

TAX COLLECTOR'S CERTIFICATION WORKSHEET**1643-24****ATCF II FLORIDA-A LLC****5/15/2026****12/1/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 6,191.03
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	2,872.95
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	9,588.98
7. Total Interest Accrued by Tax Collector	431.50
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]	69.20
11. Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
12. Recorded Notice of Application Fee	10.00
13. Sheriff's Fee [per Sect. 197.522(2)]	120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	3.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17.	-
18. Total of Lines 6 thru 17	10,421.68
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	599.41
20. Total of Lines 18 & 19	11,021.09
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*	\$ 11,044.34
25.	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	-
27. Total of Lines 20, 25 & 26	11,021.09
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 11,021.09

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

Must be paid by 9:00 AM on 12/1/2026

Created by:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that ATCF II FLORIDA-A LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1643-24 Year of Issuance JUNE 1, 2024

Description of Property Parcel # 702003000010 20 17 30 LOT 1 SUB MB 7 PG 130 INC
PER OR 4980 PG 4868 PER OR 5601 PG 0794 (2005) PER OR 6228 PG 1361

Name in which assessed CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP
INC

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the 1ST day of DECEMBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 9TH day of OCTOBER, 2026.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

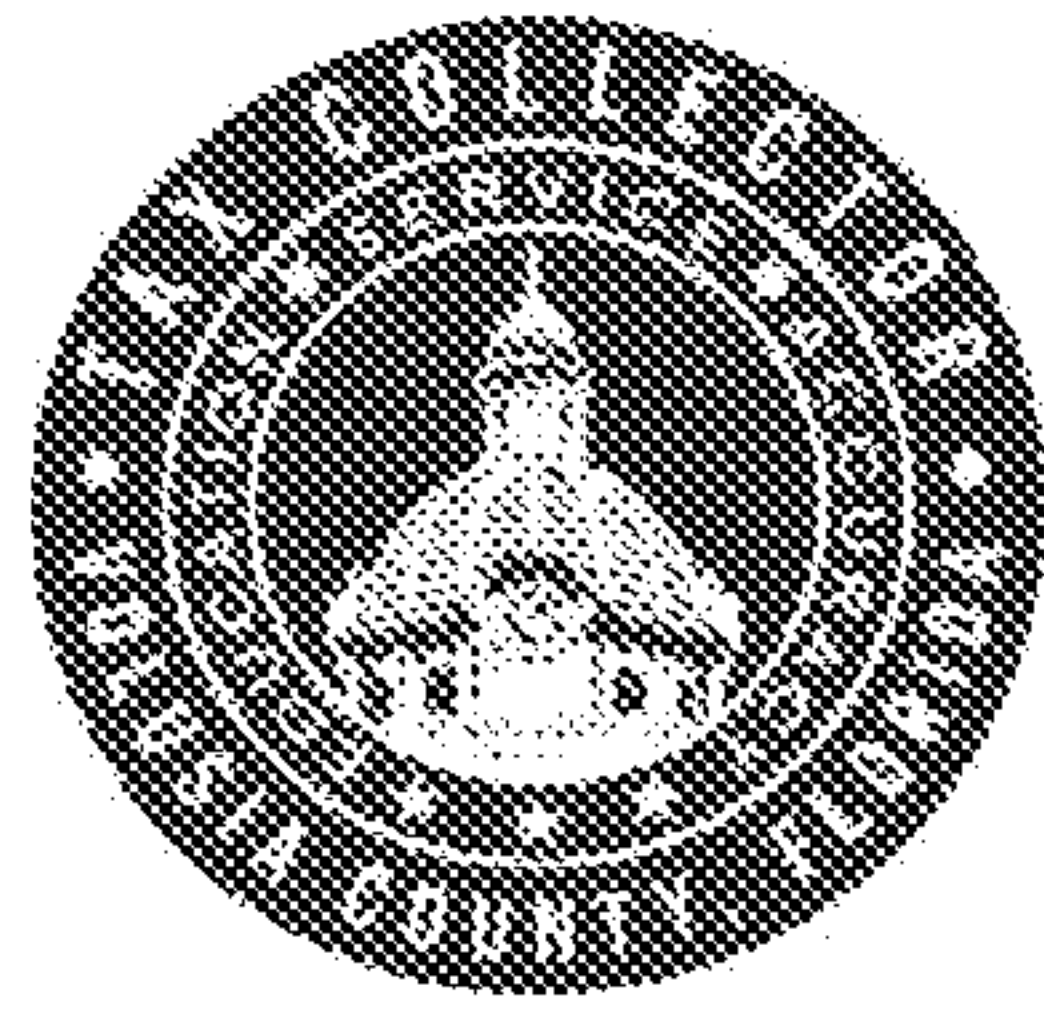
S LABAW

By: _____

S LABAW
Deputy Clerk

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

OCTOBER 29, 2026



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 702003000010

Tax Deed #: 32403

Situs Address: 516 W BERESFORD AVE

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C.:

Tax Deed Applicant

ATCF II FLORIDA-A LLC

PO BOX 69239

BALTIMORE, MD 21264-9239

Owner on Current Tax Roll

CENTRAL FLORIDA COMMUNITY

DEVELOPMENT CORP INC

PO BOX 15065

DAYTONA BEACH, FL 32115-5065

Billing Address on Current Tax Roll

Additional Parties, Per Search

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORPORATION INC

PO BOX 15065

DAYTONA BEACH, FL 32115

Title Holder

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORPORATION, INC.

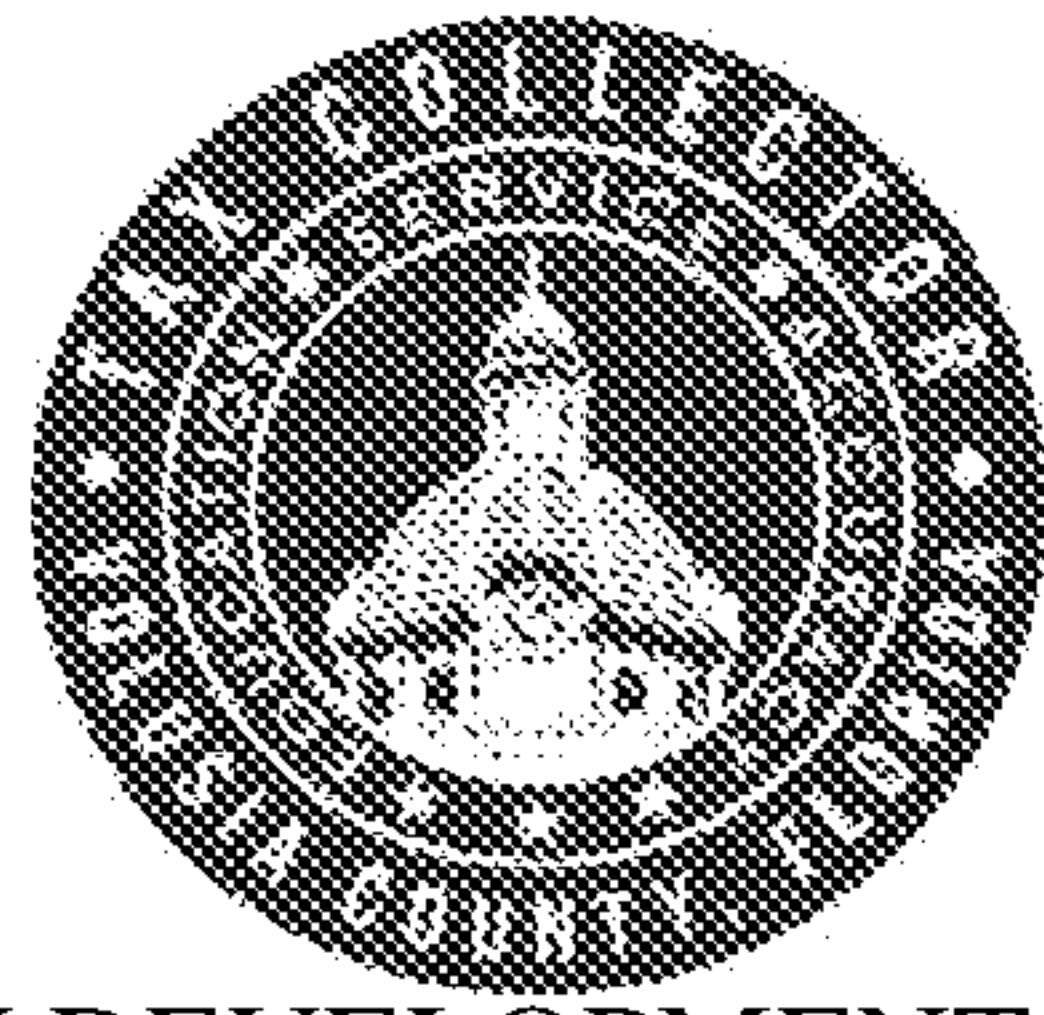
760 WHITE STREET

DAYTONA BEACH, FL 32114

Title Holder

GERALD O CHESTER, REGISTERED
AGENT O/B/O CENTRAL FLORIDA

Title Holder



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

COMMUNITY DEVELOPMENT
CORPORATION, INC.
220 ZAHARIAS CIRCLE
DAYTONA BEACH, FL 32124

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	ATCF II FLORIDA-A LLC PO BOX 69239 BALTIMORE, MD 21264-9239		Application date	May 15, 2026	
Situs address	516 W BERESFORD AVE DELAND 32720		Yr Issued/Certificate #	2024 / 1643	
Parcel owner	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH, FL 32115-5065	Date certificate issued	06/01/2024		
		Deed application number	32403		
Property description	See last page.		Account number	702003000010	
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)	
# 2024/1643	05/31/2024	2,729.02	341.13	3,070.15	
Part 2: Total*				3,070.15	
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)
# 2025/1621	05/31/2025	2,938.33	6.25	176.30	3,120.88
Part 3: Total*					3,120.88
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)					6,191.03
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					2,872.95
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)					431.50
7. Total Paid (Lines 1-6)					10,020.48
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 08/07/2026		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	10,020.48
18. Redemption fee	6.25
19. Total amount to redeem	10,026.73
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):

20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER O
R 5601 PG 0794 (2005) PER OR 6228 PG 1361

20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER O
R 5601 PG 0794 (2005) PER OR 6228 PG 13 (Full legal attached.)

