

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

2-24

Certificate Number

RICCARDO MARINO ILMIOIRA

Applicant Name

4/20/2026

Application Date

10/27/2026

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$	1,468.52
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,387.19
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		3,380.71
7. Total Interest Accrued by Tax Collector		152.13
8. Clerk of Court Statutory Fee [per Sect. 28.24]		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		3,906.88
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		168.96
20. Total of Lines 18 & 19		4,075.84
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*	\$	4,099.09
25.		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26		4,075.84
28. MINIMUM BID AMOUNT (required for public auction)*	\$	4,075.84

*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 10/27/2026

Created by:



To:
Tax Collector's Office

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

Date: _____

Pages: _____

Completed by: __JMT__

Date: __10/19/2026__

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 27, 2026**

10-19-26 NO Changes 82

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>
2-24	372500000090	\$ 0.00 ✓
426-24	403501002030	REDEEMED ✓
1595-24	701820010410	REDEEMED ✓
1960-24	800401710150	\$ 0.00 ✓
2366-24	900801020380	\$ 0.00 ✓
3083-23	613301130200	\$ 0.00 ✓
4616-23	910100000002	REDEEMED ✓

5045-24	424228040300	REDEEMED✓
5540-24	523836090110	REDEEMED✓
5546-24	523836100090	\$ 0.00 ✓
6111-24	530519020409	REDEEMED✓
6889-24	533984000090	REDEEMED✓
7667-24	734306001031	\$ 0.00 ✓
9636-24	742621020150	REDEEMED✓
10095-23	853812000901	\$ 0.00 ✓
10826-23	910302030171	\$ 0.00 ✓
10909-23	910302030161	\$0.00 ✓
11003-21	722603000331	REDEEMED✓

11114-23 ✓	91010000009A	\$ 0.00
12136-23 ✓	734403002151	\$ 0.00
13852-19 ✓	830401010360	\$ 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 27, 2026**

Date: 10/19/2026

Pages: 3

Completed by: Ashlee Walker

Date: 10/19/2026

10-19-26 Changes updated 82

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
2-24	372500000090	No	\$177,056
426-24	403501002030	No	\$84,956
1595-24	701820010410	No	\$183,935
1960-24	800401710150	Yes✓	\$66,230
2366-24	900801020380	Yes✓	\$51,924
3083-23	613301130200	No✓	\$742
4616-23	910100000002	No	\$556

5045-24	424228040300	No	\$465,217
5540-24	523836090110	No	\$62,224
5546-24	523836100090	No✓	\$151,633
6111-24	530519020409	Yes	\$60,452
6889-24	533984000090	No	\$45,087
7667-24	734306001031	No✓	\$121,500
9636-24	742621020150	No	\$426,632
10095-23	853812000901	No✓	\$370
10826-23	910302030171	No✓	\$320
10909-23	910302030161	No✓	\$330
11003-21	722603000331	No	\$258

11114-23	91010000009A	No✓	\$455
12136-23	734403002151	No✓	\$1,080
13852-19	830401010360	No✓	\$781

TAX COLLECTOR'S CERTIFICATION WORKSHEET

2-24
RICCARDO MARINO ILMIOIRA
4/20/2026
10/27/2026

Certificate Number
Applicant Name
Application Date
Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 1,468.52
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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*	\$ 4,099.09

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

PAYOFF GOOD THROUGH: 9/24/2026



Redemption Date: _____
Name & Address: _____

Created by: _____

TAX COLLECTOR'S CERTIFICATION WORKSHEET**2-24****RICCARDO MARINO ILMIOIRA****4/20/2026****10/27/2026**

Certificate Number

Applicant Name

Application Date

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24. TOTAL AMOUNT TO REDEEM*	\$ 4,099.09
25.	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	88,528.00
27. Total of Lines 20, 25 & 26	92,603.84
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 92,603.84

*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 10/27/2026

Created by:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **RICCARDO MARINO ILMIOIRA 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. **2-24** Year of Issuance **JUNE 1, 2024**

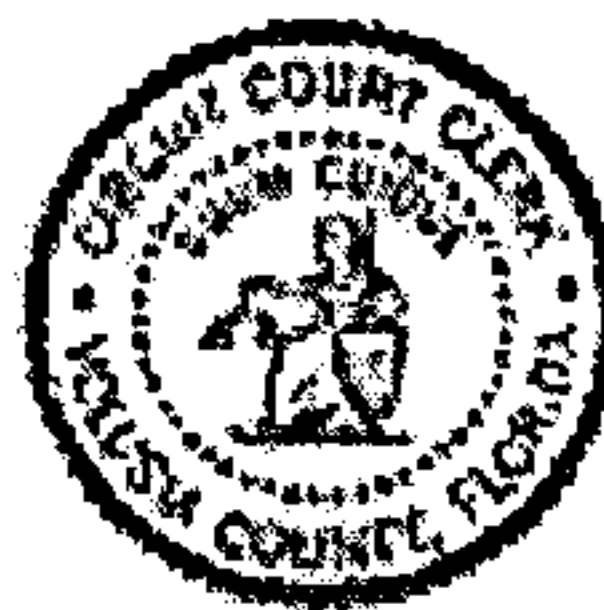
Description of Property **Parcel # 372500000090 25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2 ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105**

Name in which assessed **NELSON SANDRA L**

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 **27TH** day of **OCTOBER, 2026** at **9:00 O'CLOCK A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

