214.58.20
681443	Michael Collins	*\$150,000.00	10/06/2026 09:11:44 AM	38.40.66.114
681408	Gustavo Piccinini	*\$150,100.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$151,200.00	10/06/2026 09:12:27 AM	134.56.226.10
681408	Gustavo Piccinini	*\$151,300.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$152,300.00	10/06/2026 09:12:49 AM	134.56.226.10
681408	Gustavo Piccinini	*\$152,400.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$152,600.00	10/06/2026 09:13:49 AM	134.56.226.10
681408	Gustavo Piccinini	*\$152,700.00	10/06/2026 09:10:00 AM	71.214.58.20
681443	Michael Collins	*\$155,000.00	10/06/2026 09:14:21 AM	38.40.66.114
681408	Gustavo Piccinini	*\$155,100.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$156,100.00	10/06/2026 09:14:49 AM	134.56.226.10
681408	Gustavo Piccinini	*\$156,200.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$158,500.00	10/06/2026 09:15:29 AM	134.56.226.10
681408	Gustavo Piccinini	*\$158,600.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$159,200.00	10/06/2026 09:15:52 AM	134.56.226.10
681408	Gustavo Piccinini	*\$159,300.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$159,400.00	10/06/2026 09:16:50 AM	134.56.226.10
681408	Gustavo Piccinini	*\$159,500.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$165,200.00	10/06/2026 09:17:33 AM	134.56.226.10
681408	Gustavo Piccinini	*\$165,300.00	10/06/2026 09:10:00 AM	71.214.58.20
681443	Michael Collins	*\$166,000.00	10/06/2026 09:17:56 AM	38.40.66.114
681408	Gustavo Piccinini	*\$166,100.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$166,800.00	10/06/2026 09:18:49 AM	134.56.226.10
681408	Gustavo Piccinini	*\$166,900.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$169,500.00	10/06/2026 09:19:29 AM	134.56.226.10
681408	Gustavo Piccinini	*\$169,600.00	10/06/2026 09:10:00 AM	71.214.58.20
678684	Jorge Barreto Junior	*\$170,300.00	10/06/2026 09:19:49 AM	134.56.226.10
681408	Gustavo Piccinini	*\$170,400.00	10/06/2026 09:10:00 AM	71.214.58.20

Auction Closed 10/06/2026 09:21:00 AM

The final bid was made by: Propflip llc
In the total amount of: \$170,400.00

Name on Title per High Bidder 10/06/2026 09:21:00 AM

Name on Tax Deed: Propflip llc

Address on Tax Deed: 6965 piazza grande avenue Orlando
 FL 32835

Final Bid Amount: \$170,400.00
Doc Stamps: \$1,192.80

Recording Fees:	\$18.50
Registry Fee:	\$135.30
Sub Total	<u>\$171,746.60</u>
Less Deposit	\$8,520.00
Total Due:	<u>\$163,226.60</u>

* = Bid via Proxy

TAX COLLECTOR'S CERTIFICATION WORKSHEET**1489-24****KEYS FUNDING LLC - 5024****4/21/2026****10/6/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 9,280.17
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	4,232.15
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	14,037.32
7. Total Interest Accrued by Tax Collector	631.68
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]	41.52
11. Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
12. Recorded Notice of Application Fee	10.00
13. Sheriff's Fee [per Sect. 197.522(2)]	40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	1.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17.	-
18. Total of Lines 6 thru 17	14,960.52
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	644.80
20. Total of Lines 18 & 19	15,605.32
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*	\$ 15,628.57

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

PAYOFF GOOD THROUGH: 9/29/2026

Redemption Date: _____

Name & Address: _____

Created by: _____

TAX COLLECTOR'S CERTIFICATION WORKSHEET**1489-24****KEYS FUNDING LLC - 5024****4/21/2026****10/6/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 9,280.17
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	4,232.15
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14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	1.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17.	-
18. Total of Lines 6 thru 17	14,960.52
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	644.80
20. Total of Lines 18 & 19	15,605.32
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*	\$ 15,628.57

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

PAYOFF GOOD THROUGH: 9/15/2026

Redemption Date: _____

Name & Address: _____

Created by: _____

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

1489-24

Certificate Number

KEYS FUNDING LLC - 5024

Applicant Name

4/21/2026

Application Date

10/6/2026

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$	9,280.17
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		4,232.15
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		14,037.32
7. Total Interest Accrued by Tax Collector		631.68
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]		41.52
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17.		-
18. Total of Lines 6 thru 17		14,960.52
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		644.80
20. Total of Lines 18 & 19		15,605.32
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*	\$	15,628.57
25.		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26		15,605.32
28. MINIMUM BID AMOUNT (required for public auction)*	\$	15,605.32

*The Redemption Amount & Minimum Bid Amount are subject to change without notice.
Call (386) 736-5919 to determine the current totals.

Must be paid by 9:00 AM on 10/6/2026

Created by: 

To:
Tax Collector's Office

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

Date: 9/28/26

Pages: 3

Completed by: JMT

Date: 09/28/2026

Please fill in the **TOTAL** amount of any current or delinquent taxes **ACCRUED AFTER THE TAX COLLECTOR'S CERTIFICATION (DR-513) WAS SENT TO THE CLERK'S OFFICE** and return this form back to us as soon as possible. Thank you.

Tax Deed Sale Date: **OCTOBER 6, 2026**

9.28.26 NO CHARGES SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	<u>TOTAL AMOUNT OF ANY CURRENT OR DELINQUENT TAXES ACCRUED AFTER THE TAX COLLECTOR'S CERTIFICATION (DR-513) WAS SENT TO THE CLERK'S OFFICE</u>
110-24	483401040050	\$ 0.00 ✓
1456-24	701702010050	REDEEMED ✓
1489-24	701714060070	\$ 0.00 ✓
2259-24	803411130310	REDEEMED ✓
2281-24	803421150080	REDEEMED ✓
2423-24	412505001540	REDEEMED ✓
3758-24	813019050050	REDEEMED ✓

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: **OCTOBER 6, 2026**

Date: 9/28/26

Pages: 3

Completed by: Laura Huff

Date: 09/28/26

9-28-26 No Changes 82

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

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

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

To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **OCTOBER 6, 2026**

Date: 9/28/26

Pages: 3

Completed by: Laura Huff

Date: 09/28/26

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

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

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

TAX COLLECTOR'S CERTIFICATION WORKSHEET**1489-24****KEYS FUNDING LLC - 5024****4/21/2026****10/6/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 9,280.17
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
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5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	14,037.32
7. Total Interest Accrued by Tax Collector	631.68
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9. Electronic Auction Fee [per Sect. 197.542(4)(c)]	69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]	41.52
11. Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
12. Recorded Notice of Application Fee	10.00
13. Sheriff's Fee [per Sect. 197.522(2)]	40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	1.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17. _____	-
18. Total of Lines 6 thru 17	14,960.52
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	644.80
20. Total of Lines 18 & 19	15,605.32
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*	\$ 15,628.57
25. _____	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	-
27. Total of Lines 20, 25 & 26	15,605.32
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 15,605.32

*The Redemption Amount & Minimum Bid Amount are subject to change without notice.
Call (386) 736-5919 to determine the current totals.

Must be paid by 9:00 AM on 10/6/2026

Created by:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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. **1489-24**

Year of Issuance

JUNE 1, 2024

Description of Property

Parcel # 701714060070

LOTS 7 & 8 BLK 6 FOREST HILLS

DELAND PER OR 2271 PG 622

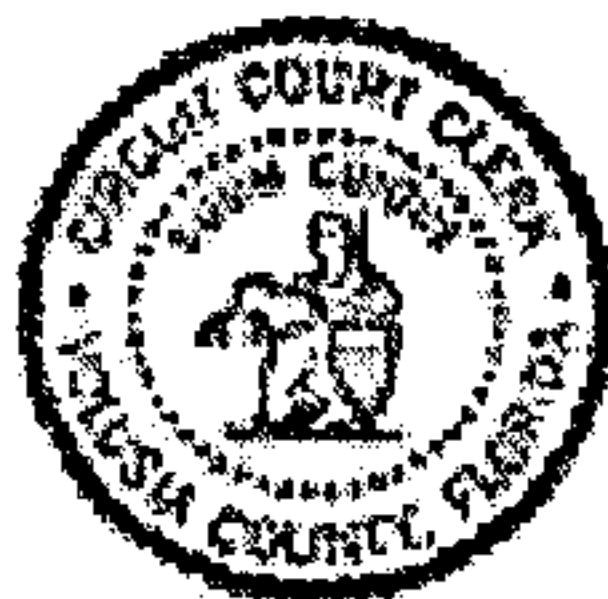
Name in which assessed

SAUL SYLVIA CASHION EST

Said property being in the County of **VOLUSIA**, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **6TH** day of **OCTOBER, 2026** at **9:00 O'CLOCK A.M.**

Dated this 14TH day of AUGUST, 2026.