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Account #	Alt. Key	Property Address
702003000010	2285745	516 W BERESFORD AVE DELAND 32720

Legal Description

20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR 5601 PG 0794 (2005)
PER OR 6228 PG 1361

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-1643	\$204,218	No	No	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	
PO BOX 15065 DAYTONA BEACH FL 32115-5065	

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 07/09/2026 **Search covers** **20 years** **through:** 06/23/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC PO BOX 15065 DAYTONA BEACH FL 32115	Warranty Deed Bk:6228 Pg:1361	
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC. 760 WHITE STREET DAYTONA BEACH FL 32114	Sunbiz	
GERALD O CHESTER, REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC. 220 ZAHARIAS CIRCLE DAYTONA BEACH FL 32124	Sunbiz	

Related Documents (for Reference)

Warranty Deed
Bk:5601 Pg:794

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)
None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

This Instrument Prepared by & return to:

Name: **Faith Greenberg, an employee of
The Closing Agent II, Inc.**
Address: **735 Primera Blvd. Suite 115
Lake Mary, FL 32746
File No. PN08-02-57FG**

Parcel I.D. #: 702003000010

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **30th** day of **April**, A.D. 2008, by **ARTURO C. ROQUE SR**, a married man hereinafter called the grantor, to **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC**, having its principal place of business at **P.O. Box 15065, Daytona Beach, FL 32115**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Volusia County, State of Florida**, viz:

Lot 1, MAP OF THE SUBDIVISION OF THE VOLUSIA INVESTMENT CO. INC., according to the Map or Plat thereof, as recorded in Map Book 7, Page 130, of the Public Records of Volusia County, Florida.

SUBJECT TO TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

THIS PROPERTY IS NOT THE HOESTEAD OR CONTIGUOUS TO THE HOESTEAD OF THE GRANTOR WHOSE PROEPRTY ADDRESS IS: 372 Wisteria Court, Deltona, FL 32738

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

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

And the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Name

Witness Signature

Printed Name

Arturo C. Roque Sr. L.S.
Arturo C. Roque Sr
Address:
372 Wisteria Court, Deltona, FL 32738

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, this **30th** day of **April**, 2008, by **Arturo C. Roque Sr**, who is known to me or who has produced **FLORIDA DRIVER'S LICENSE** as identification.



Signature of Notary
My commission expires 9-22-11



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

Detail by Entity Name
Florida Not For Profit Corporation
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.

Filing Information

Document Number 764971
FEI/EIN Number 59-2304692
Date Filed 09/13/1982
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/14/2010

Principal Address

760 White Street
Daytona Beach, FL, FL 32114

Changed: 05/01/2023

Mailing Address

760 White Street
DAYTONA BEACH, FL 32114

Changed: 03/11/2025

Registered Agent Name & Address

CHESTER, GERALD O
220 ZAHARIAS CIRCLE
DAYTONA BEACH, FL 32124

Name Changed: 05/01/2007

Address Changed: 05/01/2007

Officer/Director Detail

Name & Address

Title Chairman

HYMES, TURNER
612 BYRON STREET
DAYTONA BEACH, FL 32114

Title Director

MCMILLAN, CONSTANCE
644 DR MARY MCLEOD BETHUNE BLVD
DAYTONA BEACH, FL 32114

Title PCEO

Chester, Gerald O
760 White Street
Daytona Beach, FL, FL 32114

Title Treasurer

WASHINGTON, CATHY
937 LOCKHART
DAYTONA BEACH, FL 32114

Title Director

Ferguson, Samuel L
1600 N Patrick Circle
Daytona Beach, FL 32117

Title Secretary

Tumer, Mary
839 Madison
Daytona Beach, FL 32114

Title Asst. Secretary

Chester, Gerald
760 White Street
Daytona Beach, FL, FL 32114

Title Director

Grimes, Hubert L
927 Beville Rd.
Suite 101
South Daytona, FL 32119

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2025	03/11/2025
2026	02/13/2026

02/13/2026 -- ANNUAL REPORT

View image in PDF format

03/11/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
01/30/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
05/14/2014 -- ANNUAL REPORT	View image in PDF format
05/03/2013 -- ANNUAL REPORT	View image in PDF format
05/06/2012 -- ANNUAL REPORT	View image in PDF format
10/21/2011 -- Off/Dir Resignation	View image in PDF format
10/21/2011 -- Off/Dir Resignation	View image in PDF format
05/02/2011 -- ANNUAL REPORT	View image in PDF format
10/14/2010 -- REINSTATEMENT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
06/27/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
08/05/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
02/08/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
03/25/2002 -- ANNUAL REPORT	View image in PDF format
09/12/2001 -- ANNUAL REPORT	View image in PDF format
02/03/2000 -- ANNUAL REPORT	View image in PDF format
03/12/1999 -- ANNUAL REPORT	View image in PDF format
01/20/1998 -- ANNUAL REPORT	View image in PDF format
08/01/1997 -- ANNUAL REPORT	View image in PDF format
05/14/1996 -- ANNUAL REPORT	View image in PDF format
03/09/1995 -- ANNUAL REPORT	View image in PDF format

This instrument prepared by:

Name: S. Kilian an employee of
Coast Title of Volusia Inc.
Address: 2730 Enterprise Road, Suite B
Orange City, FL 32763

Return to: Coast Title of Volusia Inc.
FILE NO. 05-372

Address: 2730 Enterprise Road, Suite B
Orange City, FL 32763

Property Appraisers Parcel Identification Number(s):
7020-03-00-0010

07/15/2005 08:19 AM
Doc stamps 595.00
(Transfer Amt \$ 85000)
Instrument# 2005-189537 # 1
Book: 5601
Page: 794
Diane H. Matousek
Volusia County, Clerk of Court

THIS WARRANTY DEED Made the 13th day of June, 2005 by Walter Sanders and Minnie Sanders, Husband and Wife and Sharon V. Powell and Wynton D. Walker, hereinafter called the grantor, to Arturo C. Roque, Sr., A Married Man whose post office address is 372 Wisteria Ct. Deltona, FL 32738 hereinafter called the grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Lot 1, Map of the Subdivision of Volusia Investment Co. Inc., according to the map or plat thereof, as recorded in Map Book 7, Page 130, of the Public Records of Volusia County, Florida.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR SHARON V. POWELL AND WYNTON D. WALKER NOR IS IT CONTIGUOUS TO THEIR HOMESTEAD.

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

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

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2004. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Signature

Printed Signature

Signature

Printed Signature

Walter Sanders

Minnie Sanders

Sharon V. Powell

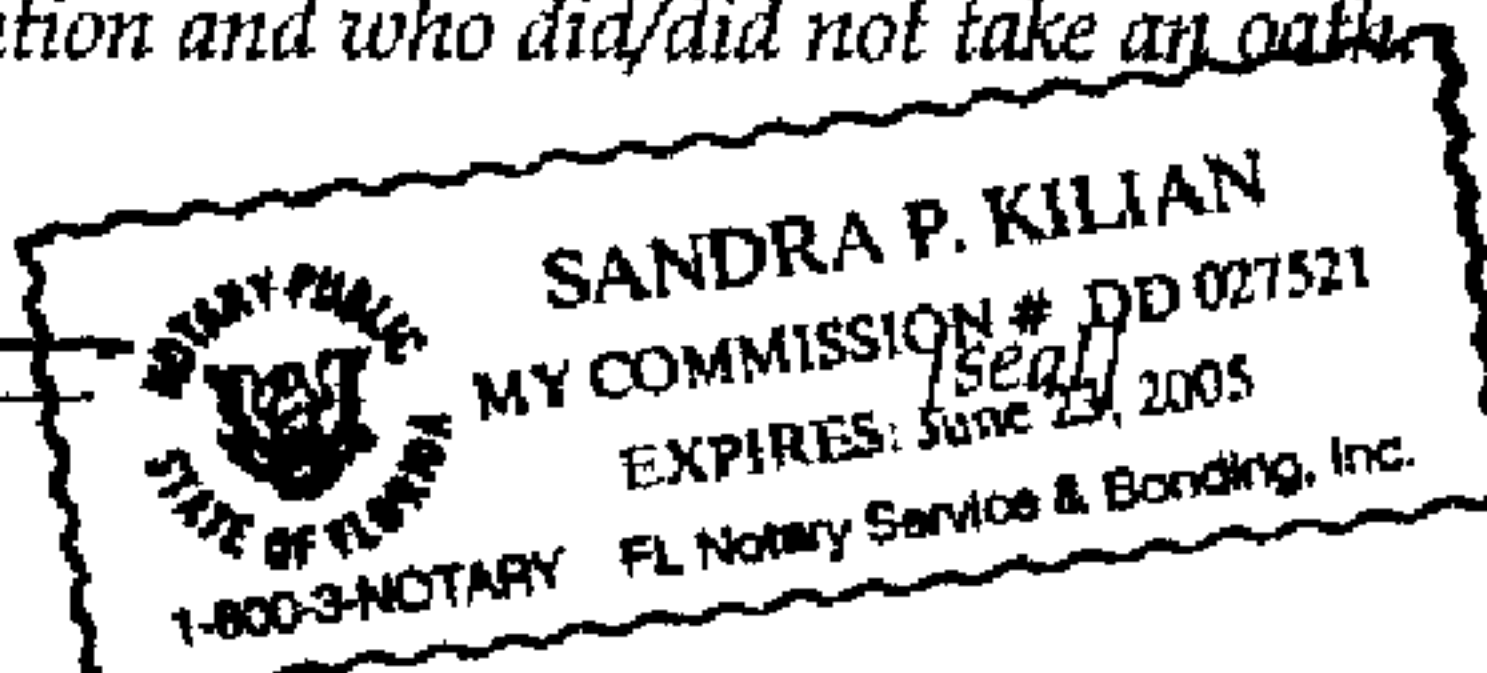
Wynton D. Walker
Wynton D. Walker By Sharon V. Powell
His Attorney-In-Fact