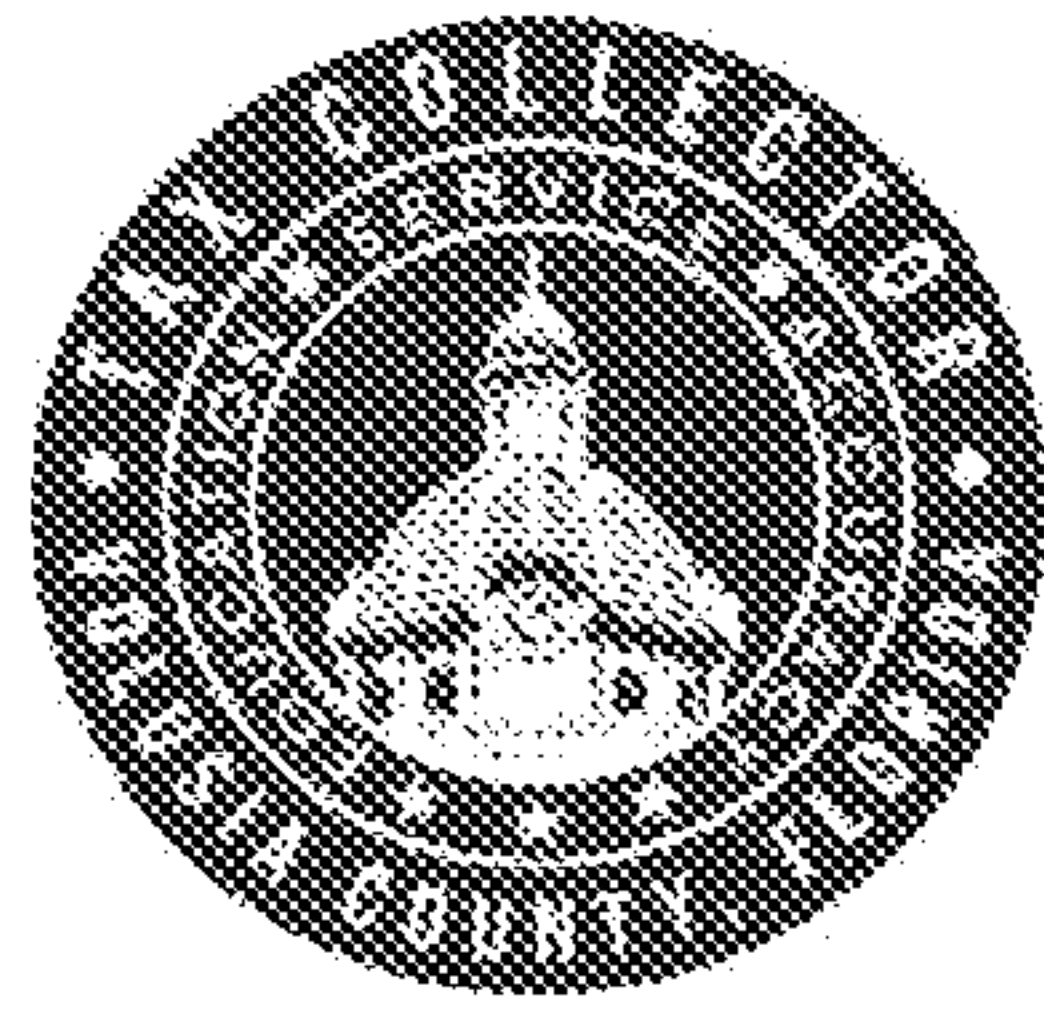


LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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 24, 2026