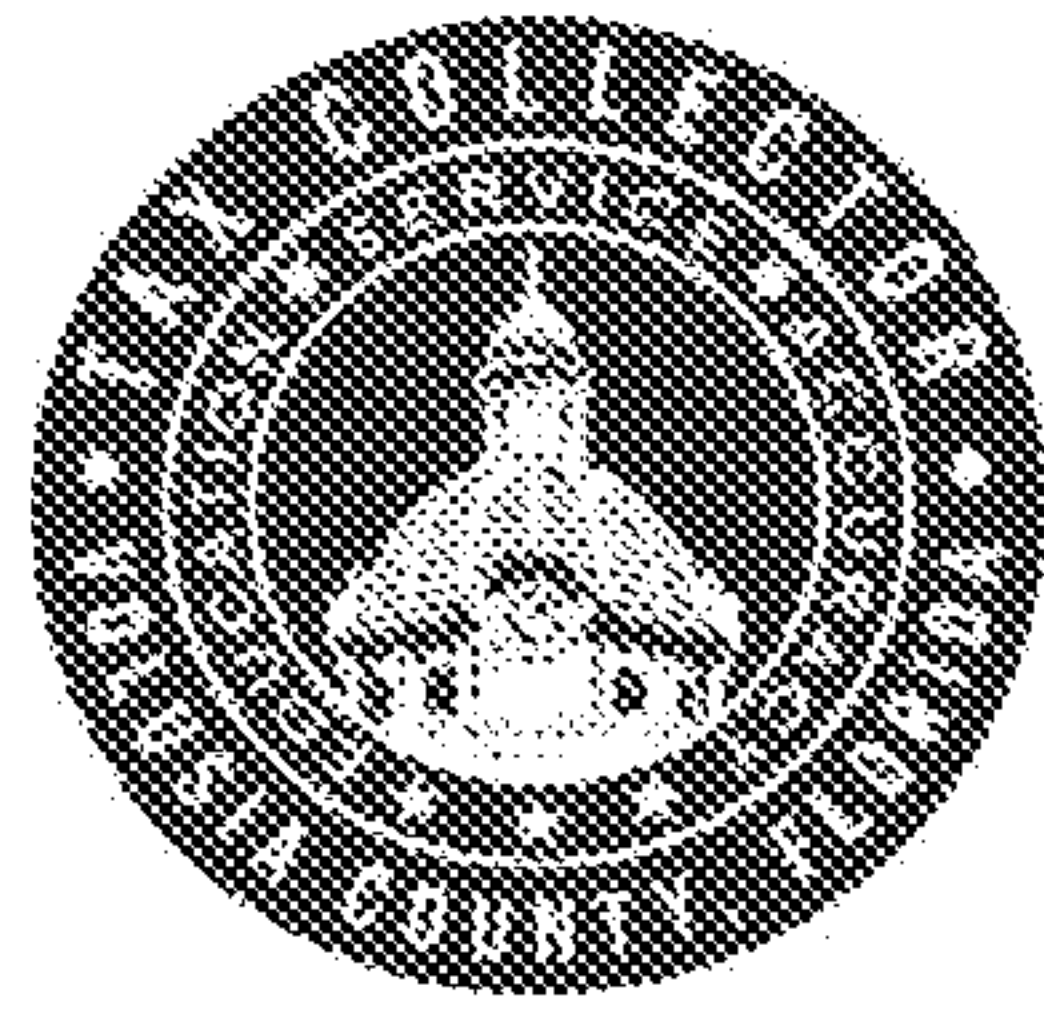


LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: **S LABAW**
S LABAW
Deputy Clerk

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

SEPTEMBER 3, 2026



WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 701714060070

Tax Deed #: 32164

Situs Address: 421 KINGSBURY BLVD

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

KEYS FUNDING LLC - 5024

PO BOX 67514

NEWARK, NJ 07101-8009

Owner on Current Tax Roll

SAUL SYLVIA CASHION EST

421 KINGSBURY BLVD

DELAND, FL 32720

Billing Address on Current Tax Roll

Additional Parties, Per Search

CITY OF DELAND

120 S. FLORIDA AVE

DELAND, FL 32720

Lien Holder

SYLVIA CASHION SAUL

9023 EDGE PARK ROAD

WOLFTRAP WOODS

VIENNA, VA 22180

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	KEYS FUNDING LLC - 5024 PO BOX 67514 NEWARK, NJ 07101-8009	Application date	Apr 21, 2026		
Situs address	421 KINGSBURY BLVD DELAND 32720	Yr Issued/Certificate #	2024 / 1489		
Parcel owner	SAUL SYLVIA CASHION EST 421 KINGSBURY BLVD DELAND, FL 32720	Date certificate issued	06/01/2024		
		Deed application number	32164		
Property description	See last page.	Account number	701714060070		
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)	
# 2024/1489	05/31/2024	4,286.10	214.31	4,500.41	
Part 2: Total*				4,500.41	
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)
# 2025/1466	05/31/2025	4,534.50	6.25	239.01	4,779.76
Part 3: Total*					4,779.76
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)				9,280.17	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				4,232.15	
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)				631.68	
7. Total Paid (Lines 1-6)				14,669.00	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 07/13/2026		

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)	14,669.00
18. Redemption fee	6.25
19. Total amount to redeem	14,675.25
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):

LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622

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
701714060070	2262532	421 KINGSBURY BLVD DELAND 32720
Legal Description		
LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622		

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-1489	\$225,405	No	No	Yes	No
Owner of Record on Current Tax Roll			Billing Name & Address		
SYLVIA CASHION SAUL EST					
421 KINGSBURY BLVD					
DELAND FL 32720					

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 06/11/2026 **Search covers** **20 years** **through:** 05/28/2026

Brian Johnson
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record

SYLVIA CASHION SAUL
9023 EDGE PARK ROAD
WOLFTRAP WOODS
VIENNA VA 22180

Document

Personal
Representative's
Deed
Bk:2271 Pg:622

Examiner Comments

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record

CITY OF DELAND
120 S. FLORIDA AVE
DELAND FL 32720

Document

Lien
Bk:8820 Pg:3463

Examiner Comments

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

None found.

Document

Examiner Comments

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

22710622

BOOK PAGE

PERSONAL REPRESENTATIVE'S DEED OF SURRENDER

THIS INDENTURE, made and entered into this 27th day of May, A.D. 1981, between SYLVIA CASHION SAUL, as Personal Representative of the Estate of WILLIAM RAY CASHION a/k/a WILLIAM R. CASHION, deceased, late of Volusia County, State of Florida, party of the first part, and SYLVIA CASHION SAUL, of 9023 Edge Park Road, Wolftrap Woods, Vienna, Virginia 22180, party of the second part;

WITNESSETH, whereas WILLIAM RAY CASHION a/k/a WILLIAM R. CASHION, late of Volusia County, State of Florida, who died testate in Volusia County, Florida, while a resident thereof, on the 29th day of October, 1980, made and executed his Last Will and Testament dated August 30, 1966, which Last Will and Testament was thereafter on the 20th day of November, A.D. 1980, duly proved and admitted to probate in and by the Court of the Circuit Judge of Volusia County and State of Florida;

WHEREAS, the said WILLIAM RAY CASHION a/k/a WILLIAM R. CASHION, among other things constituted and appointed SYLVIA CASHION SAUL, as Personal Representative of his Last Will and Testament, and she was duly appointed and qualified to act as such Personal Representative, of said Last Will and Testament on the 20th day of November, A.D. 1980, and is now duly qualified and acting as such Personal Representative.

NOW, THEREFORE, the said party of the first part, by virtue of the power and authority to her given in and by said Last Will and Testament and in consideration of the foregoing does hereby grant, release, surrender and convey unto the party of the second part, her heirs and assigns forever all of that tract or parcel of land and the following described personal property situate, lying and being in the County of Volusia, State of Florida, described as follows:

Lots 7 and 8, Block 6, Forest Hills, a subdivision of Blocks 163, 164, 165 and 166, DeLand, according to map in Map Book 10, page 229, also in Map Book 6, page 189, Public Records of Volusia County, Florida

together with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining and all the estate, right, title, interest, claim and demand whatsoever at law or in equity the said WILLIAM RAY CASHION a/k/a WILLIAM R. CASHION, had at the time of his death in and to the said property.

TO HAVE AND TO HOLD the same unto the said party of the second part, her heirs and assigns forever in as full and ample manner as it was possessed and enjoyed by the said WILLIAM RAY CASHION a/k/a WILLIAM R. CASHION, deceased, in his lifetime.

IN WITNESS WHEREOF, the said party of the first part, as Personal Representative of the Last Will and Testament of WILLIAM RAY CASHION a/k/a WILLIAM R. CASHION, has herunto set her hand and seal the date and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Sylvia Cashion Saul (SEAL)
Sylvia Cashion Saul

[Signature]

Jun 1 3 45 PM '81
[Stamp]