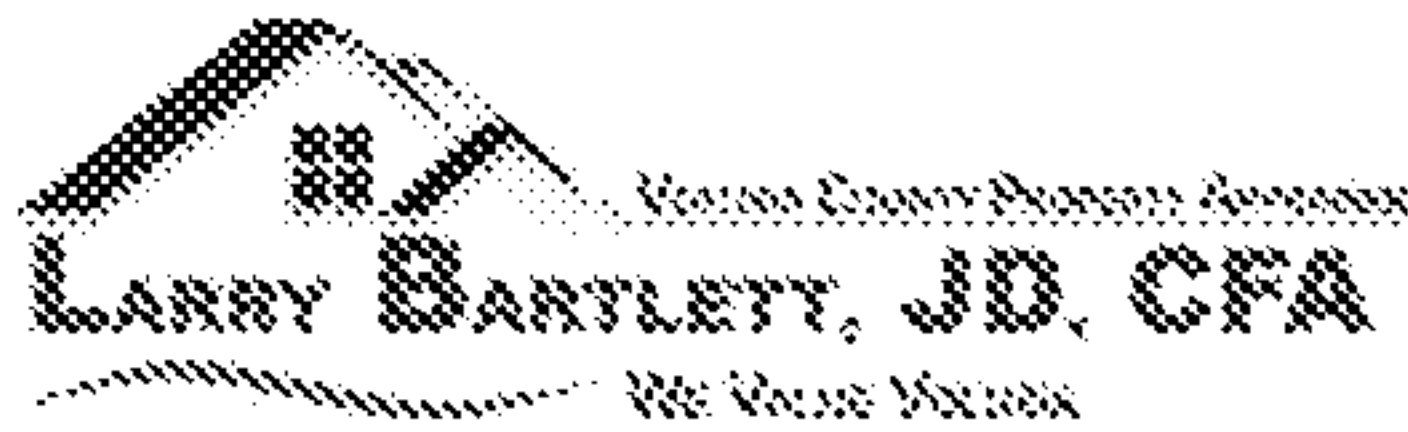
STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 13th day of June, 2005 by Walter Sanders and Minnie Sanders, Husband and Wife and Sharon V. Powell individually and as Attorney In Fact for Wynton D. Walker, who is personally known to me or who produced **DRIVERS LICENSE** as identification and who did/did not take an oath.

Notary Public

My Commission Expires:





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: 2285745
Parcel ID: 702003000010
Township-Range-Section: 17 - 30 - 20
Subdivision-Block-Lot: 03 - 00 - 0010
Owner(s): CENTRAL FLORIDA COMMUNITY - FS - Fee Simple - 100%
DEVELOPMENT CORP INC - FS - Fee Simple - 100%
Mailing Address On File: PO BOX 15065
DAYTONA BEACH FL 32115 5065
Physical Address: 516 W BERESFORD AVE, DELAND 32720
Building Count: 1
Neighborhood: 1413 - ARMSTRONG/STONE-ADELLE
Subdivision Name: VOLUSIA INVEST CO
Property Use: 0100 - SINGLE FAMILY
Tax District: 100-UNINCORPORATED - WESTSIDE
2025 Final Millage Rate: 17.364
Homestead Property: No
Agriculture Classification: No
Short Description: 20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER O
R 5601 PG 0794 (2005) PER OR 6228 PG 1361

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:	\$173,033	\$186,928	\$189,638
Land Value:	\$17,290	\$17,290	\$17,290
Just/Market Value:	\$190,323	\$204,218	\$206,928

Working Tax Roll Values by Taxing Authority

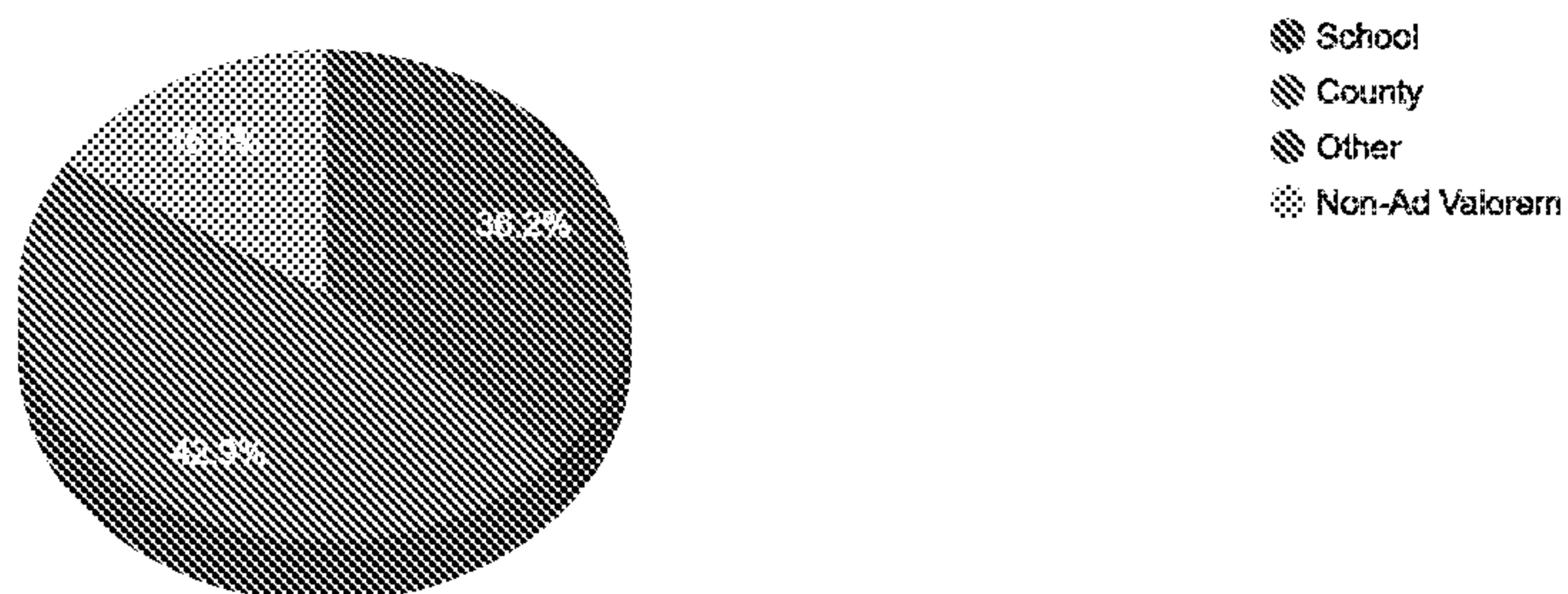
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$190,323	\$190,323	\$0	\$190,323	1.5000	\$285.48
0012 DISCRETIONARY	\$190,323	\$190,323	\$0	\$190,323	0.7480	\$142.36
0011 REQ LOCAL EFFORT	\$190,323	\$190,323	\$0	\$190,323	3.0310	\$576.87
0510 FIRE DISTRICT	\$190,323	\$111,537	\$78,786	\$111,537	3.6236	\$404.17
0050 GENERAL FUND	\$190,323	\$111,537	\$78,786	\$111,537	3.2007	\$357.00
0053 LAW ENFORCEMENT FUND	\$190,323	\$111,537	\$78,786	\$111,537	1.5994	\$178.39
0055 LIBRARY	\$190,323	\$111,537	\$78,786	\$111,537	0.3697	\$41.24
0310 VOLUSIA COUNTY MSD	\$190,323	\$111,537	\$78,786	\$111,537	1.6956	\$189.12
0058 VOLUSIA ECHO	\$190,323	\$111,537	\$78,786	\$111,537	0.2000	\$22.31
0057 VOLUSIA FOREVER	\$190,323	\$111,537	\$78,786	\$111,537	0.2000	\$22.31
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$190,323	\$111,537	\$78,786	\$111,537	0.0270	\$3.01
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$190,323	\$111,537	\$78,786	\$111,537	0.1793	\$20.00
0070 WEST VOLUSIA HOSPITAL AUTHORITY	\$190,323	\$111,537	\$78,786	\$111,537	0.9897	\$110.39
					17.3640	\$2,352.64

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$2,352.64
2300-SPRING HILL	1.00	\$53.00	\$53.00	Estimated Non-Ad Valorem Tax:	\$446.00
5030-VOLUSIA COUNTY STORMWATER	1.00	\$96.00	\$96.00	Estimated Taxes:	\$2,798.64
5050-VOLUSIA COUNTY GARBAGE	1.00	\$297.00	\$297.00	Estimated Tax Amount without SOH/10CAP @	\$3,750.77

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Ased	County Exemptions	County Taxable	HX Savings
2025	\$17,290	\$186,928	\$204,218	\$101,398	\$0	\$101,398	\$0
2024	\$17,290	\$189,638	\$206,928	\$92,180	\$0	\$92,180	\$0
2023	\$9,783	\$182,724	\$192,507	\$83,800	\$0	\$83,800	\$0
2022	\$9,783	\$161,679	\$171,462	\$76,182	\$0	\$76,182	\$0
2021	\$7,735	\$130,081	\$137,816	\$69,256	\$0	\$69,256	\$0
2020	\$5,233	\$119,901	\$125,134	\$62,960	\$0	\$62,960	\$0
2019	\$4,323	\$108,714	\$113,037	\$57,236	\$0	\$57,236	\$0
2018	\$1,820	\$86,590	\$88,410	\$52,033	\$52,033	\$0	\$0
2017	\$1,820	\$54,747	\$56,564	\$47,303	\$47,303	\$0	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU 49 AC	N	F-FRONT FOOT				50.0	108	360	\$17,290
Total Land Value:										\$17,290