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 372500000090

Tax Deed #: 32098

Situs Address: 2130 NELSON 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

RICCARDO MARINO

ILMIOIRA LLC

633 PARK CT

SANTA CLARA, CA 95050

Owner on Current Tax Roll

NELSON SANDRA L

2120 NELSON AVE

SEVILLE, FL 32190

Billing Address on Current Tax Roll

Additional Parties, Per Search

GERARD SERVICES INC

PO BOX 551230

JACKSONVILLE, FL 32255-1230

Lien Holder

INTERNAL REVENUE SERVICE

ADVISORY CONSOLIDATED

RECEIPTS

7940 KENTUCKY DR

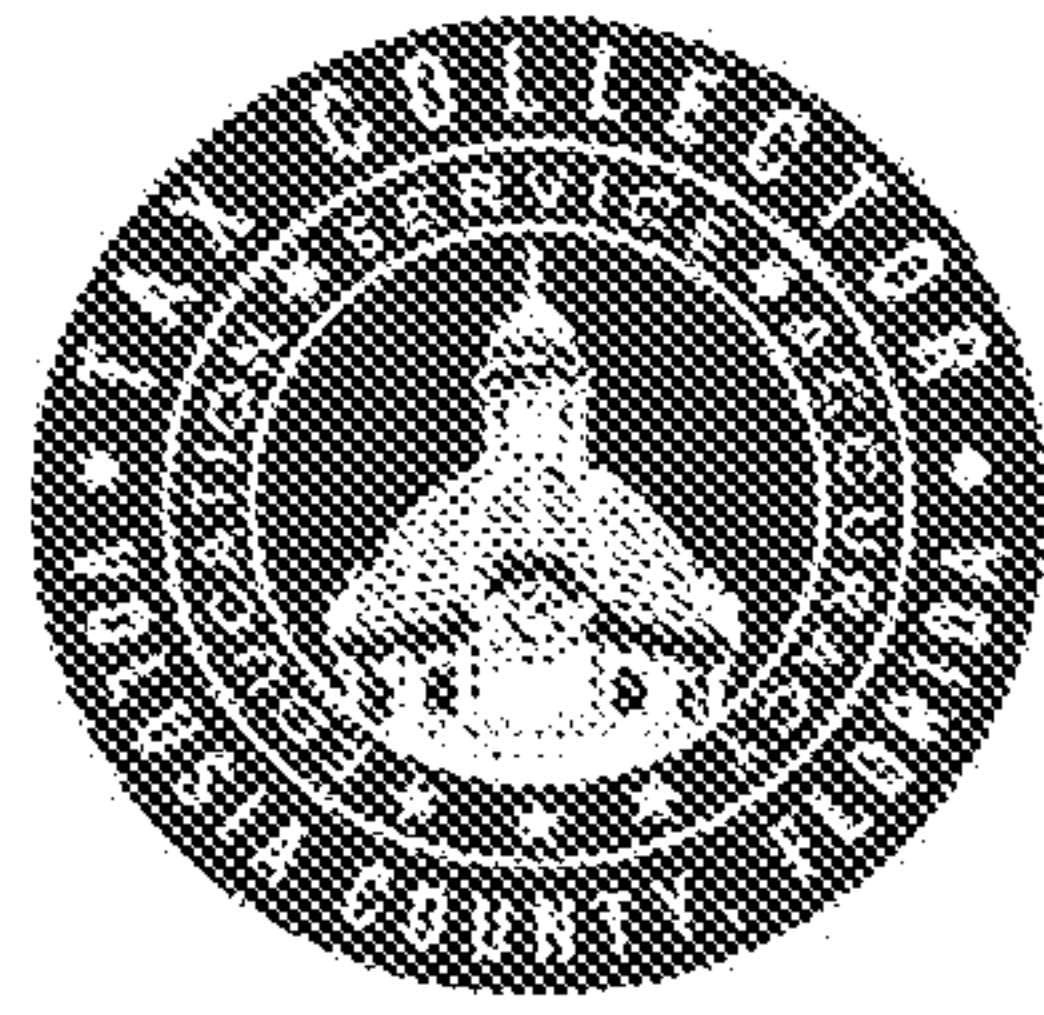
STOP 2850F

FLORENCE, KY 41042

Lien Holder

Kimberly Fleming

Title Holder



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE, FL 32190

Title Holder

SANDRA L NELSON
PO BOX 27
SEVILLE, FL 32090

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	RICCARDO MARINO ILMIOIRA LLC 633 PARK CT SANTA CLARA, CA 95050	Application date	Apr 20, 2026		
Situs address	2130 NELSON AVE SEVILLE 32190	Yr Issued/Certificate #	2024 / 2		
Parcel owner	NELSON SANDRA L 2120 NELSON AVE SEVILLE, FL 32190	Date certificate issued	06/01/2024		
		Deed application number	32098		
Property description	See last page.	Account number	372500000090		
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)	
# 2024/2	05/31/2024	1,398.59	69.93	1,468.52	
Part 2: Total*				1,468.52	
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)
# /					
Part 3: Total*					0.00
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)					1,468.52
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					1,387.19
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)					152.13
7. Total Paid (Lines 1-6)					3,532.84
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Jesse Treichel			Volusia, Florida		
Signature, Tax Collector or Designee			Date 07/01/2026		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	88,528.00
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)	92,060.84
18. Redemption fee	6.25
19. Total amount to redeem	3,539.09
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):

25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2
ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG
4105

25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2
ACRES PER OR 2406 PG 1719 PER OR 7305 PG (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
372500000090	2000155	2130 NELSON AVE SEVILLE 32190

Legal Description

25-13-27 E 6 CHAINS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2 ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-2	\$177,056	Yes	No	Yes	No
Owner of Record on Current Tax Roll SANDRA L NELSON			Billing Name & Address		

2120 NELSON AVE
SEVILLE FL 32190

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: 05/29/2026 **Search covers** **20 years** **through:** 05/18/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER**Name & Address of Record**

SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE FL 32190

KIMBERLY FLEMING

SANDRA L NELSON
PO BOX 27
SEVILLE FL 32090

Document

Quit Claim Deed
Bk:7334 Pg:4105

Quit Claim Deed
Bk:7334 Pg:4105

Examiner Comments

Deed reserves a Life Estate.

No address found on
document.

Warranty Deed 2406-1718.

Related Documents (for Reference)

Warranty Deed
Bk:2101 Pg:1110

Warranty Deed
Bk:2406 Pg:1718

Quit Claim Deed
Bk:2406 Pg:1719

Death Certificate
Bk:7305 Pg:2885

MORTGAGE HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****Related Documents (for Reference)**

None found.

LIEN HOLDER**Name & Address of Record**

GERARD SERVICES INC
PO BOX 551230
JACKSONVILLE FL 32255-1230

Document

Judgment
Bk:8453 Pg:1630

Examiner Comments

Name & Address of Record

INTERNAL REVENUE SERVICE
ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DR
STOP 2850F
FLORENCE KY 41042

Document

Tax Lien
Bk:8584 Pg:1856

Tax Lien
Bk:8608 Pg:4910

Tax Lien
Bk:8613 Pg:2771

Tax Lien
Bk:8627 Pg:1693

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

Prepared by:
Coren J. Meeks
Meeks and Ceely, P.L.
311 East Rich Avenue
DeLand, Florida 32724

12/08/2016 11:35 AM
Doc stamps .70
(Transfer Amt \$ 10)
Instrument# 2016-226323 # 1
Book : 7334
Page : 4105
Diane M. Matousek
Volusia County, Clerk of Court

QUIT CLAIM DEED
(Ladybird)

This document was presented for
recording with redacted information.

THIS QUIT CLAIM DEED, Executed this 6th day of ~~October~~ ^{December}, 2016,

BY: SANDRA L. NELSON, an unmarried widow, whose post office address is 2120 Nelson Avenue, Seville, Florida 32190, Grantor,

TO: SANDRA L. NELSON and KIMBERLY FLEMING, Grantees,

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$1.00 in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said grantee a remainder interest in the following described property:

Legal Description: 25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2 ACRES PER OR 2406 PG 1719

Parcel Identification Number: 3725-00-00-0090

Property Address: 2120 Nelson Avenue, Seville, FL 32190

RETAINING UNTO HERSELF, however, a life estate therein, without any liability for waste, with full power retained to sell, convey, mortgage, lease or otherwise dispose of the property described in fee simple, with or without consideration, without joinder by the Remainderman and to keep absolutely any and all proceeds derived therefrom;

GRANTOR TO HOLD, along with all rents and profits therefrom, for the duration of her natural life, with the remainder to **KIMBERLY FLEMING**, Remainderman, such that upon the death of the life tenant, if the property shall not have been previously disposed prior to her death, all right, title and interest in the described property shall vest in the Remainderman, subject to any liens and encumbrances existing at that time.