045552

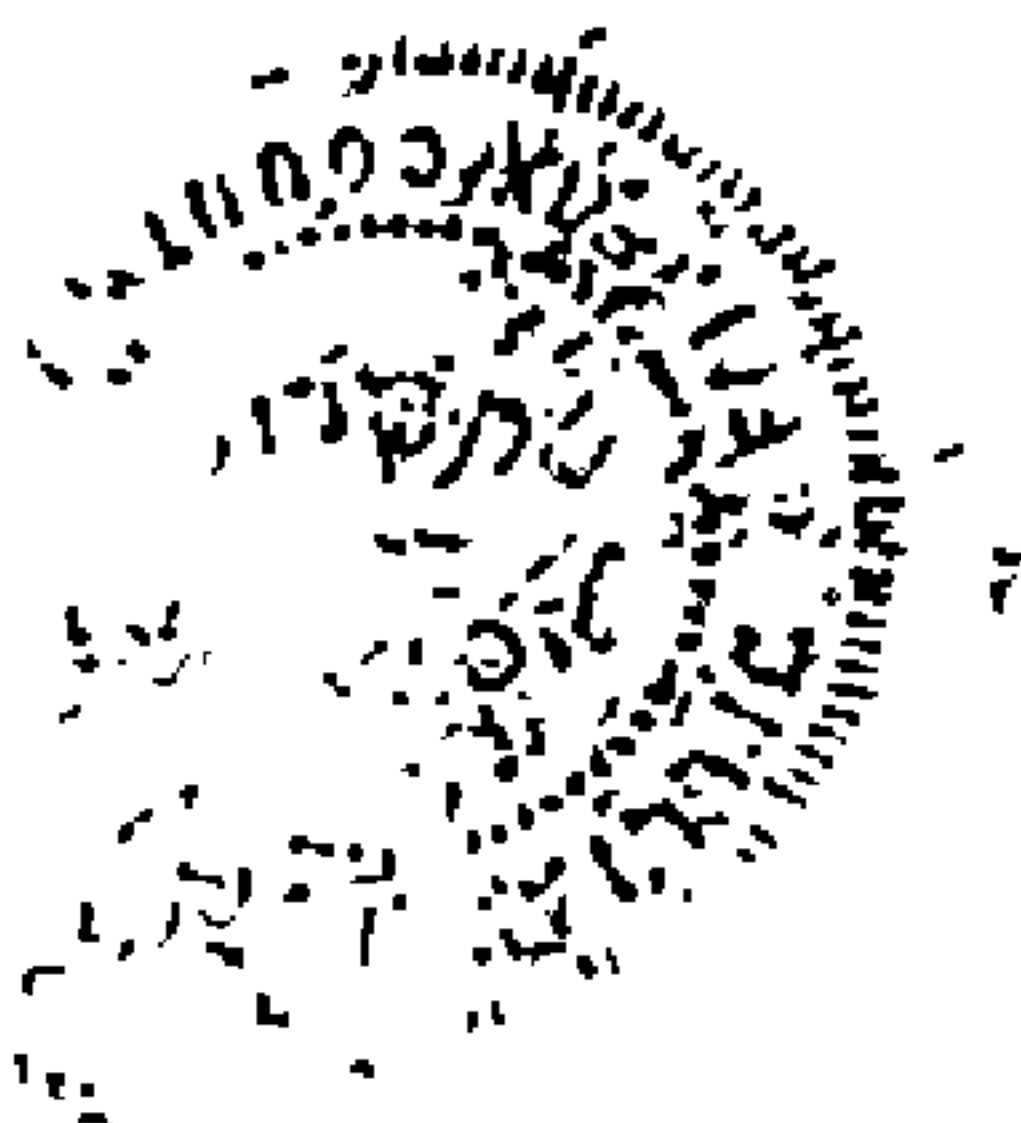
22710623

BOOK PAGE

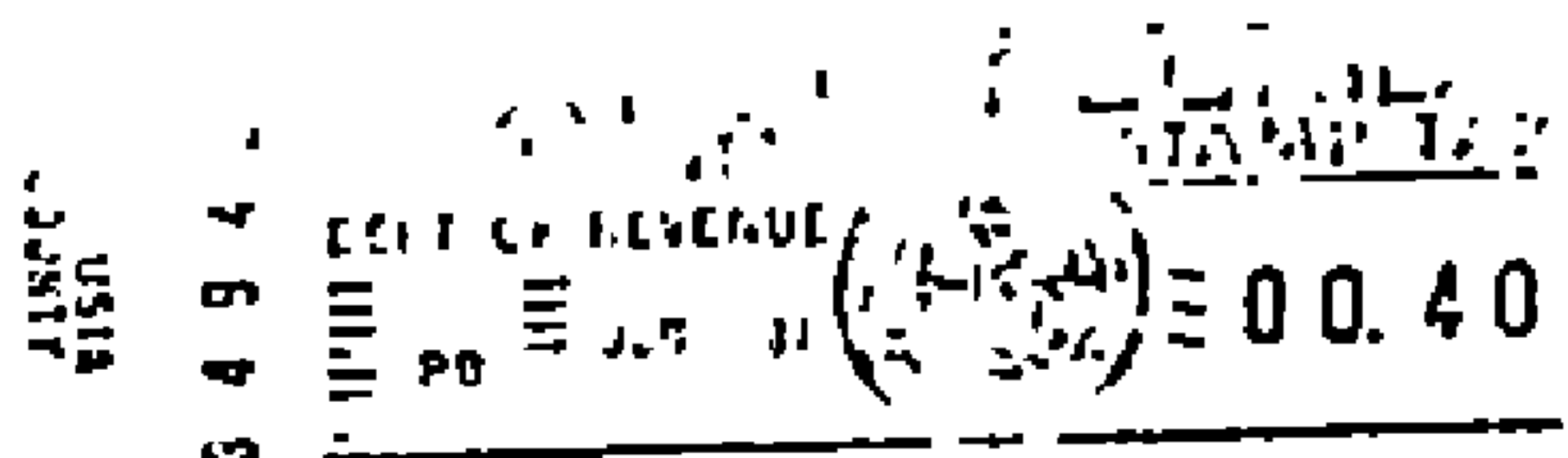
COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the Commonwealth and County aforesaid to administer oaths and take acknowledgments, personally appeared SYLVIA CASHION SAUL, as Personal Representative of the Last Will and Testament of WILLIAM RAY CASHION a/k/a WILLIAM R. CASHION, deceased, to me well known to be the person described in and who executed the foregoing Deed and she acknowledged before me that she executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the County and Commonwealth last aforesaid this 26th day of May, A D 1981




Notary Public, Commonwealth of Virginia
My commission expires: June 11, 1981



045554

**CLAIM OF LIEN
Utility Services**

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

BEFORE me, Michael Pleus, the undersigned authority, personally appeared and being duly sworn, says that he is the City Manager of the Lienor, City of DeLand, and is authorized to file liens on behalf of the City of DeLand against the following described real property in Volusia County, Florida, for the total amount of \$751.53 , including costs associated in filing this lien, due and owing the City of DeLand as of for Water, Sewer, Garbage, Utility Tax, Recycling, and Stormwater Services rendered to the property located at 421 KINGSBURY BLVD, DeLand, Florida more particularly described as:

LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622

The parcel number for the above described property is 701714060070 and in the name of SYLVIA CASHION SAUL.

The amount of unpaid base facility charges shall be added to the total amount claimed without the necessity for further filing and the entire balance shall bear interest at the rate of twelve percent (12%) per annum until paid in full. This lien shall be superior to all other liens upon the real property except for unpaid ad valorem taxes.

The Lienor has served its Notice of Lien to the Owner of record of the above parcel on February 27, 2026 by Certified mail.

Michael Pleus

Michael Pleus
City Manager
City of DeLand

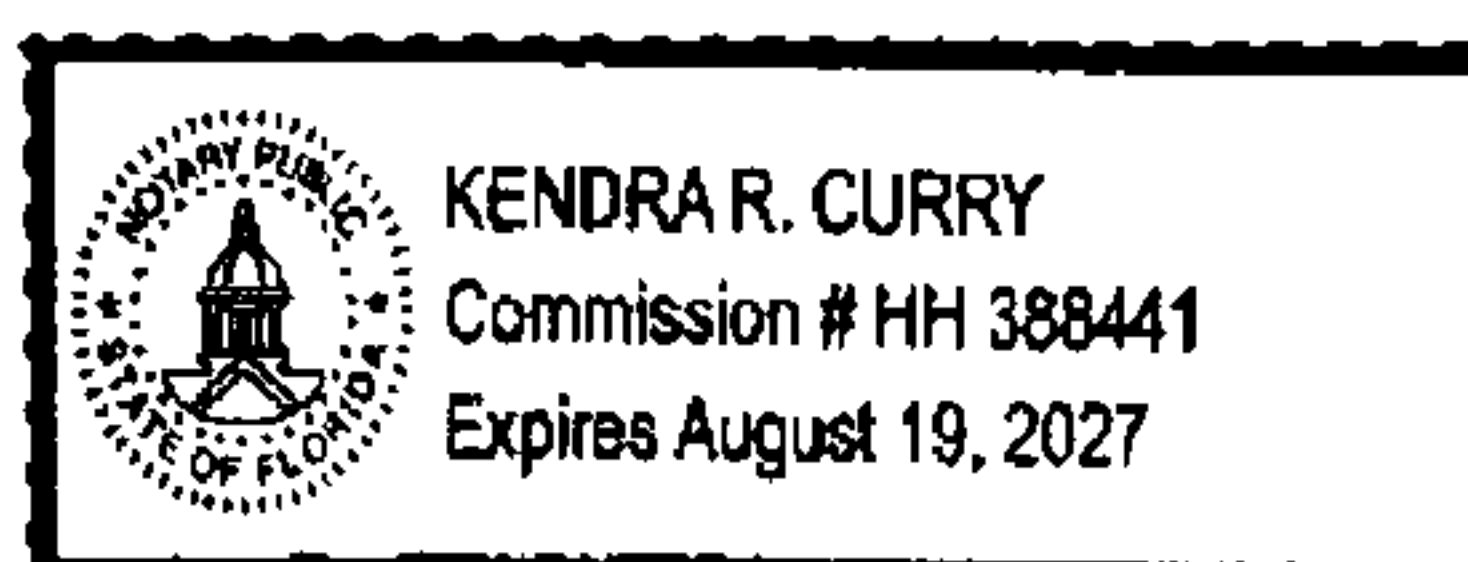
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on February 27, 2026, by Michael Pleus, City Manager, respectively, for the City of DeLand, Florida, a municipal corporation, who is personally known to me or who is produced _____ as identification.