Building(s) - Residential

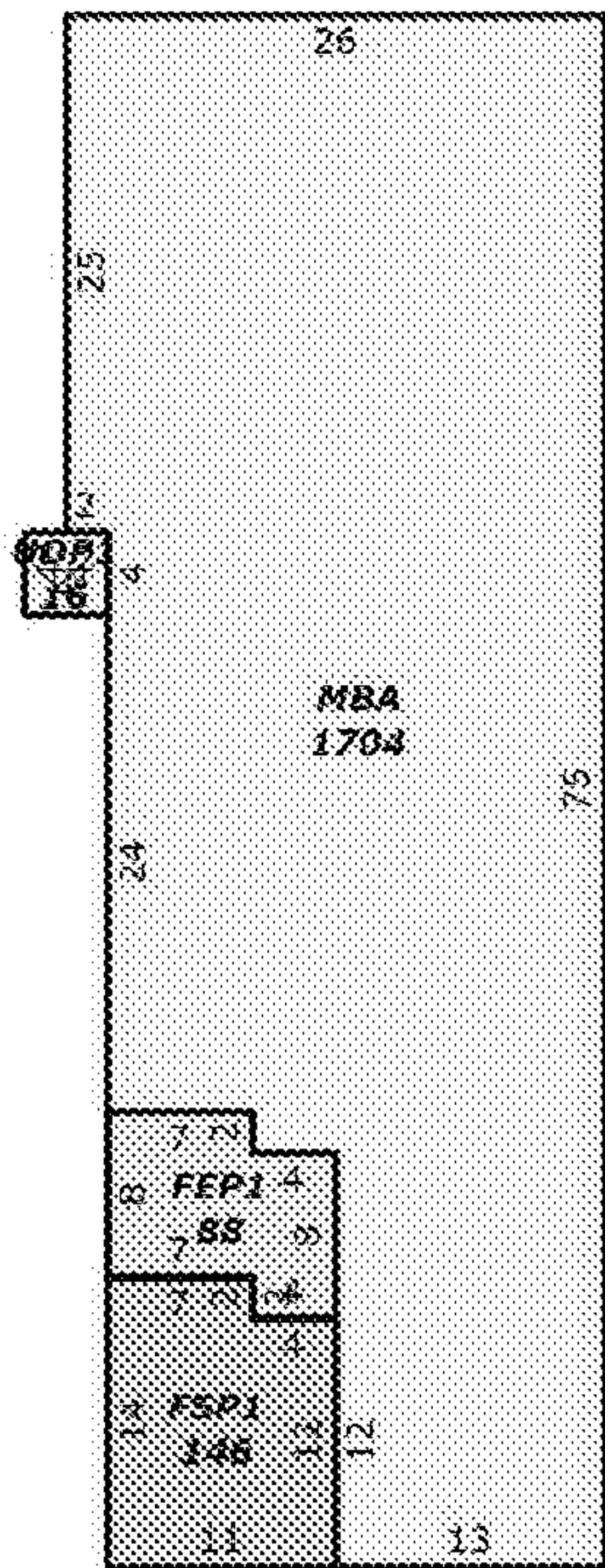
Card (Bldg) #: 1

Style:		# Stories:	1	2 Fixture Baths:	1
Description:	R1 - Single Family	# Bedrooms:	4	3 Fixture Baths:	2
Quality Grd:	275	Floor Type:	11 - TILE - CERAMIC/CLAY	4 Fixture Baths:	0
Arch Design:		Wall Type:	5 - DRYWALL	5 Fixture Baths:	0
Year Built:	1971	Exterior Wall:	15 - CONCRETE - CINDER BLOCK	6 Fixture Baths:	0
Total SFLA:	1,704	Foundation:	3 - CONCRETE SLAB	7 Fixture Baths:	0
HVAC:	Y - AIR CONDITIONING	Roof Cover:	3 - ASPHALT SHINGLE	Add'l Fixtures:	0
Heat Method:	6 - FORCED DUCTED	Roof Type:	03 - GABLE		
Heat Source:	1 - ELECTRICITY	FPL:	//		

Total Building Value: \$173,033

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

Description	Area	Year Built
MAIN BUILDING	1704	
Porch, Screened Finished	146	
Porch, Open Unfinished	16	
Finished Enclosed Porch	88	
Total Building Area	1,954	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
Total Miscellaneous Value:						\$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
6228 / 1361	2008083003	04/30/2008	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$115,000
5601 / 794	2008103537	06/13/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$85,000
4980 / 4868	200208103	12/15/2002	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$10
4529 / 1785	2000030211	02/15/2000	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$20,000
4467 / 1853	1898108008	08/15/1999	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	\$100
4226 / 2268	1897133138	06/15/1997	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$23,300
3892 / 3995	1898010383	01/15/1994	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$50,500

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
20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR 5601 PG 0794 (2005) PER OR 6228 PG 1361	100	17 - 30 - 20	03 - 00 - 0010	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
	20080611038	ALTERATION	\$0
06/06/2022	20220606036	*RE-ROOF /TEAR-OFF /SHINGLE / NO SKYLIGHTS* RE ROOF - SHINGLE TO SHINGLE	\$11,050
03/06/2003	20030224018	PLUMBING REP/MISC	\$0



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 702003000010

Tax Deed #: 32403

Situs Address: 516 W BERESFORD AVE

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C.:

Tax Deed Applicant

ATCF II FLORIDA-A LLC

PO BOX 69239

BALTIMORE, MD 21264-9239

Owner on Current Tax Roll

① CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC

PO BOX 15065

DAYTONA BEACH, FL 32115-5065

Billing Address on Current Tax Roll

Additional Parties, Per Search

② CENTRAL FLORIDA COMMUNITY Title Holder
DEVELOPMENT CORPORATION INC
PO BOX 15065
DAYTONA BEACH, FL 32115

SN
(VOL) ③ CENTRAL FLORIDA COMMUNITY Title Holder
DEVELOPMENT CORPORATION, INC.
760 WHITE STREET
DAYTONA BEACH, FL 32114

SN
(VOL) ④ GERALD O CHESTER, REGISTERED Title Holder
AGENT O/B/O CENTRAL FLORIDA

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

Tel: 386-736-5938 • Fax: 386-822-5729

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



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

COMMUNITY DEVELOPMENT
CORPORATION, INC.
220 ZAHARIAS CIRCLE
DAYTONA BEACH, FL 32124

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Friday, August 7, 2026 9:26 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #1643-24 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 #1643-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
PO BOX 15065
DAYTONA BEACH, FL 32115-5065

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

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
PO BOX 15065
DAYTONA BEACH, FL 32115-5065

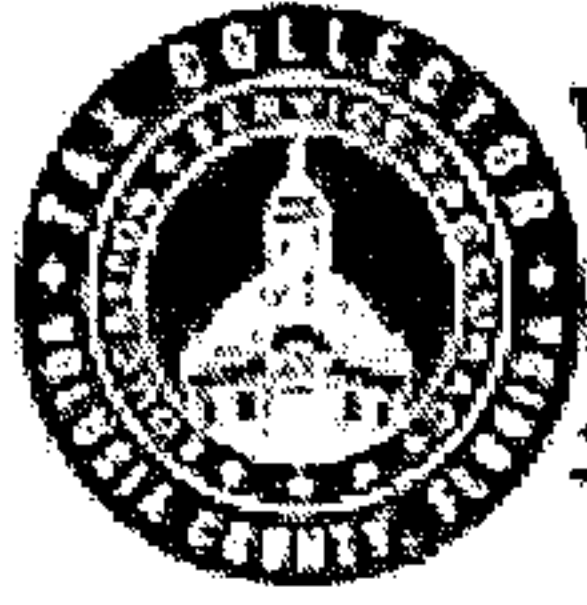
ADV

SITUS ADDRESS
516 W BERESFORD AVE,
DELAND,
32720

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC

(S)
SN
(VOL)

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.

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
702003000010	2285745	516 W BERESFORD AVE DELAND 32720

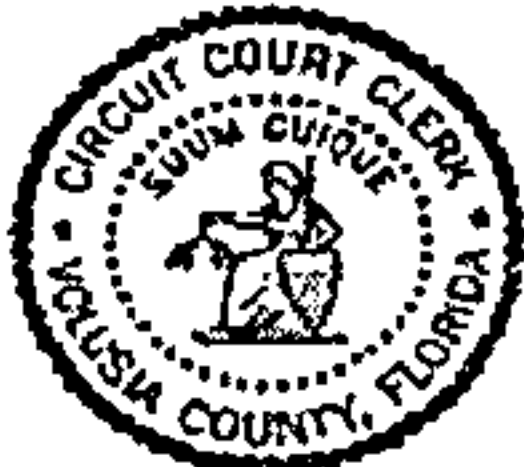
Legal Description

20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR 5601 PG 0794 (2005)
PER OR 6228 PG 1361

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-1643	\$204,218	No	No	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	
PO BOX 15065 DAYTONA BEACH FL 32115-5065	



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 18, 2026

Payment Due: September 17, 2026

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

RE: CERTIFICATE NUMBER: **1643-24**
PARCEL ID NUMBER: **702003000010**

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]	69.20
Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
Sheriff's Fee [per Sect. 197.522(2)]	120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	3.00
Recorded Notice of Application Fee.....	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	10.00
Clerk of Court Certificate [per Sect. 28.24]	7.00
Notice for Newspaper [per Sect. 28.24]	7.00
Recording Fee for Tax Deed [per Sect. 28.24]	8.50
Documentary Stamp Tax [per Sect. 201.02]	73.50
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>493.20</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.: **1643-24**
AMOUNT ENCLOSED: **\$493.20**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:

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

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

Applicant's Deposit

CERTIFICATE NUMBER: 1643-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		69.20
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		120.00
Sheriff's Return Postage Fee	(PO)		3.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		73.50
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			493.20

CL-0142-1910

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

CERTIFICATE NO.:
AMOUNT ENCLOSED:

1643-24
\$493.20

03714

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

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/10/2025 11:00 AM
Receipt: 303168650 Drawer: 155686

ATCF II FLORIDA-A LLC
Operator: slabaw

Instrument #: 2026165903 Type: NO
Book #: 8902 Page #: 4984 Time: 11:00 AM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
6920 Postage - \$0.01 \$69.20
5600 Advertising Fee - \$0.01 \$56.00
12000 Sheriff's Fee/Tax Deed - \$0.01 \$120.00
1 Tax Deed Proof of Pub / Cert Mail Record - \$10.00 \$10.00
1 Tax Deed Certificate Sign and Seal - \$7.00 \$7.00
1 Notice for Newspaper Sign and Seal - \$7.00 \$7.00
1 Recording - \$8.50 \$8.50
7350 Tax Deed Deposit Escrow Doc Stamps - \$0.01 \$73.50
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT# 1643-24 ATCF II FLORIDA-A LLC

Subtotal: \$490.20
Sales Tax: \$0.00
Due: \$490.20
CHK# 9436 \$493.20
Overage: \$3.00

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that ATCF II FLORIDA-A LLC the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 1643-24 Year of Issuance JUNE 1, 2024

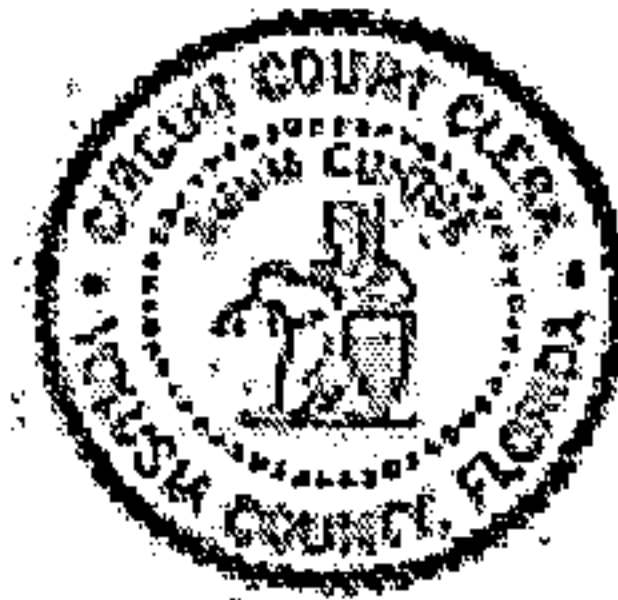
Description of Property 702003000010
20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR 5601 PG 0794 (2005)
PER OR 6228 PG 1361

Name in which assessed CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP
INC

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the 1ST day of DECEMBER, 2026 at 9:00 O'CLOCK A.M. or any subsequently scheduled sale date.