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

Joan Reinhart
Witness: Joan Reinhart

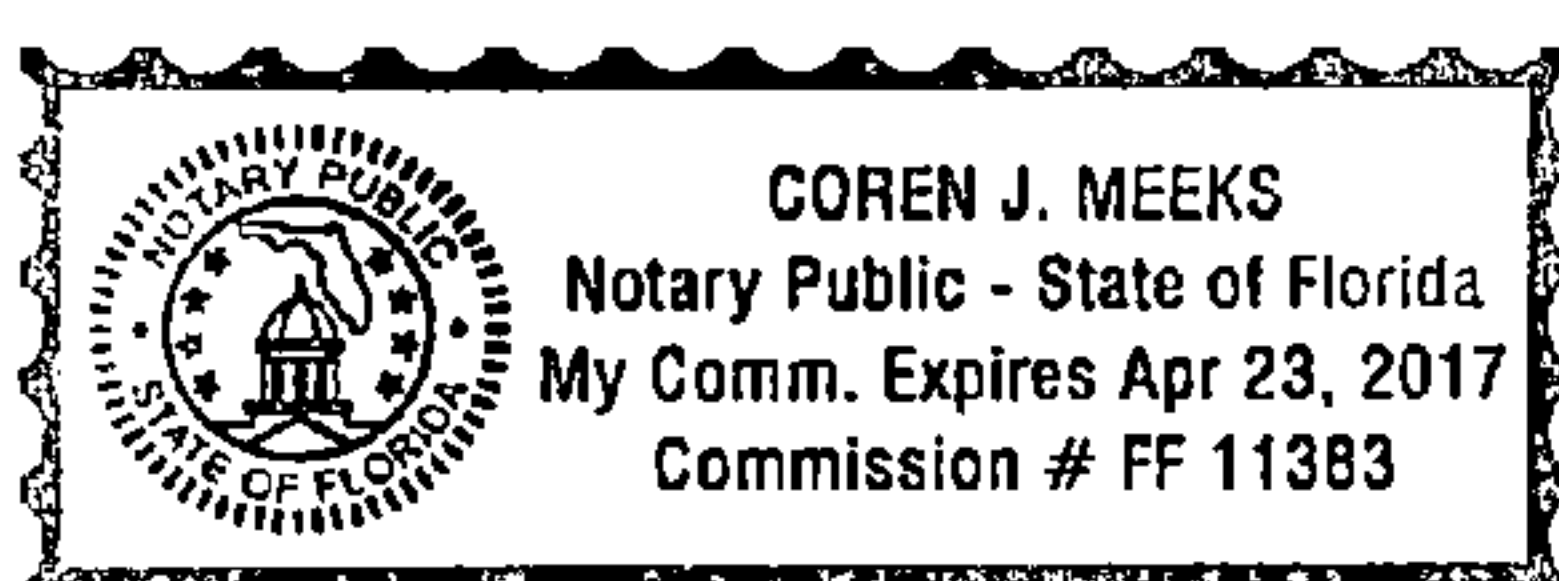
Sandra L. Nelson
SANDRA L. NELSON

Vincetta Ford
Witness: Vincetta Ford

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **SANDRA L. NELSON**, identified by personally known, who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of ~~October~~ ^{December}, 2016.



Coren J. Meeks
COREN J. MEEKS,
NOTARY PUBLIC, State of Florida

The status of title has not been determined by the preparer

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 16th day of August 1979, Between

BEULAH NELSON

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

ALTON M. NELSON a/k/a ALTON G. NELSON, and SANDRA L. NELSON,
husband and wife

whose post office address is P. O. Box 27, Seville

of the County of Volusia State of Florida 32090, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

Ten

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida, to-wit:

The East Six (6) chains of the East Twelve (12) chains of the NW 1/4 of the SE 1/4 of Section 25, Township 13 South, Range 27 East, Volusia County, Florida, EXCEPT the North Two (2) acres thereof.

TOGETHER with a 1972 AMERICAN Homedale Mobile Home, ID#GB07-2038, located on the above described property.

RESERVING, HOWEVER, A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY UNTO THE GRANTOR. BEULAH NELSON.

AUG 26 8 15 AM '79

0722247

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

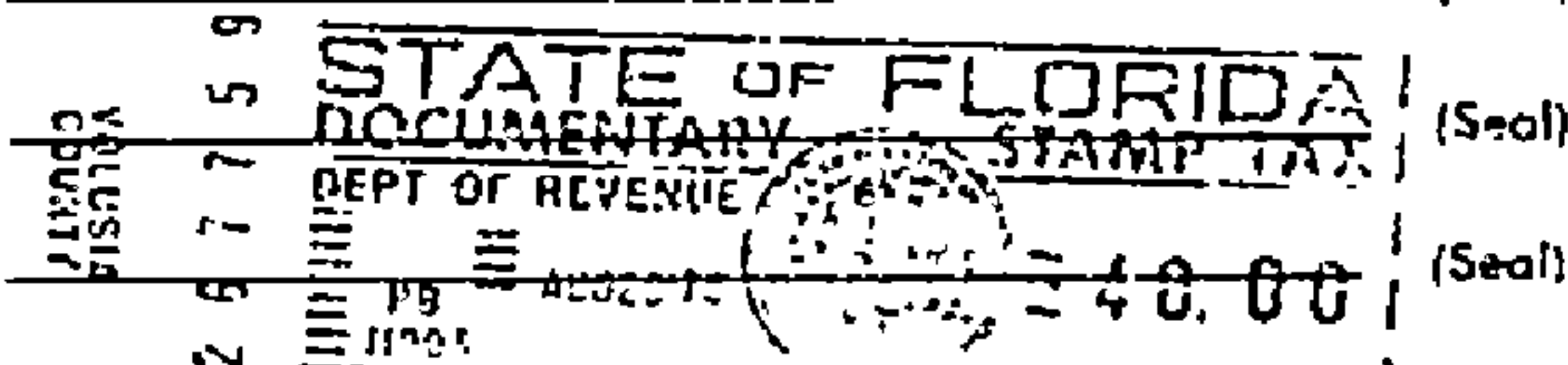
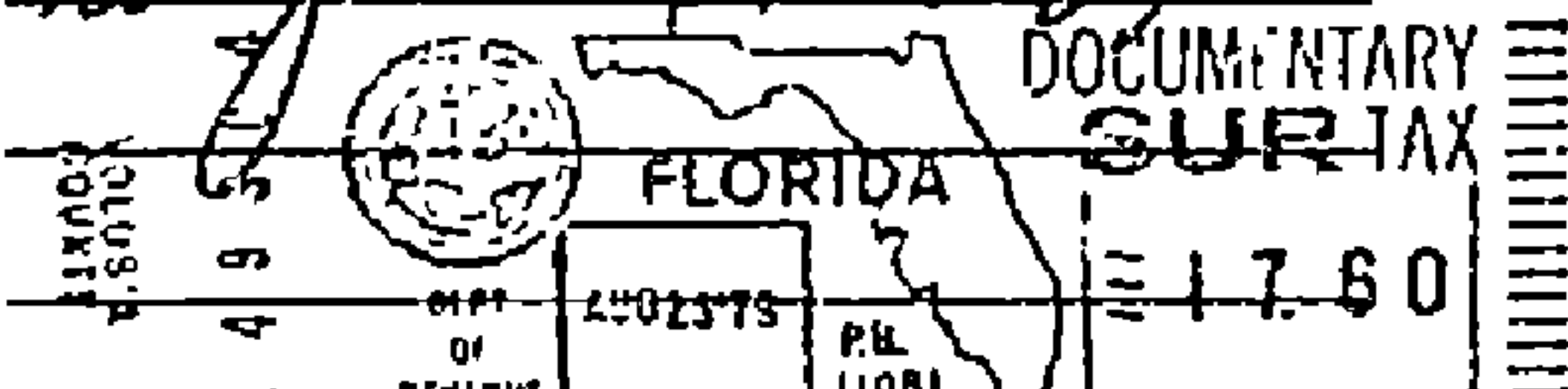
Signed, sealed and delivered in our presence:

Marguerite B. Nelson

Beulah Nelson
Beulah Nelson

(Seal)

(Seal)



STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

BEULAH NELSON

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of August 1979

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Dec. 9, 1979
Bonded by American Fire & Security Co.

Notary Public

0722247

This Warranty DeedMade the 22nd ^{BOOK} day of ^{PAGE} January

A D 19 82 by

BEULAH NELSON, an unmarried widow
hereinafter called the grantor, to

ALTON M. NELSON a/k/a ALTON G. NELSON, and SANDRA L. NELSON, husband and wife

whose postoffice address is P.O. BOX 27 Seville, Florida 32090
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 of \$ 10.00 and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and
confirms unto the grantee, all that certain land situate in Volusia County, Florida, viz:

The East 6 chains of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 13 South, Range
27 East, Volusia County, Florida, less the North 2 acres and also less the South
210.00 feet.

TOGETHER with a 1972 AMERICAN HOMEDALE MOBILE HOME, ID#GB07-2038, located on the
above described property.

RESERVING, HOWEVER A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY UNTO THE
GRANTOR, BEULAH NELSON.

THIS IS A CORRECTIVE DEED CORRECTING THE LEGAL DESCRIPTION IN THAT CERTAIN DEED
RECORDED IN O.R. BOOK 2101, PAGE 1110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the
grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land
and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances,
except taxes accruing subsequent to December 31, 19

DS Paid 45
County Volusia

Date 12-8-82

He. Smith
Signature of Clerk

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:

He. Smith
June A. Brown

Beulah Nelson L.S.

June A. Brown L.S.

STATE OF FLORIDA,
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

BEULAH NELSON an unmarried widow

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day
of January A.D. 19 82

This Instrument prepared by:
Address:

He. Smith

Notary Public, State of Florida at Large
My Commission Expires Nov. 15, 1983.

24061719

QUIT-CLAIM DEED

BOOK CO PAGE

JAL.

This Quit-Claim Deed, Executed this 22nd day of November
BEULAH NELSON, an unmarried widow

A D 19 82 . by

first party, to

ALTON M. NELSON a/k/a ALTON G. NELSON, and SANDRA L. NELSON, husband and wife

whose postoffice address is P.O. BOX 27 Seville, Florida 32090

second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Volusia State of Florida, to-wit:

The North 550 feet of the South 760 feet of the East 6 chains of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 13 South, Range 27 East, Volusia County, Florida

THE PURPOSE AND INTENT OF THIS INSTRUMENT IS TO RELEASE THE LIFE ESTATE AS SET FORTH IN O.R. BOOK 2101, PAGE 1110, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

097043

DEC 8 9 36 AM '82

FILED IN RECORD
RECORDED
INDEXED
DEC 8 1982
CLERK OF COUNTY

DS Paid 1.45 Date 12-8-82
County Volusia
Theodore E. Linnis
Signature of Clerk

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of.

Conrad P. Bader

x Beulah Nelson LS

Theodore E. Linnis

LS

STATE OF FLORIDA,
COUNTY OF ORANGE }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Beulah Nelson, An Unmarried Widow
to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of Nov A. D. 19 82

Theodore E. Linnis

Notary Public, State Of Florida At Large
My Commission Expires June 6, 1985
Bonded By Western Surety Company

This instrument prepared by: Alton Nelson

Address

P.O. Box 27
Seville, Fla. 32090

097043

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



IN THE COUNTY COURT, IN THE
FIFTH JUDICIAL CIRCUIT, IN AND
FOR MARION COUNTY, FLORIDA
CASE NO.: 07-834-CC
DIVISION:

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 07/14/2008 10:51:01 AM
FILE #: 2008071217 OR BK 05066 PG 0981

RECORDING FEES 0.00

GERARD SERVICES, INC.,
a Florida Corporation,
Plaintiff,
vs.

KIMBERLY P. FLEMING, an Individual,
AKA KIMBERLY P. CARLSON and
KENNETH E. FLEMING, JR., an Individual,
Defendants.

FILED
COUNTY CIVIL
2008 JUL 11 A 10:43
CLERK COUNTY COURT
MARION COUNTY, FL

SUMMARY JUDGMENT AS TO

KIMBERLY P. FLEMING AKA KIMBERLY P. CARLSON

THIS CAUSE, came on to be heard upon Plaintiff's Motion for Summary Judgment. The Court finds that there are no material facts in dispute and the undisputed facts entitle plaintiff to a judgment as a matter of law, and further that the Defendant, Kimberly P. Fleming AKA Kimberly P. Carlson, is indebted to plaintiff Gerard Services, Inc. the principal sum of \$6,106.04, and prejudgment interest of \$1,627.72. The court further finds that plaintiff is entitled to recover its taxable costs in the amount of \$295.00

Additionally the Court finds that pursuant to the agreement between the parties, plaintiff is entitled to the award of a reasonable attorney fee. The Court specifically finds, pursuant to the affidavit of counsel in support of the award, and as required in Florida Patients Compensation Fund v. Rowe, 472 So2d 1145 (Fla 1985), that counsel for plaintiff reasonably expended 3.35 hours of service for its client in this cause. Further, the Court finds the rate of \$225.00 per hour to be a reasonable fee as it is the prevailing rate for similar cases in this community. The Court also determines the contingency risk factor in this case to be 1 resulting in a fee award in the amount of \$753.75.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/10/2023 02:53:20 PM
FILE #: 2023102774 OR BK 8120 PGS 462-465
REC FEES: \$35.50 INDEX FEES: \$0.00