Notary Public - State of Florida

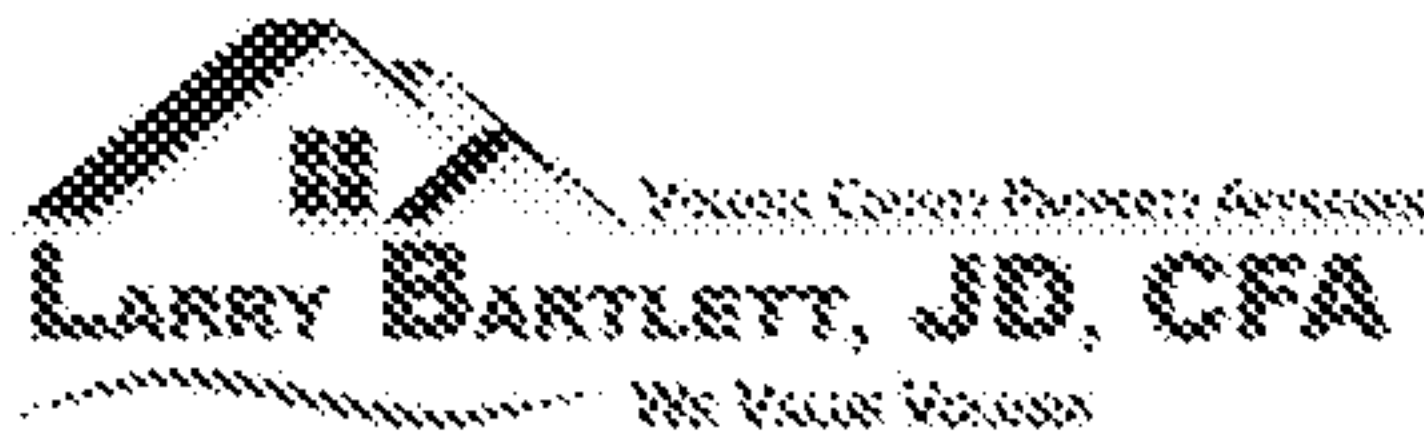
Kendra Curry

Kendra Curry

My Commission Expires: 8/19/2027



Account Number: 006316-000



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:	2262532
Parcel ID:	701714060070
Township-Range-Section:	17 - 30 - 17
Subdivision-Block-Lot:	14 - 06 - 0070
Owner(s):	SAUL SYLVIA CASHION EST - EST - Estate - 100%
Mailing Address On File:	421 KINGSBURY BLVD DELAND FL 32720
Physical Address:	421 KINGSBURY BLVD, DELAND 32720
Building Count:	1
Neighborhood:	1509 - RES LTS IN STETSON HOME ESTS
Subdivision Name:	
Property Use:	0100 - SINGLE FAMILY
Tax District:	012-DELAND
2025 Final Millage Rate:	18.2289
Homestead Property:	No
Agriculture Classification:	No
Short Description:	LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622

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:	\$150,404	\$164,310	\$165,795
Land Value:	\$61,095	\$61,095	\$59,836
Just/Market Value:	\$211,499	\$225,405	\$225,631

Working Tax Roll Values by Taxing Authority

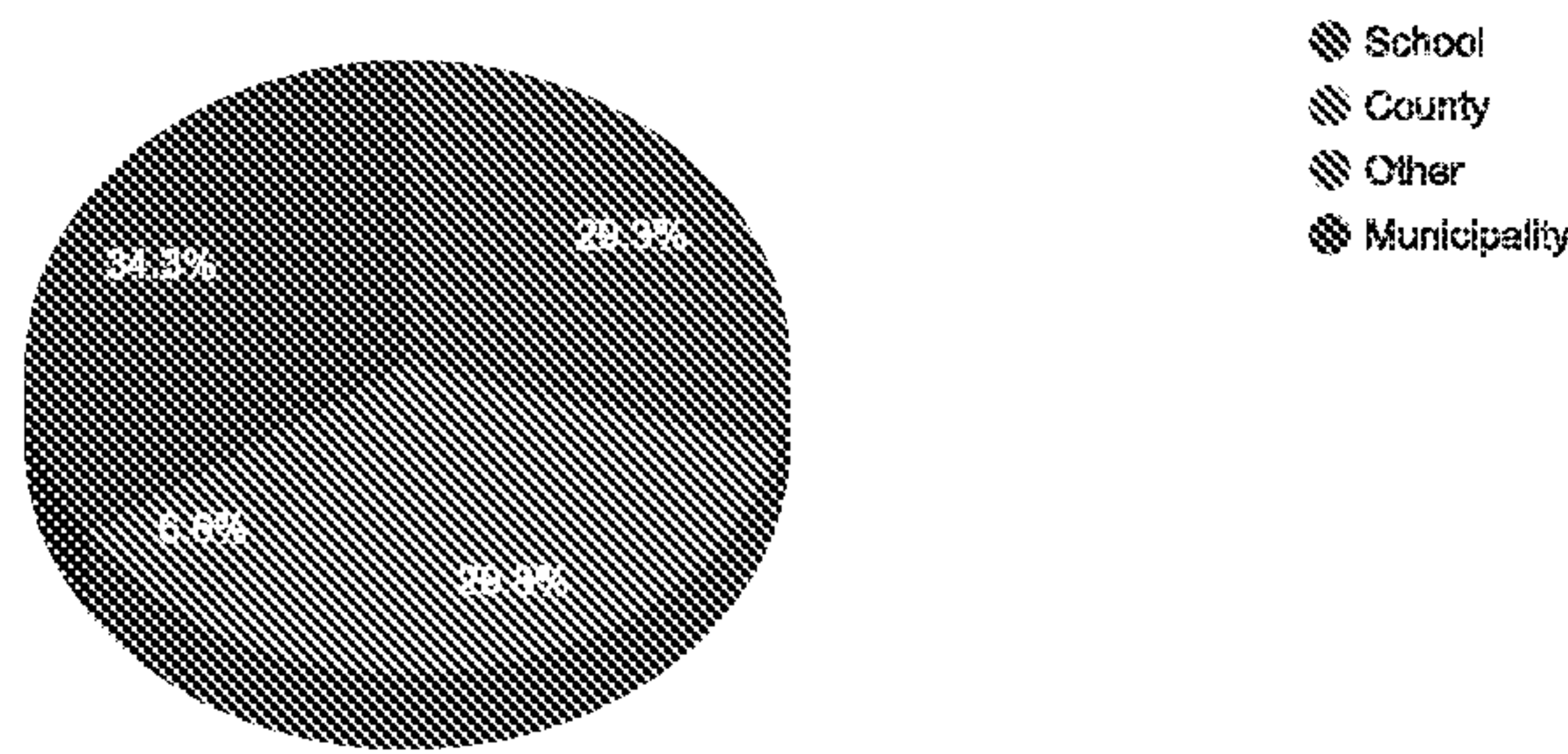
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$211,499	\$211,499	\$0	\$211,499	1.5000	\$317.25
0012	DISCRETIONARY	\$211,499	\$211,499	\$0	\$211,499	0.7480	\$158.20
0011	REQ LOCAL EFFORT	\$211,499	\$211,499	\$0	\$211,499	3.0310	\$641.05
0050	GENERAL FUND	\$211,499	\$211,499	\$0	\$211,499	3.2007	\$676.94
0053	LAW ENFORCEMENT FUND	\$211,499	\$211,499	\$0	\$211,499	1.5994	\$338.27
0055	LIBRARY	\$211,499	\$211,499	\$0	\$211,499	0.3697	\$78.19
0058	VOLUSIA ECHO	\$211,499	\$211,499	\$0	\$211,499	0.2000	\$42.30
0057	VOLUSIA FOREVER	\$211,499	\$211,499	\$0	\$211,499	0.2000	\$42.30
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$211,499	\$211,499	\$0	\$211,499	0.0270	\$5.71
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$211,499	\$211,499	\$0	\$211,499	0.1793	\$37.92
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$211,499	\$211,499	\$0	\$211,499	0.9897	\$209.32
0150	DELAND	\$211,499	\$211,499	\$0	\$211,499	6.1841	\$1,307.93
						18.2289	\$3,855.39

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$3,855.39
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$3,855.39
				Estimated Tax Amount without SOH/10CAP ☺	\$3,855.39

Where your tax dollars are going:



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
-----------	----------------	-----------	-----------	-----------------------	-----------------	------------

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
LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622	012	17 - 30 - 17	14 - 06 - 0070	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
04/17/2017	0522972	RE-ROOF	\$7,500



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 701714060070

Tax Deed #: 32164

Situs Address: 421 KINGSBURY BLVD

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

KEYS FUNDING LLC - 5024

PO BOX 67514

NEWARK, NJ 07101-8009

Owner on Current Tax Roll

① SAUL SYLVIA CASHION EST
SN 421 KINGSBURY BLVD
(VOL) DELAND, FL 32720

Billing Address on Current Tax Roll

Additional Parties, Per Search

② CITY OF DELAND
120 S. FLORIDA AVE
DELAND, FL 32720

Lien Holder
ATTN: LEGAL DEPARTMENT

③ SYLVIA CASHION SAUL
9023 EDGE PARK ROAD
★ WOLFTRAP WOODS
VIENNA, VA 22180

Title Holder

Certified By:

Will Roberts, CFC

Tax Collector or Authorized Designee

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

Tel: 386-736-5938 • Fax: 386-822-5729

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

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Monday, July 13, 2026 8:54 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #1489-24 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 #1489-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND, FL 32720

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

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND, FL 32720

ADV

SITUS ADDRESS
421 KINGSBURY BLVD,
DELAND,
32720

Sincerely,

Tim Brownson

Tax Analyst

Office of Will Roberts – Tax Collector

123 W. Indiana Ave., Room 103

DeLand, FL 32720

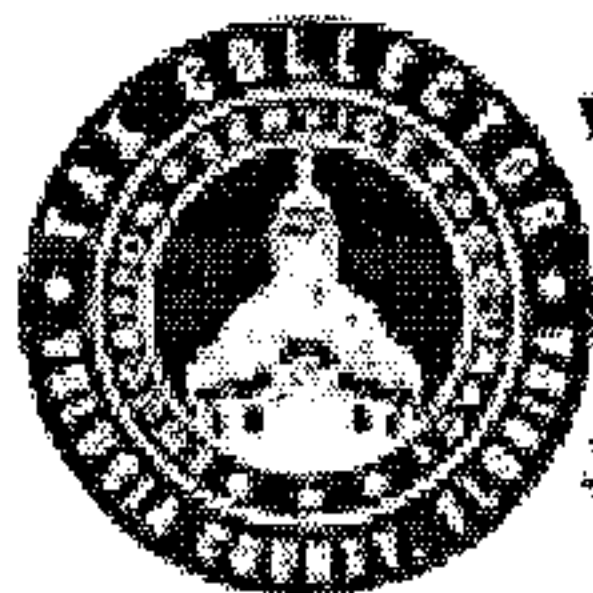
Ext. 12655

(386) 736-5938

Web: volusiatax.gov

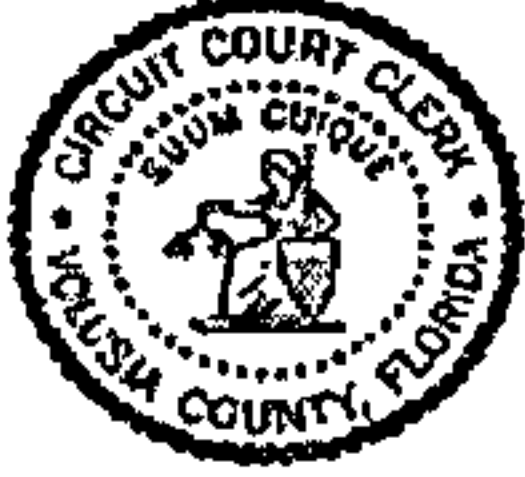
Online services: volusiatax.gov/online

Take our survey!



WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 16, 2026

Payment Due: August 17, 2026

KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NUMBER: **1489-24**
PARCEL ID NUMBER: **701714060070**

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]	41.52
Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
Sheriff's Fee [per Sect. 197.522(2)]	40.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	1.00
Recorded Notice of Application Fee.....	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	10.00
Clerk of Court Certificate [per Sect. 28.24]	7.00
Notice for Newspaper [per Sect. 28.24]	7.00
Recording Fee for Tax Deed [per Sect. 28.24]	8.50
Documentary Stamp Tax [per Sect. 201.02]	105.00
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>415.02</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.: **1489-24**
AMOUNT ENCLOSED: **\$415.02**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK NJ 07101-8009

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

Applicant's Deposit

CERTIFICATE NUMBER: 1489-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		41.52
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		40.00
Sheriff's Return Postage Fee	(PO)		1.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		105.00
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			415.02

CL-0142-1910

Applicant's Name & Address:
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK NJ 07101-8009

03713

13:11W 22 JUN 9202

CERTIFICATE NO.: 1489-24
AMOUNT ENCLOSED: \$415.02

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: 7/22/2026 1:43 PM
Receipt: 303140754 Drawer: 155124

Operator: bpoitras
KEYS FUNDING LLC - 5024

Instrument #: 2026132573 Type: NO
Book #: 8882 Page #: 2028 Time: 1:43 PM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
4152 Postage - \$0.01 \$41.52
5600 Advertising Fee - \$0.01 \$56.00
4000 Sheriff's Fee/Tax Deed - \$0.01 \$40.00
100 Postage - \$0.01 \$1.00
1 Tax Deed Proof of Pub / Cert Mail Reco
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
10500 Tax Deed Deposit Escrow Doc Stamps
only - \$0.01 \$105.00
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT# 1489-24 / KEYS FUNDING LLC - 5024
Subtotal: \$415.02
Sales Tax: \$0.00
Due: \$415.02
CHK# 3461909 \$415.02

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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. **1489-24** Year of Issuance **JUNE 1, 2024**

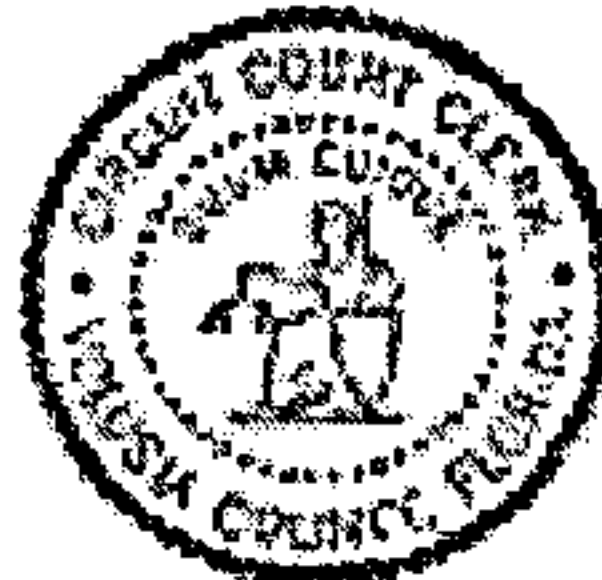
Description of Property **701714060070**
LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622

Name in which assessed **SAUL SYLVIA CASHION EST**

Said property being in the County of **VOLUSIA**, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **6TH** day of **OCTOBER, 2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/22/2026.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

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

SEPTEMBER 3, 2026

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.

Date: 8/3/26

Pages: 34

Completed by: Christy

Shacklette

Date: 8/3/26

Tax Deed Sale Date: **OCTOBER 6, 2026**

8-3-26 NO Changer 82

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

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

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

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

To:
Property Appraiser - County of Volusia

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

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.

Date: 8/3/2026

Pages: 3

Completed by: Christy Shacklette

Date: 8/3/26

Tax Deed Sale Date: **OCTOBER 6, 2026**

8-3-26 NO changes SL

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

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

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

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

WARNING

TAX DEED CERTIFICATE NO.: 1489-24

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

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND FL 32720

1489-24

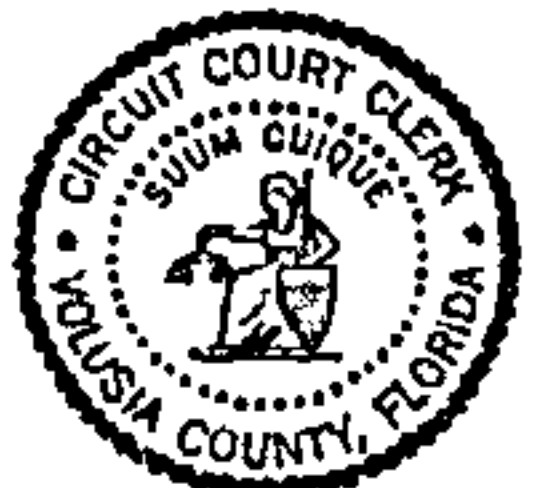
OCTOBER 6, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 6, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

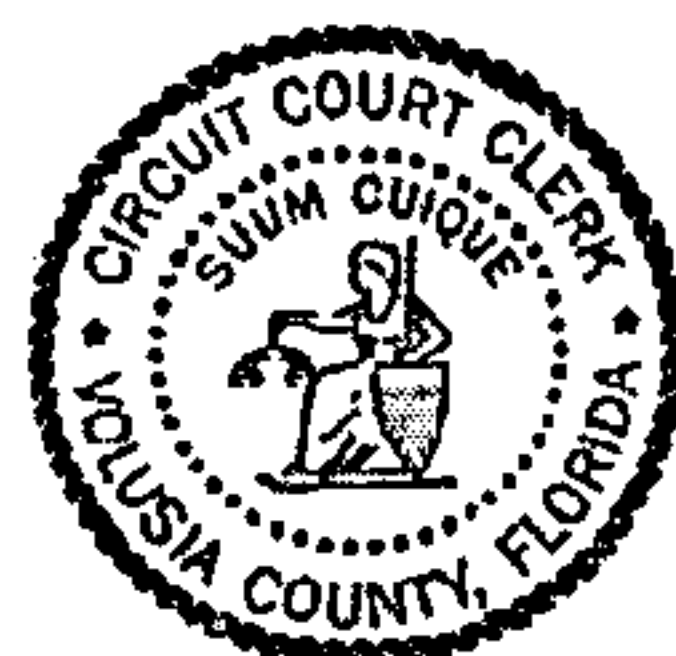
NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **1489-24** Name in which assessed: **SAUL SYLVIA CASHION EST**
Description of Property: **Parcel # 701714060070 LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$15,628.57**

OPENING BID AMOUNT: \$15,605.32

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.: **1489-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **\$15,628.57***

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

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND FL 32720

***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]

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

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

OFFICE

Certified Mail Fee

\$

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

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

Postage

\$

To

\$

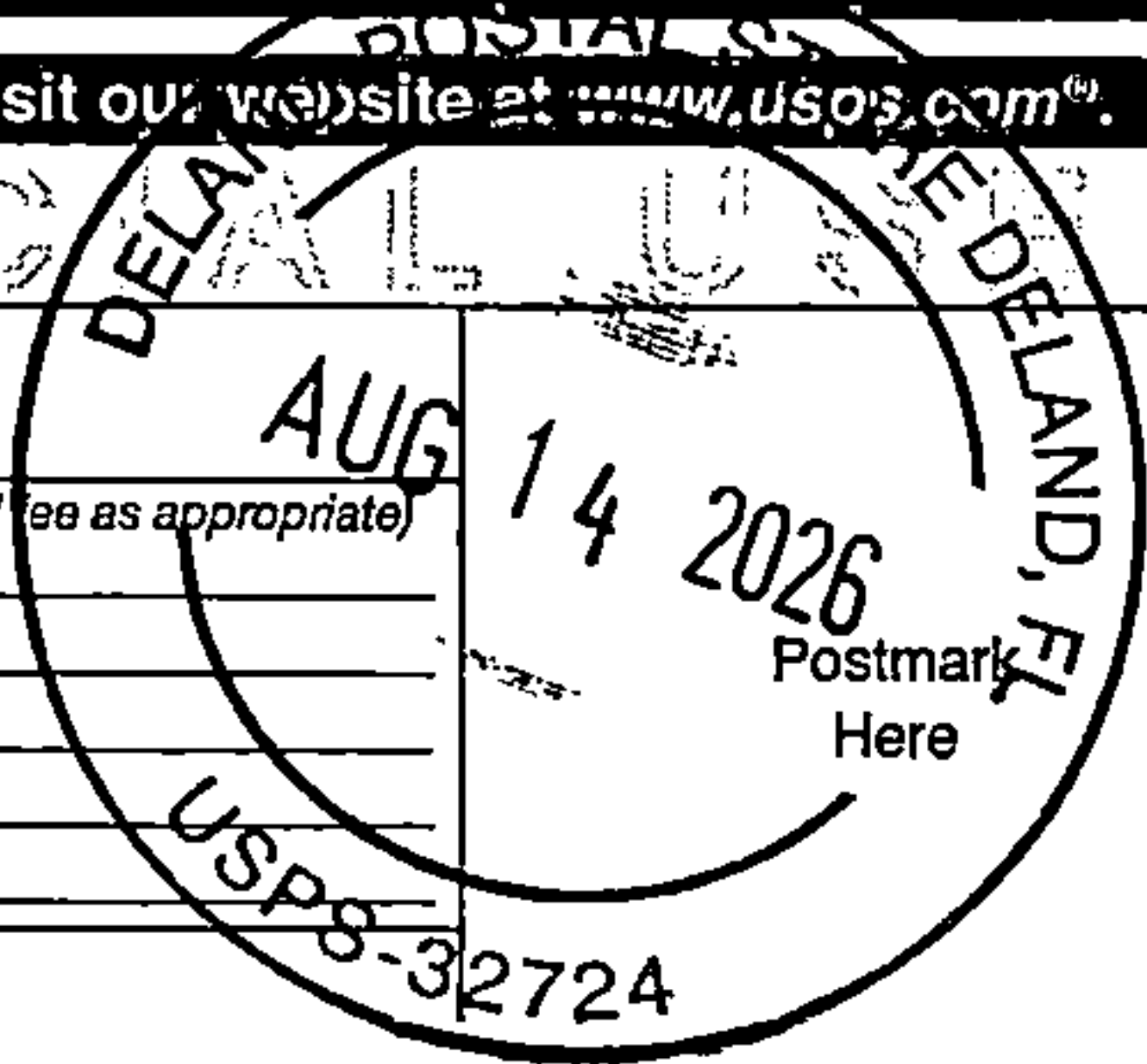
Se

St

Ch

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND FL 32720

1489-24 OCTOBER 6, 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:

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND FL 32720

1489-24 OCTOBER 6, 2026



9590 9402 8582 3244 8115 65

2. Article Number (Transfer from service label)

9589 0710 5270 1605 1525 11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Tamaro

☐ Agent☐ Addressee

C. Date of Delivery

D. Is del'

COURT OF THE CIRCUIT
CLERK OF THE CIRCUIT
U.S. DISTRICT COURT
JUL 20 2026

JUL 20 AM 8:06

FILED

3. Service Type

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

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

all
all Restricted Delivery

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

WARNING

TAX DEED CERTIFICATE NO.: 1489-24

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

CITY OF DELAND ATTN: LEGAL DEPARTMENT
120 S FLORIDA AVE
DELAND FL 32720

1489-24

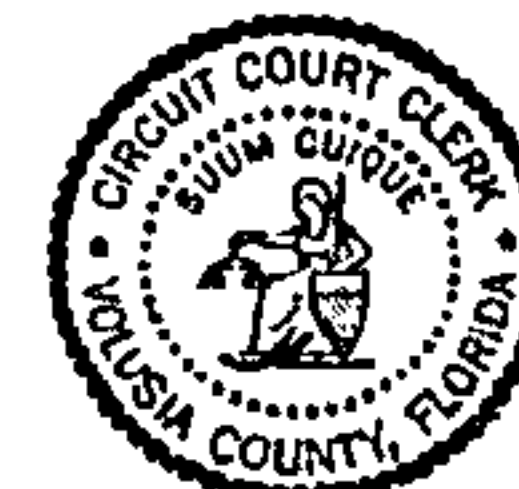
OCTOBER 6, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 6, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
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FOR FURTHER INFORMATION, CONTACT THE
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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 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

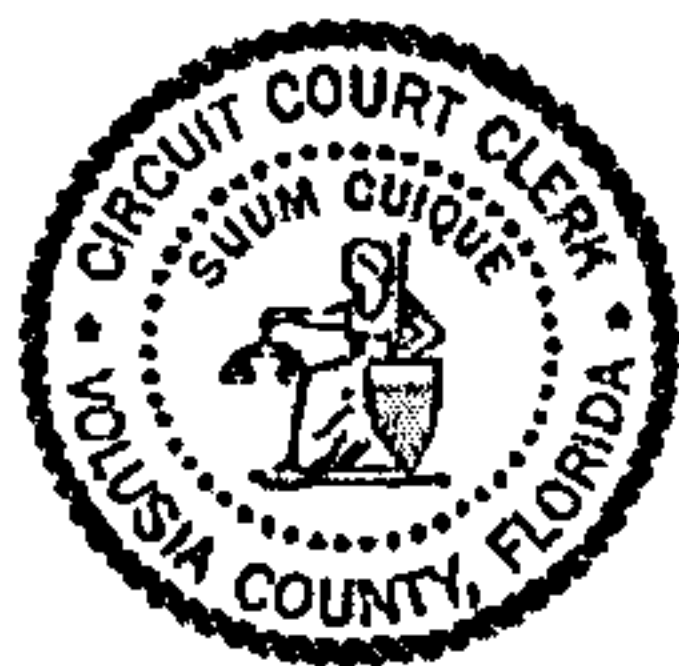
NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **1489-24** Name in which assessed: **SAUL SYLVIA CASHION EST**
Description of Property: **Parcel # 701714060070 LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$15,628.57**

OPENING BID AMOUNT: \$15,605.32

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.: **1489-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **\$15,628.57***

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

CITY OF DELAND ATTN: LEGAL DEPARTMENT
120 S FLORIDA AVE
DELAND FL 32720

***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]

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

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

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

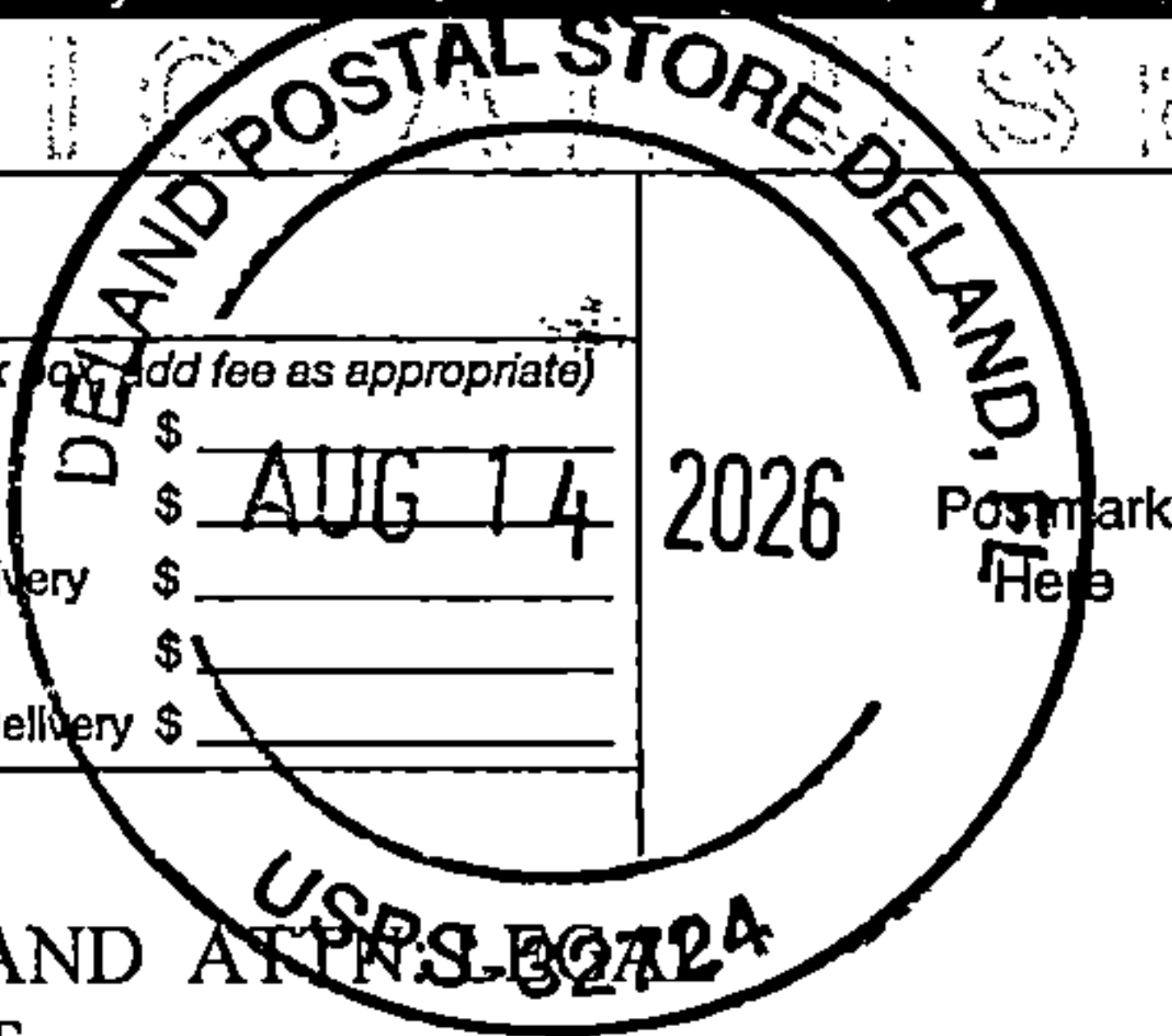
\$

\$

C

CITY OF DELAND
DEPARTMENT
120 S FLORIDA AVE
DELAND FL 32720

1489-24 OCTOBER 6, 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:

CITY OF DELAND ATTN: LEGAL
DEPARTMENT
120 S FLORIDA AVE
DELAND FL 32720

1489-24 OCTOBER 6, 2026



9590 9402 8582 3244 8115 72

2. Article Number (Transfer from service label)

9589 0710 5270 1605 1525 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery™☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

il Restricted Delivery

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

WARNING

TAX DEED CERTIFICATE NO.: 1489-24

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

SYLVIA CASHION SAUL
9023 EDGE PARK ROAD WOLFTRAP WOODS
VIENNA VA 22180

1489-24

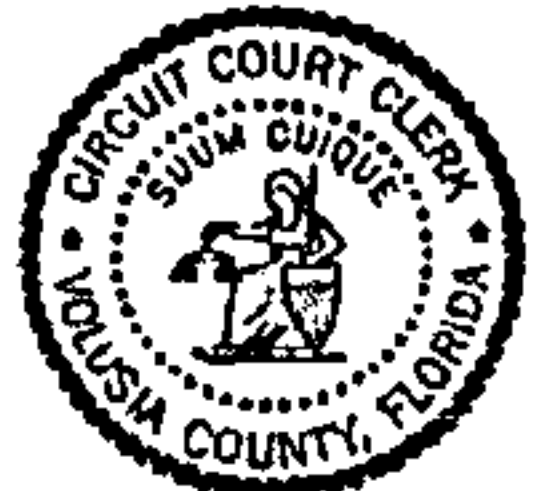
OCTOBER 6, 2026

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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 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