Dated 9/10/2026.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By S LABAW

S LABAW
Deputy Clerk

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

OCTOBER 29, 2026

To:
Property Appraiser - County of Volusia

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

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

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

Date: 9/28/2026

Pages: 3

Completed by: Laura Huff

Date: 09/28/2026

9-28-26 NO Changes

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

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

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

To:
Property Appraiser - County of Volusia

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

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

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

Date: 9/28/26

Pages: 3

Completed by: Laura Huff

Date: 09/28/26

9-28-26 No Changes 81

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

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

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

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

WARNING

TAX DEED CERTIFICATE NO.: 1643-24

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC
PO BOX 15065
DAYTONA BEACH FL 32115-5065

1643-24

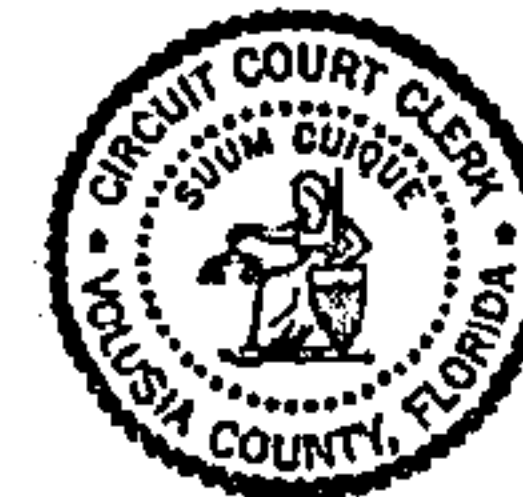
DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **DECEMBER 1, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

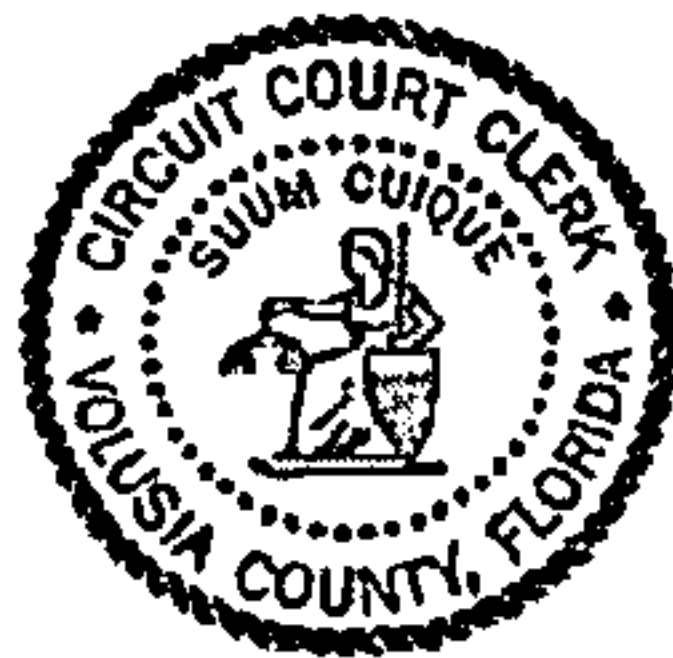
Certificate No.: 1643-24 Name in which assessed: CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC

Description of Property: Parcel # 702003000010 20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR
5601 PG 0794 (2005) PER OR 6228 PG 1361.

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

Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: \$11,044.34

OPENING BID AMOUNT: \$11,021.09

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.: 1643-24
Date of Sale: DECEMBER 1, 2026

REDEMPTION AMOUNT: \$11,044.34*

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

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC
PO BOX 15065
DAYTONA BEACH FL 32115-5065

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
PO BOX 15065
DAYTONA BEACH FL 32115-5065

1643-24 DECEMBER 1, 2026

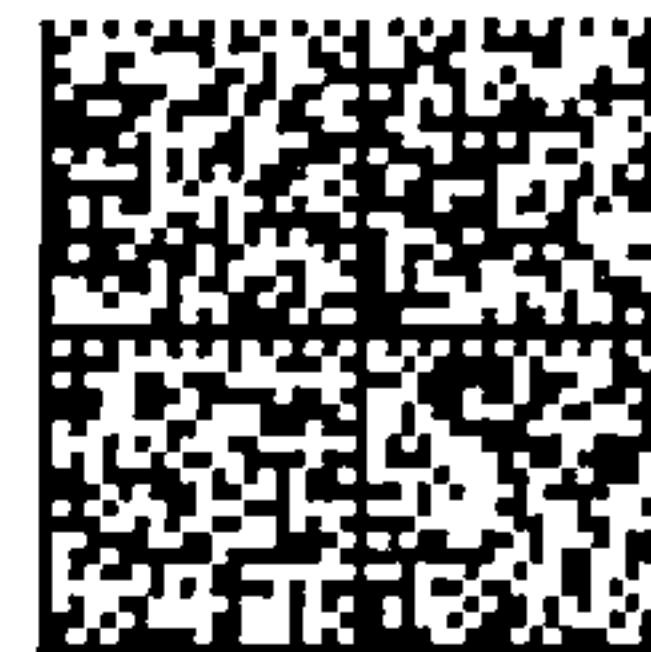
TAX DEED DEPT.

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NOTE

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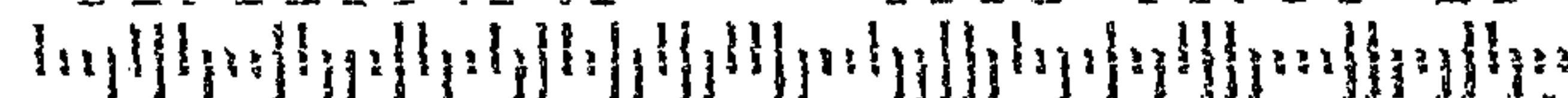
67-274

61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 10

NOT DELIVERABLE TO SENDER
UNABLE TO FORWARD

EC: 32721604343

* 0537-00759-15-31



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

WARNING

TAX DEED CERTIFICATE NO.: 1643-24

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
PO BOX 15065
DAYTONA BEACH FL 32115

1643-24

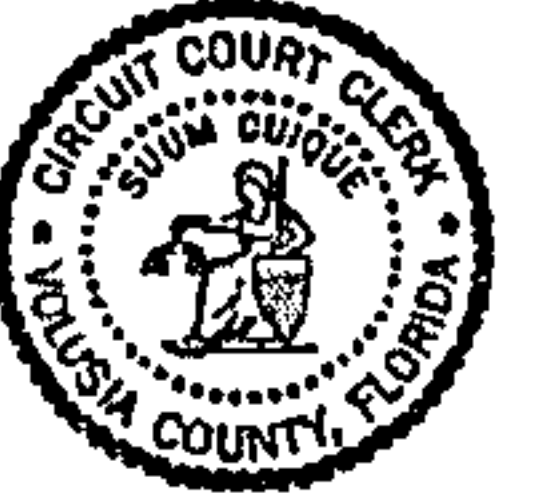
DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **DECEMBER 1, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

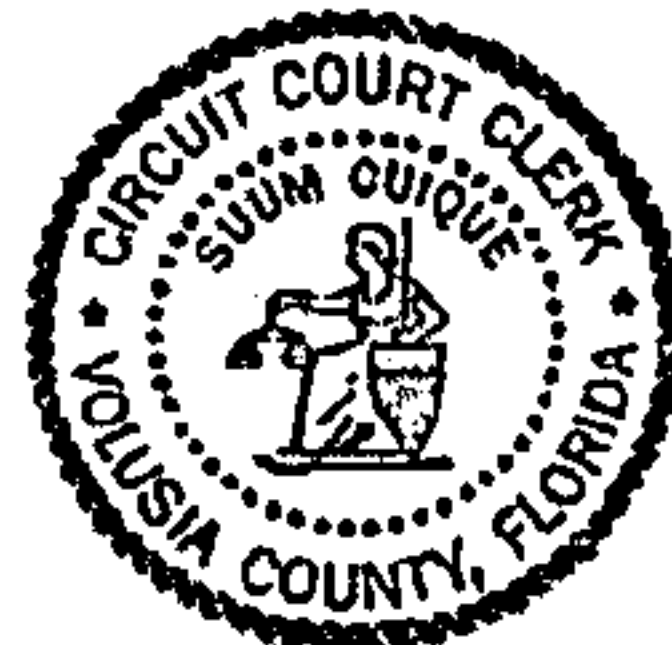
Certificate No.: **1643-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC**

Description of Property: **Parcel # 702003000010 20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR
5601 PG 0794 (2005) PER OR 6228 PG 1361.**

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

Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$11,044.34**

OPENING BID AMOUNT: \$11,021.09

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.: **1643-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$11,044.34***

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

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC
PO BOX 15065
DAYTONA BEACH FL 32115