24 JB

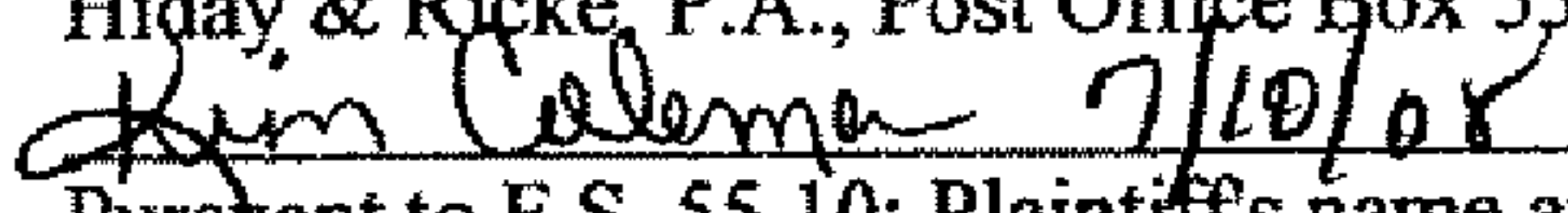
It is therefore ORDERED and ADJUDGED that plaintiff, Gerard Services, Inc., recover from the Defendant, Kimberly P. Fleming AKA Kimberly P. Carlson, whose Social Security Number is [REDACTED] the principal sum of \$6,106.04, prejudgment interest of \$1,627.72, plus costs herein taxed at \$295.00, plus a reasonable attorney fee in the amount of \$753.75, for a total sum of \$8,782.51, that shall bear interest at the rate of 11% for all of which let execution issue.

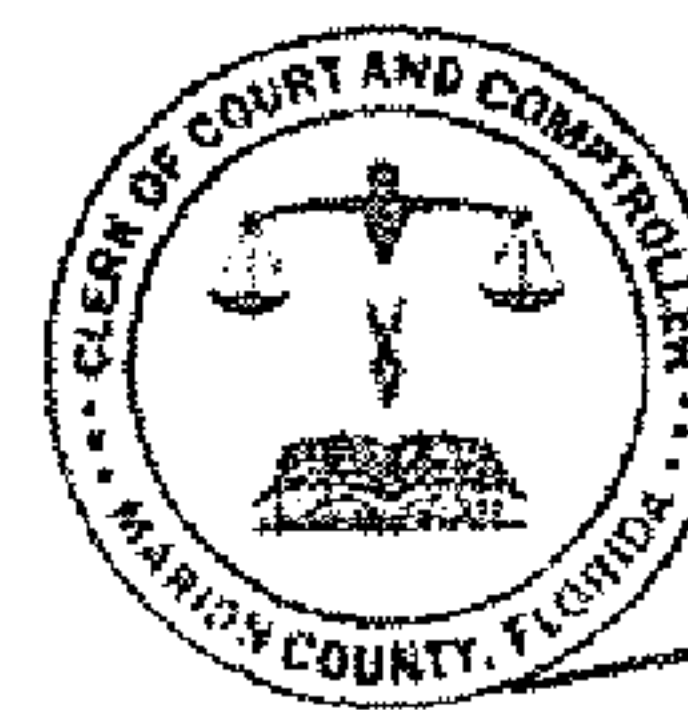
ORDERED at Marion County, Florida, this 10 day of July, 2008.

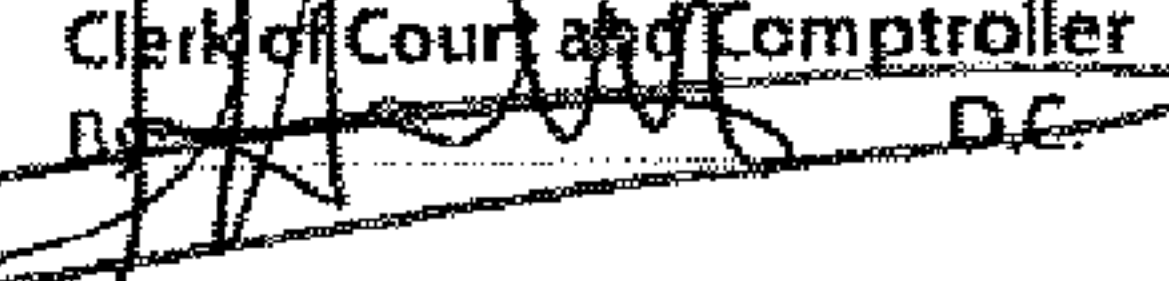

County Court Judge

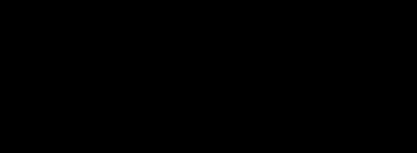
Copies To:
Kimberly P. Fleming, P. O. Box 771703, Ocala, FL. 34477

Hiday & Ricke, P.A., Post Office Box 550858, Jacksonville, FL 32255

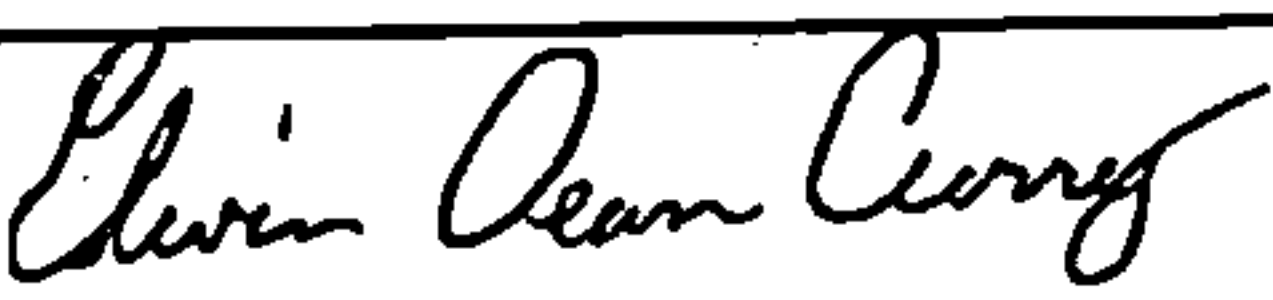
 7/10/08
Pursuant to F.S. 55.10; Plaintiff's name and address is Gerard Services, Inc., P. O. Box 551230, Jacksonville, FL, 32255-1230
200604842/SJ



Certified A True Copy
of 20 page document
this 10 day of Aug 2008
GREGORY C. FARRELL
Clerk of Court and Comptroller
By  D.C.