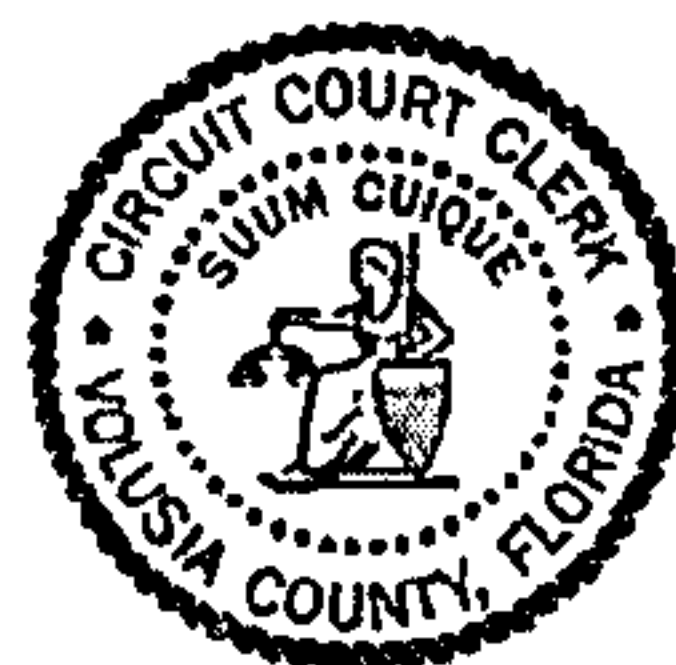
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Certificate No.: **1489-24** Name in which assessed: **SAUL SYLVIA CASHION EST**
Description of Property: **Parcel # 701714060070 LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$15,628.57**

OPENING BID AMOUNT: \$15,605.32

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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determine the current totals.

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

Certificate No.: **1489-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **\$15,628.57***

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

SYLVIA CASHION SAUL
9023 EDGE PARK ROAD WOLFTRAP WOODS
VIENNA VA 22180

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

9589 0710 5270 1605 1525 35

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL MAIL

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

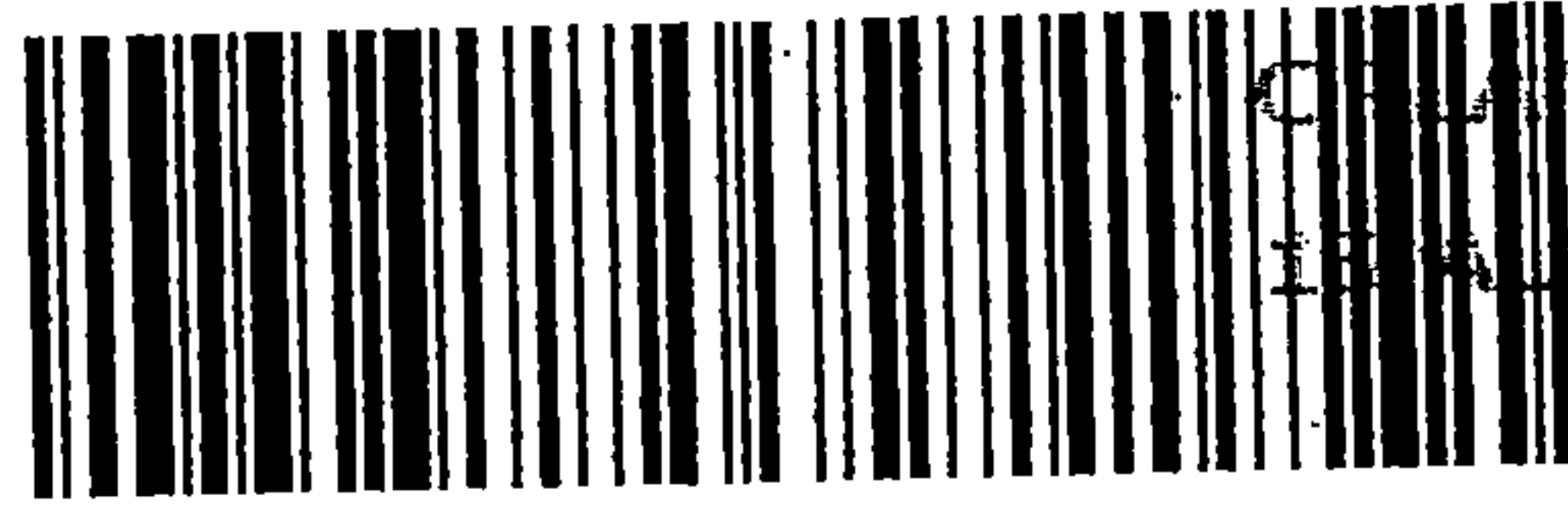
SYLVIA CASHION SAUL
9023 EDGE PARK ROAD WOLFTRAP
WOODS
VIENNA VA 22180

1489-24 OCTOBER 6, 2026



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

CERTIFIED MAIL®

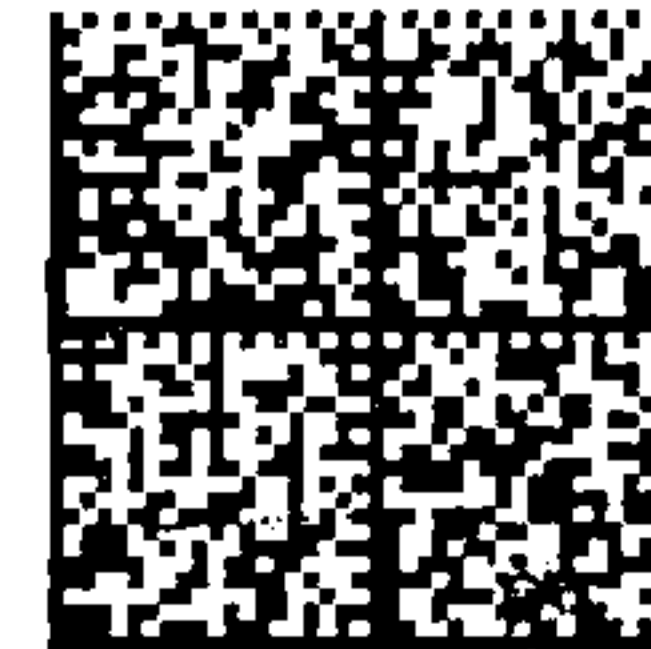


9589 0710 5270 1605 1525 35

DELAND FL 32728

18 AUG 2026 PM 3

FIRST-CLASS



US POSTAGE^{IMP} PITNEY BOWES



ZIP 32724 \$010.98⁰
02 7W
0008028897 AUG 14 2026

FW

CLERK OF THE CIRCUIT COURT
DELAND FL 32728

2026 AUG 27 AM 7:51

FILED

SYLVIA CASHION SAUL
9023 EDGE PARK ROAD WOLFTRAP WOODS
VIENNA VA 22180

1489-24

OCTOBER 6, 2026

NIXIE

274

FE 1

FL

0008/27/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

EC: 32721604343

*0374-01020-15-38

22182169523



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

TAX DEED DEPT

Wrong Address

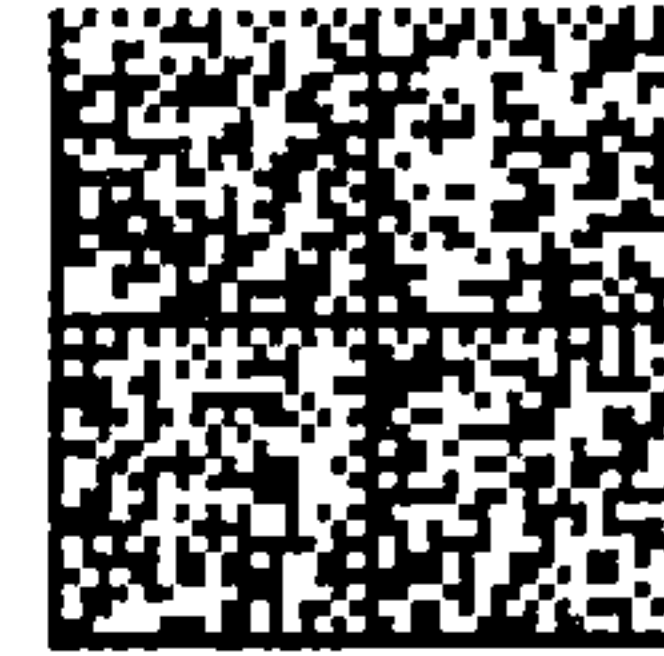
SYLVIA CASHION SAUL
9023 EDGE PARK ROAD WOLFTRAP WOODS
VIENNA VA 22180

1489-24

OCTOBER 6, 2026

SE 22182515
327216043
FWD

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGETM PITNEY BOWES



ZIP 32724 \$ 000.72¹
02 7W
0008028897 AUG 14, 2026

CLERK OF THE CIRCUIT COURT
P.O. BOX 6043
DELAND, FLORIDA 32721

026 SEP - 3 AM 8:02

FILED

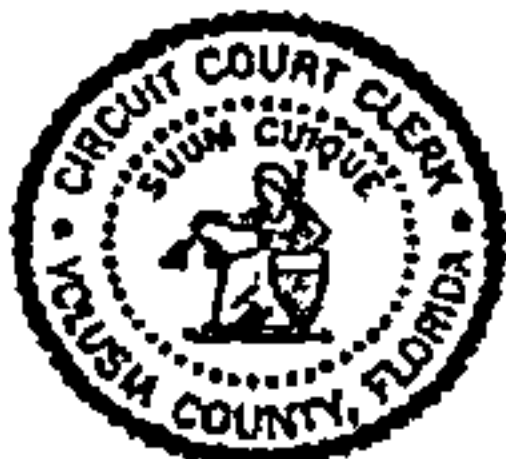
Please send it back to

NIXIE 274 FE 1270 0000/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *1787-01083-26-33





LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 5, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on:

Tuesday, October 06, 2026

Service of Process must be completed by:

Tuesday, September 15, 2026

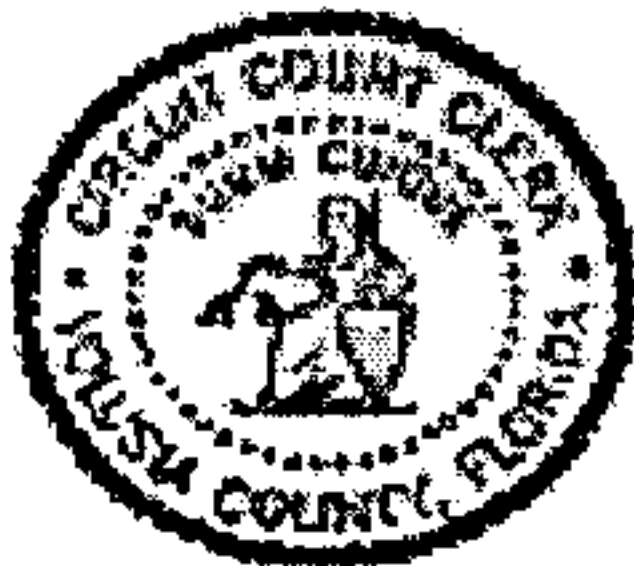
Enclosed are Sheriff's Notice(s) of Application for Tax Deed which require Service of Process together with check(s). If you are unable to make service, please post a copy of the notice in a conspicuous place at the given address. See the following page for the names of the Titleholders requiring Service:

NUMBER OF SERVICES:	60
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$2,400.00</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
110-24	3
ACOSTA MARIA DOLORES CERVANTES	1
JORGE BASTIDAS	2
1456-24	2
PUGH RALPH J PUGH RALH S JR	1
RALPH J PUGH AND RALPH S PUGH JR	1
1489-24	1
SAUL SYLVIA CASHION EST	1
2259-24	2
CLEATON JOSHUA	1
JOSHUA CLEATON	1
2281-24	3
PRESCOTT GLORIA	2
GLORIA PRESCOTT	1
2423-24	4
ACL REALTY LLC	1
ACL REALTY LLC	2
CARLOS LIRA REGISTERED AGENT O/B/O ACL REA	1
3758-24	2
HINDS HAZEL HARRELSON TR HAZEL C HARRELSON	1
HAZEL HARRELSON HINDS AS TRUSTEE OF THE HA	1
4015-24	1
PROVIDENT TRUST GROUP LLC FBO HAROLD JOHN	1
4164-24	2
SMITH DONALD E	1
DONALD E SMITH	1

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

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

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

TAX DEED CERTIFICATE NO.: 1489-24

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

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND FL 32720

1489-24

OCTOBER 6, 2026

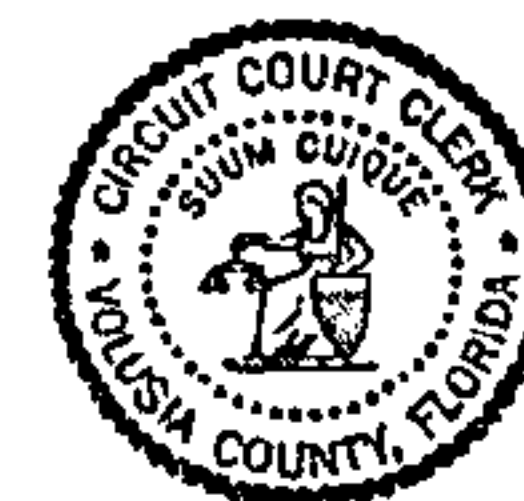
WARNING
SHERIFF'S
NOTICE

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 6, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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:

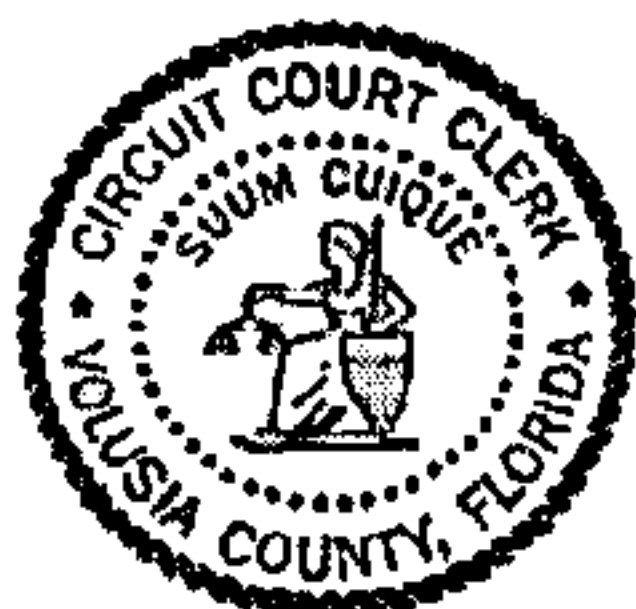
Certificate No.: **1489-24** Name in which assessed: **SAUL SYLVIA CASHION EST**
Description of Property: **Parcel # 701714060070 LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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



REDEMPTION AMOUNT: **\$15,628.57**

OPENING BID AMOUNT: \$15,605.32

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.: **1489-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **\$15,628.57***

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

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND FL 32720

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

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

ATTORNEY / DEPOSITOR:

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



SHERIFF'S #:
26017966

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: SAUL SYLVIA CASHION EST

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/6/2026	9:00 AM	1489-24

I, Michael J. Chitwood, SHERIFF, in and for said county and state do hereby certify that I have received:

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 14th day of August, 2026 at 1:38 PM, and that I served the same on the 18th day of August, 2026, at the hour of 9:17 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	SAUL SYLVIA CASHION EST	TITLE:	
PARTY DESCRIPTION			
PERSON SERVED:		TITLE:	

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

ADDRESS SERVED:	421 KINGSBURY BLVD DELAND, FL 32720		
SERVICE STATUS:	Served	SERVICE BY:	Deputy Cranmer, Stephen 7932



VOLUSIA SHERIFF'S OFFICE
P.O. BOX 2658
DAYTONA BEACH, FL 32115
2026 AUG 24 AM 11:18

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

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

DATE: 8/19/2026
ENTRD BY: EDELGADO

FILED

BY:

7932

CRANMER, STEPHEN 7932, DEPUTY

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

TAX DEED CERTIFICATE NO.: 1489-24

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421 KINGSBURY BLVD
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1489-24

OCTOBER 6, 2026

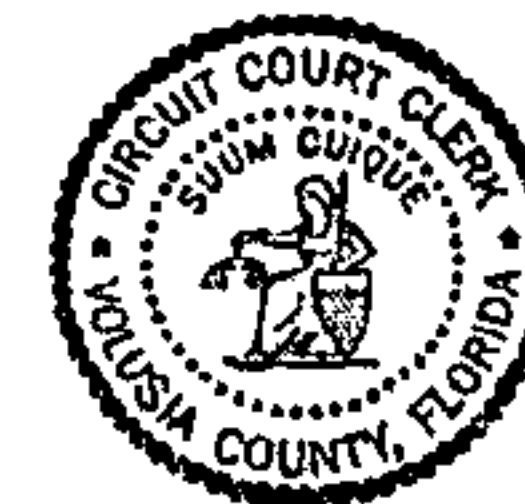
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736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 14 '26 13:38

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Certificate No.: **1489-24** Name in which assessed: **SAUL SYLVIA CASHION EST**
Description of Property: **Parcel # 701714060070 LOTS 7 & 8 BLK 6 FOREST HILLS DELAND PER OR 2271 PG 622.**

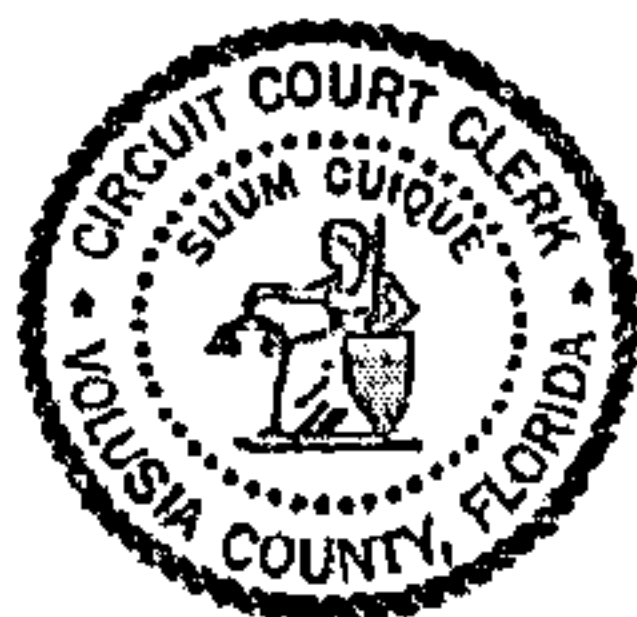
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Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

BY **LAURAE ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$15,628.57**

OPENING BID AMOUNT: \$15,605.32

The **REDEMPTION AMOUNT & OPENING BID AMOUNT**
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Certificate No.: **1489-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **\$15,628.57***

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

SAUL SYLVIA CASHION EST
421 KINGSBURY BLVD
DELAND FL 32720

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

2026 AUG 24 AM 11:48

FILED

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MAKE CHECK PAYABLE TO:

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MAIL TO:

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