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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OFFICIAL USE

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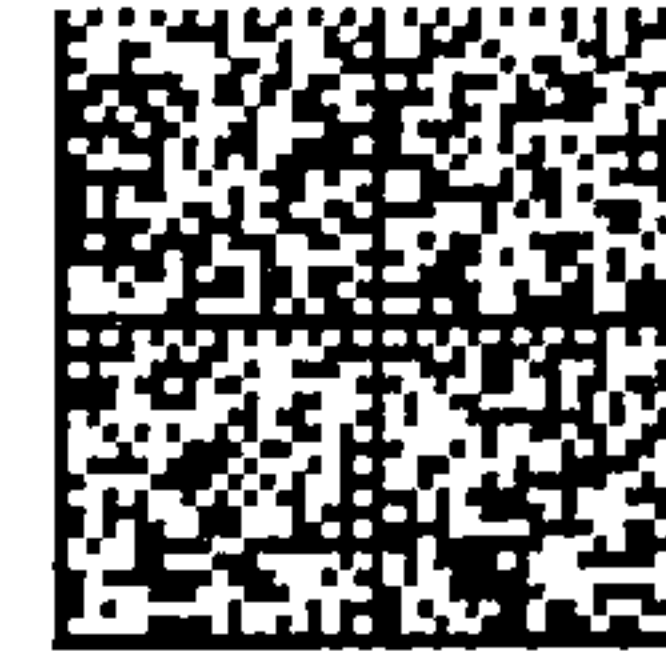
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSR LTR



US POSTAGESM PITNEY BOWES



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

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09/18/26/26

CENTRAL FLORIDA COMMUNITY DEVELOPMEN
CORPORATION INC
PO BOX 15065
DAYTONA BEACH FL 32115

1643-24

DECEMBER 1, 2026

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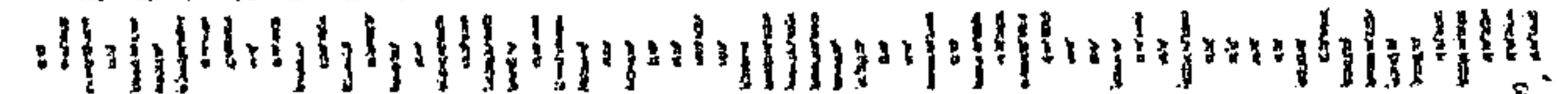
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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RC: 32721604343

*0532-00758-16-31



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

WARNING

TAX DEED CERTIFICATE NO.: 1643-24

**THERE ARE UNPAID TAXES ON PROPERTY
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LEGAL INTEREST.**

CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

1643-24

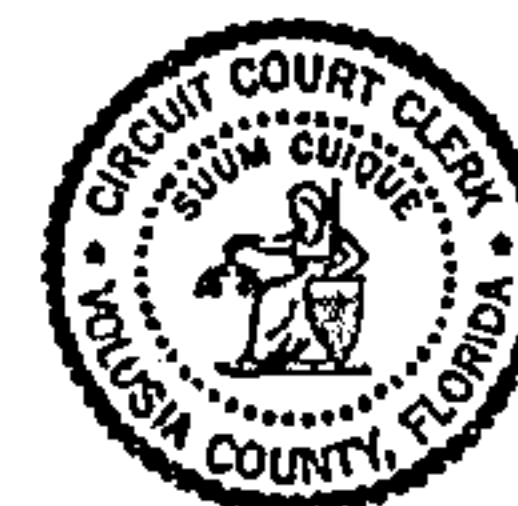
DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **DECEMBER 1, 2026 AT 9:00 AM**
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FOR FURTHER INFORMATION, CONTACT THE
CLERK OF THE CIRCUIT COURT, ATTN: **TAX DEED
DEPARTMENT**, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

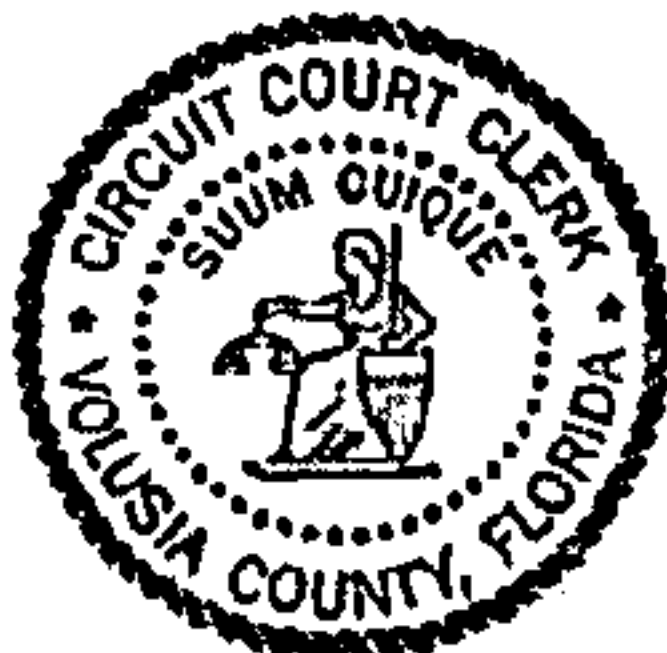
Certificate No.: **1643-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC**

Description of Property: **Parcel # 702003000010 20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR
5601 PG 0794 (2005) PER OR 6228 PG 1361.**

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

Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$11,044.34**

OPENING BID AMOUNT: \$11,021.09

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.: **1643-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$11,044.34***

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

*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™
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OFFICIAL USE

Certified Mail Fee

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

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

Postage

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

1643-24 DECEMBER 1, 2026

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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:

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

1643-24 DECEMBER 1, 2026



9590 9402 9238 4295 3433 49

9589 0710 5270 0089 1477 92

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

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

A. Thomas

C. Date of Delivery

10/13/20

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

3. Service Type

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

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

Mail
Mail Restricted Delivery

(over \$500)

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

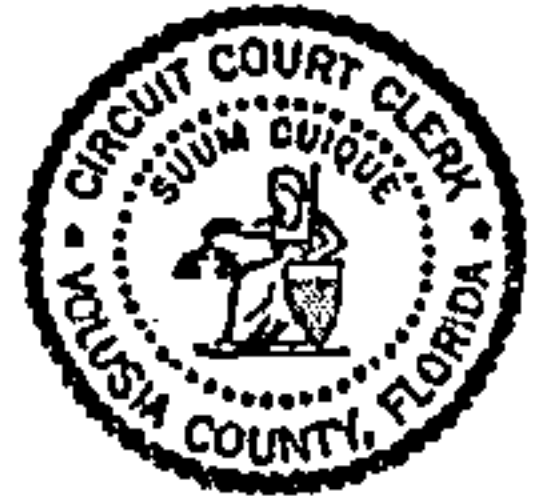
WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 1, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



GERALD O CHESTER REGISTERED AGENT O/B/O
CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

1643-24

DECEMBER 1, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

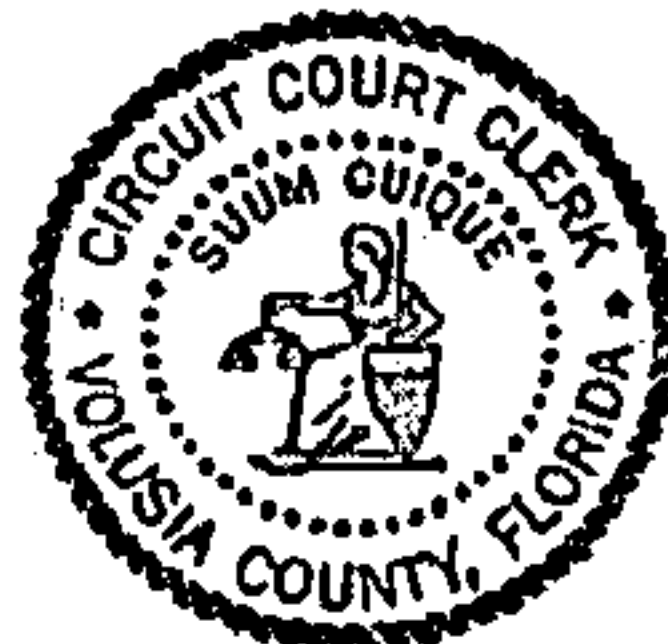
Certificate No.: **1643-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

Description of Property: **Parcel # 702003000010 20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR 5601 PG 0794 (2005) PER OR 6228 PG 1361.**

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Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$11,044.34**

OPENING BID AMOUNT: **\$11,021.09**

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.: **1643-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$11,044.34***

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

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

GERALD O CHESTER REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

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

[Telephone: 386-736-5938]

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

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

OFFICIAL ACT U.S. EAGLE

Certified Mail Fee

\$

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

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

Postage

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GERALD O CHESTER REGISTERED AGENT
O/B/O CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

1643-24 DECEMBER 1, 2026

Postmark
Here
S-32724

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.