Form 668 (Y)(c) (Rev. February 2004)	5829	Department of the Treasury - Internal Revenue Service			
	Notice of Federal Tax Lien				
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number 496988324		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer ROBERT C & KIMBERLY FLEMING					
Residence 735 JOHNSON LAKE RD DE LEON SPGS, FL 32130-3640					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2017	XXX-XX- 	06/14/2021	07/14/2031	83524.47
1040	12/31/2018	XXX-XX- 	04/12/2021	05/12/2031	44155.71
Place of Filing CLERK OF CIRCUIT COURT VOLUSIA COUNTY DELAND, FL 32721					Total \$ 127680.18

This notice was prepared and signed at BALTIMORE, MD, on this,
the 09th day of July, 2024.

Signature  for JONI R MONROE	Title REVENUE OFFICER (386) 254-7322	23-09-3706
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Form 668 (Y)(c) (Rev. February 2004)	4188	Department of the Treasury - Internal Revenue Service			
	Notice of Federal Tax Lien				
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number 500649324		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer ROBERT C & KIMBERLY D FLEMING					
Residence 4940 STATE ROAD 11 DE LEON SPGS, FL 32130-3865					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2021	XXX-XX- 	08/19/2024	09/18/2034	86770.47
1040	12/31/2022	XXX-XX- 	08/19/2024	09/18/2034	35277.36
Place of Filing CLERK OF CIRCUIT COURT VOLUSIA COUNTY DELAND, FL 32721					Total \$ 122047.83

This notice was prepared and signed at BALTIMORE, MD, on this,

the 04th day of September, 2024.

Signature  for JONI R MONROE	Title REVENUE OFFICER (386) 679-2180	23-09-1310
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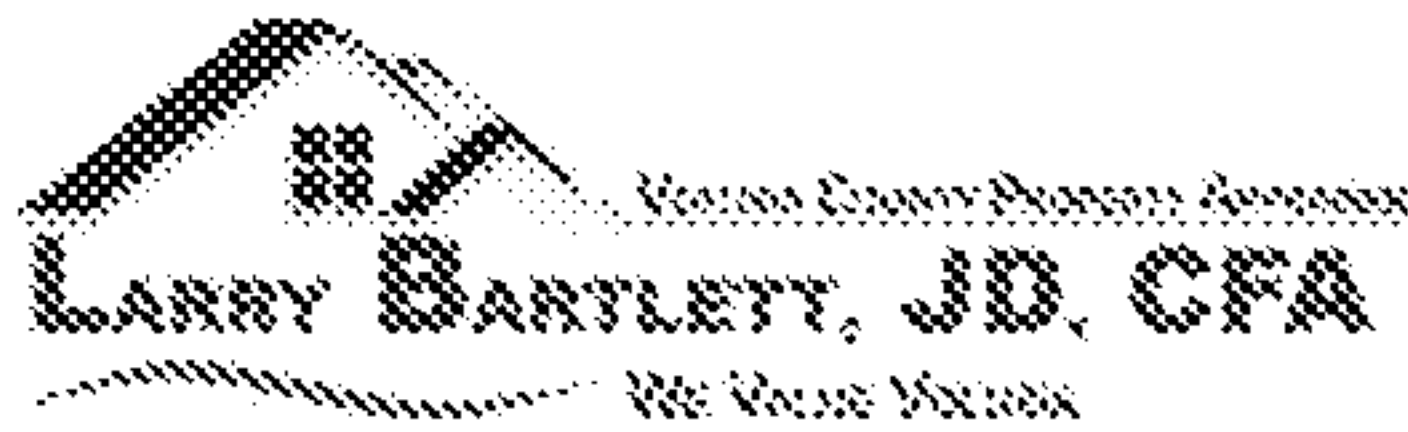
Form 668 (Y)(c) (Rev. February 2004)		4188 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number 501494124		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer ROBERT C & KIMBERLY D FLEMING					
Residence 4940 STATE ROAD 11 DE LEON SPGS, FL 32130-3865					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2023	XXX-XX-██████	09/02/2024	10/02/2034	56531.82
Place of Filing CLERK OF CIRCUIT COURT VOLUSIA COUNTY DELAND, FL 32721					Total \$ 56531.82
This notice was prepared and signed at BALTIMORE, MD, on this,					
the 17th day of September, 2024.					
Signature for JONI R MONROE			Title REVENUE OFFICER (386) 679-2180		23-09-1310

Form 668 (Y)(c) (Rev. February 2004)	5829	Department of the Treasury - Internal Revenue Service			
	Notice of Federal Tax Lien				
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number 502546924		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer ROBERT C & KIMBERLY D FLEMING					
Residence 4940 STATE ROAD 11 DE LEON SPGS, FL 32130-3865					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2020	XXX-XX-	09/16/2024	10/16/2034	62352.91
Place of Filing CLERK OF CIRCUIT COURT VOLUSIA COUNTY DELAND, FL 32721					Total \$ 62352.91

This notice was prepared and signed at BALTIMORE, MD, on this,

the 02nd day of October, 2024.

Signature <i>Elvin Dean Curry</i> for JONI R MONROE	Title REVENUE OFFICER (386) 679-2180	23-09-1310
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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: 2000155
Parcel ID: 372500000090
Township-Range-Section: 13 - 27 - 25
Subdivision-Block-Lot: 00 - 00 - 0090
Owner(s): NELSON SANDRA L - LE - Life Estate - 100%
Mailing Address On File: 2120 NELSON AVE
SEVILLE FL 32190
Physical Address: 2130 NELSON AVE, SEVILLE 32190
Additional Address: 2120 NELSON AVE, SEVILLE
Building Count: 1
Neighborhood: 1171 - LAKE GEORGE RD - ACREAGE
Subdivision Name:
Property Use: 0100 - SINGLE FAMILY
Tax District: 100-UNINCORPORATED - WESTSIDE
2025 Final Millage Rate: 17.364
Homestead Property: Yes
Agriculture Classification: No
Short Description: 25-13-27 E 6 CHAINS OF NW 1/4 OF SE 1/4 EXC 5 210 FT & EXC N
2 ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334
PG 4105