GERALD O CHESTER REGISTERED AGENT
O/B/O CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

1643-24 DECEMBER 1, 2026



9590 9402 9238 4295 3433 32

2. Article Number (Transfer from service label)

9589 0710 5270 0089 1478 08

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

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

WARNING

TAX DEED CERTIFICATE NO.: 1643-24

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC
516 W BERESFORD AVE
DELAND FL 32720

1643-24

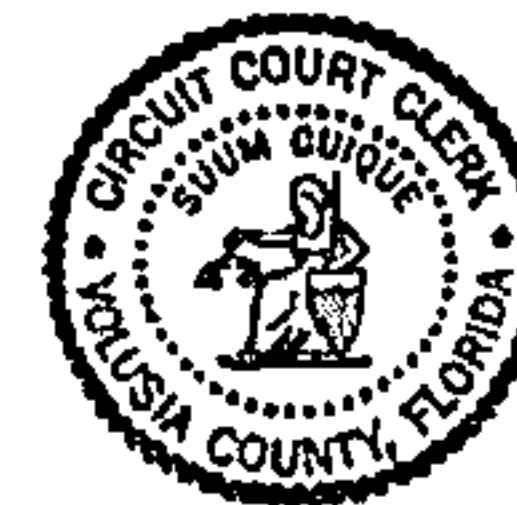
DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **DECEMBER 1, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

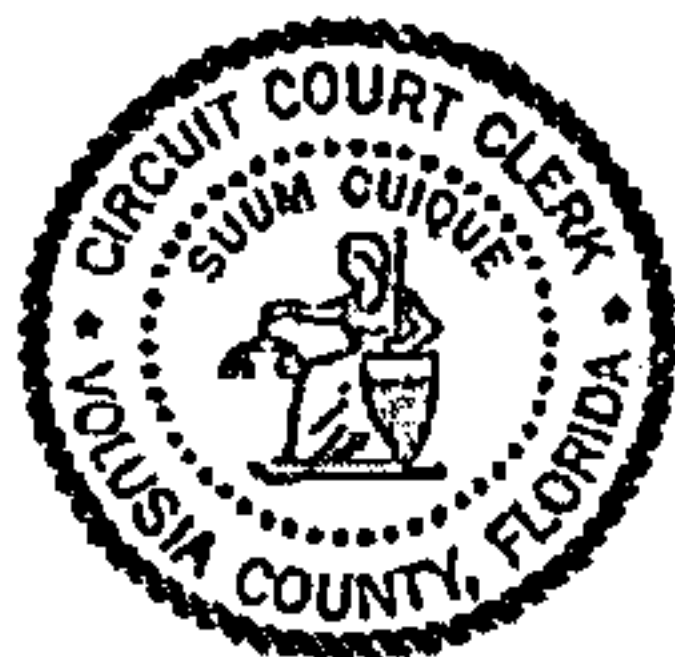
Certificate No.: **1643-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC**

Description of Property: **Parcel # 702003000010 20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR
5601 PG 0794 (2005) PER OR 6228 PG 1361.**

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

Dated this 9TH day of OCTOBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$11,044.34**

OPENING BID AMOUNT: \$11,021.09

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.: **1643-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$11,044.34***

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

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC
516 W BERESFORD AVE
DELAND FL 32720

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL MAIL U.S. MAIL

Certified Mail Fee

\$

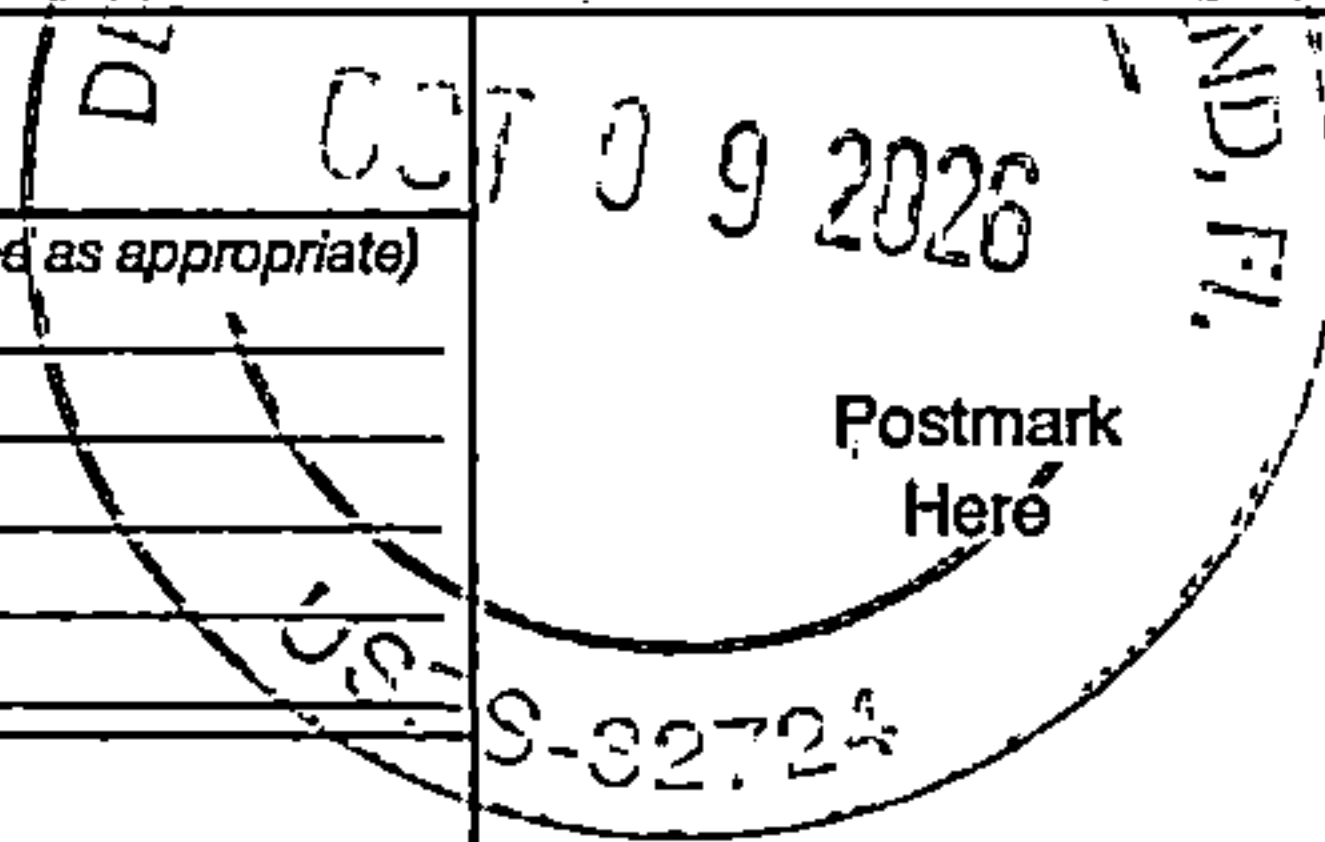
Extra Services & Fees (check box, add fee as appropriate)

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

Postage

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
516 W BERESFORD AVE
DELAND FL 32720

1643-24 DECEMBER 1, 2026



SENDER: COMPLETE THIS SECTION

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

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
516 W BERESFORD AVE
DELAND FL 32720

1643-24 DECEMBER 1, 2026



9590 9402 9238 4295 3433 25

2. Article Number (Transfer from service label)

9589 0710 5270 0089 1478 15

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?

☐ Yes

If YES, enter delivery address below

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

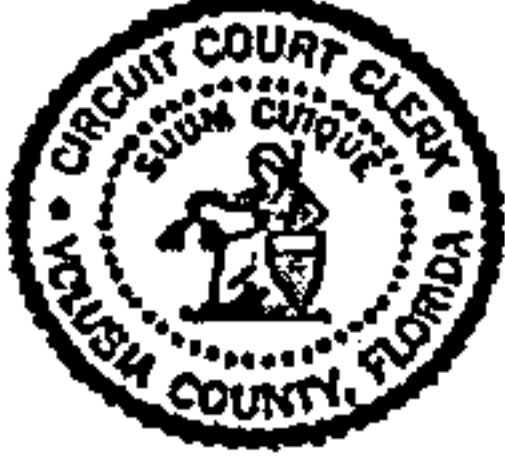
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☐ Signature Confirmation™

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ail

ail Restricted Delivery



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 30, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, December 01, 2026**
Service of Process must be completed by: **Tuesday, November 10, 2026**

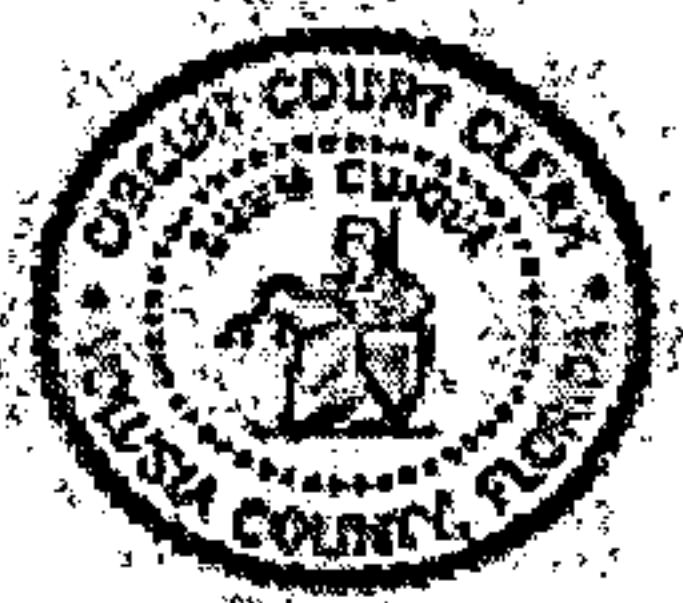
Enclosed are Sheriff's Notice(s) of Application for Tax Deed which require Service of Process together with check(s). If you are unable to make service, please post a copy of the notice in a conspicuous place at the given address. See the following page for the names of the Titleholders requiring Service:

NUMBER OF SERVICES:	27
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$1,080.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

8124-24	6
TROMBLEY JASON CHRISTOPHER TROMBLEY CHRI	1
TROMBLEY JASON CHRISTOPHER CRANE CHRISTIN	1
JASON CHRISTOPHER TROMBLEY AND CHRISTINE I	1
JESSE R MACKEY	1
NORMAN R MARCH FAMILY LIMITED PARTNERSHI	1
NORMAN R MARCH REGISTERED AGENT O/B/O NO	1
8201-24	3
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
9668-19	2
PAYNE ROBERT L PAYNE GEORGE T	1
ROBERT L PAYNE	1
12575-23	1
LEGACY REI OAK GROVE APARTMENTS LLC	1
Grand Total	27

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

TAX DEED CERTIFICATE NO.: 1643-24

**THERE ARE UNPAID TAXES ON PROPERTY
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CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

1643-24

DECEMBER 1, 2026

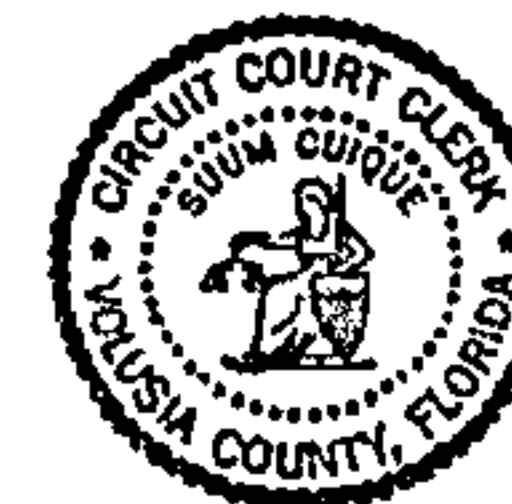
WARNING
SHERIFF'S
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6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

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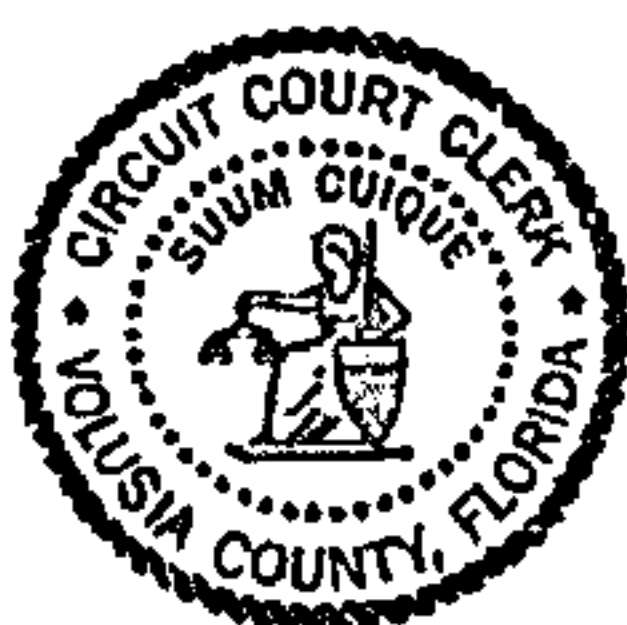
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **DECEMBER 1, 2026 at 9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

Laura E. Roth

BY **LAURA E ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$11,044.34**

OPENING BID AMOUNT: \$11,021.09

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760 WHITE STREET
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

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

TAX DEED CERTIFICATE NO.: 1643-24

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GERALD O CHESTER REGISTERED AGENT O/B/O
CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

1643-24

DECEMBER 1, 2026

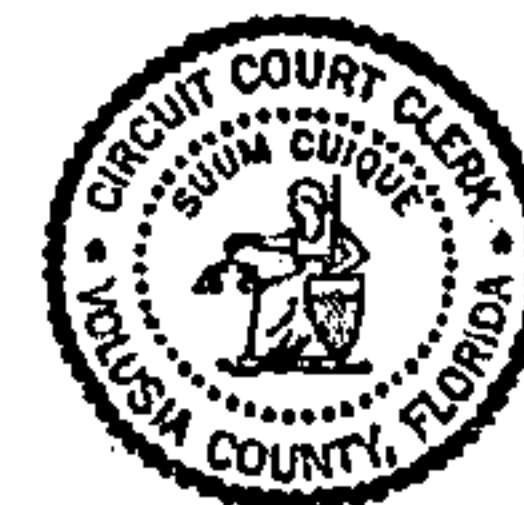
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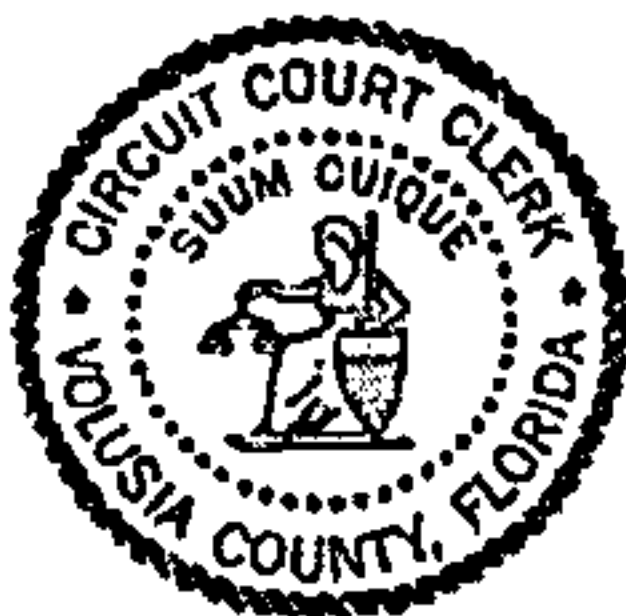
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GERALD O CHESTER REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

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DELAND. FL 32721

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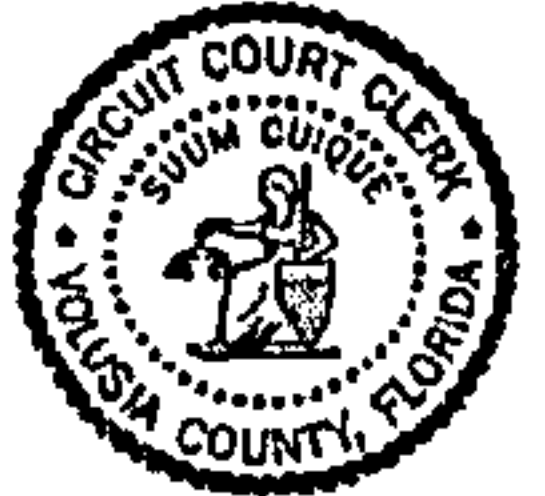
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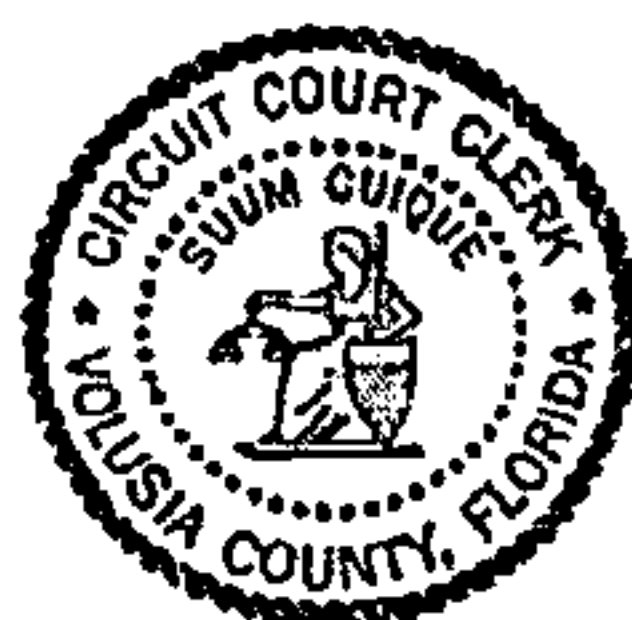
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REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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 #:
26022534

COURT: VOLUSIA COURT CIRCUIT # ORG DOCUMENTS: 1
PLAINTIFF: IN RE
DEFENDANT: GERALD O CHESTER REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORPORATION INC

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	12/1/2026	9:00 AM	1643-24

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 12th day of October, 2026 at 8:10 AM, and that I served the same on the 12th day of October, 2026, at the hour of 2:55 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GERALD O CHESTER REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC	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:	220 ZAHARIAS CIRCLE DAYTONA BEACH, FL 32124		
SERVICE STATUS:	Served	SERVICE BY:	Deputy Currie, Forrest 7933



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

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

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

DATE: 10/13/2026
ENTRD BY: CEJONES

FILED

BY: *D. F. K. Currie*
7933

CURRIE, FORREST 7933, DEPUTY

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

TAX DEED CERTIFICATE NO.: 1643-24

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1643-24

DECEMBER 1, 2026

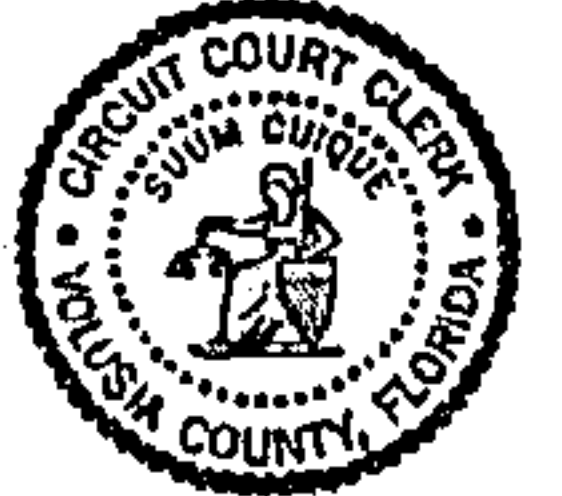
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736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURAE. ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R: 9/76

NOTICE OF APPLICATION FOR TAX DEED

OCT 12 '26 8:10

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

Certificate No.: **1643-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC**

Description of Property: **Parcel # 702003000010 20 17 30 LOT 1 SUB MB 7 PG 130 INC PER OR 4980 PG 4868 PER OR
5601 PG 0794 (2005) PER OR 6228 PG 1361.**

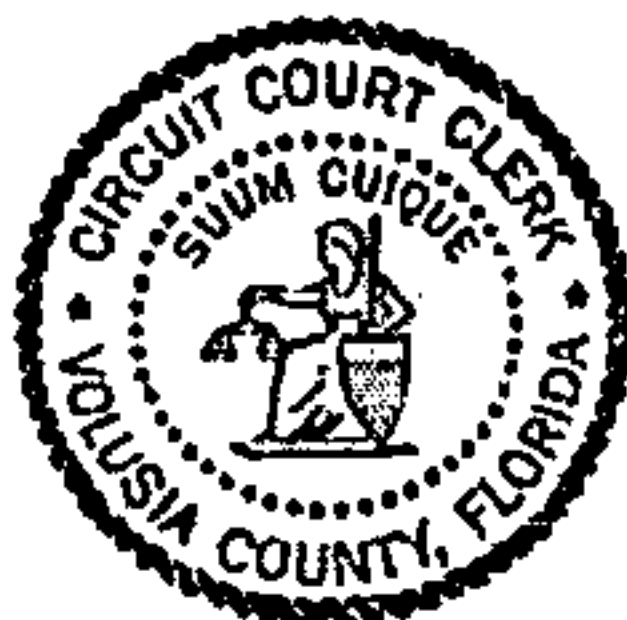
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **DECEMBER 1, 2026 at 9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

Laura E. Roth

BY **LAURA E ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$11,044.34**

OPENING BID AMOUNT: \$11,021.09

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.: **1643-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$11,044.34***

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

GERALD O CHESTER REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

60:1 W 51 130 9707
FILED

*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]