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:	\$185,955	\$182,741	\$183,126
Land Value:	\$116,000	\$116,000	\$116,000
Just/Market Value:	\$301,955	\$298,741	\$299,126

Working Tax Roll Values by Taxing Authority

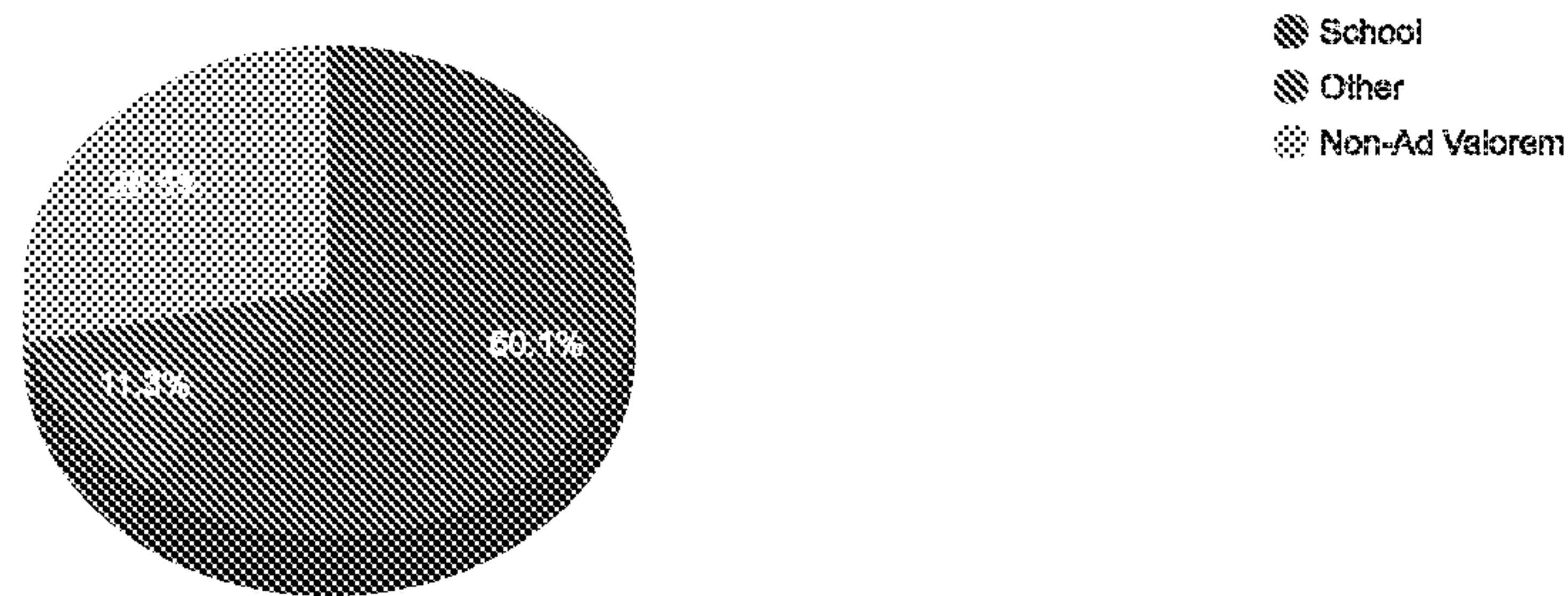
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$301,955	\$181,836	\$25,000	\$156,836	1.5000	\$235.25
0012	DISCRETIONARY	\$301,955	\$181,836	\$25,000	\$156,836	0.7480	\$117.31
0011	REQ LOCAL EFFORT	\$301,955	\$181,836	\$25,000	\$156,836	3.0310	\$475.37
0510	FIRE DISTRICT	\$301,955	\$181,836	\$181,836	\$0	3.6236	\$0.00
0050	GENERAL FUND	\$301,955	\$181,836	\$181,836	\$0	3.2007	\$0.00
0053	LAW ENFORCEMENT FUND	\$301,955	\$181,836	\$181,836	\$0	1.5994	\$0.00
0055	LIBRARY	\$301,955	\$181,836	\$181,836	\$0	0.3697	\$0.00
0310	VOLUSIA COUNTY MSD	\$301,955	\$181,836	\$181,836	\$0	1.6956	\$0.00
0058	VOLUSIA ECHO	\$301,955	\$181,836	\$181,836	\$0	0.2000	\$0.00
0057	VOLUSIA FOREVER	\$301,955	\$181,836	\$181,836	\$0	0.2000	\$0.00
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$301,955	\$181,836	\$51,411	\$130,425	0.0270	\$3.52
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$301,955	\$181,836	\$51,411	\$130,425	0.1793	\$23.39
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$301,955	\$181,836	\$51,411	\$130,425	0.9897	\$129.08
							17.3640
							\$983.93

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$983.93
5030-VOLUSIA COUNTY STORMWATER	1.00	\$96.00	\$96.00	Estimated Non-Ad Valorem Tax:	\$393.00
5050-VOLUSIA COUNTY GARBAGE	1.00	\$297.00	\$297.00	Estimated Taxes:	\$1,376.93
Estimated Tax Amount without SOH/10CAP ①					\$5,636.15

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HK Savings
2025	\$116,000	\$182,741	\$298,741	\$177,056	\$177,056	\$0	\$121,685
2024	\$116,000	\$183,126	\$299,126	\$172,067	\$172,067	\$0	\$127,059
2023	\$80,000	\$179,510	\$259,510	\$167,056	\$167,056	\$0	\$92,454
2022	\$64,000	\$160,528	\$224,528	\$162,190	\$162,190	\$0	\$62,338
2021	\$60,000	\$139,615	\$199,615	\$157,466	\$157,466	\$0	\$42,149
2020	\$60,000	\$140,411	\$200,411	\$155,292	\$155,292	\$0	\$45,119
2019	\$57,600	\$137,758	\$195,358	\$151,801	\$151,801	\$0	\$43,557
2018	\$57,600	\$136,438	\$194,038	\$148,971	\$148,971	\$0	\$45,067
2017	\$49,600	\$123,843	\$173,443	\$145,907	\$50,000	\$95,907	\$27,536

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0117-IMP UNPVD 5 - 9.99 AC	N	A-ACRE		8.0000				14,500	\$116,000
Total Land Value:										\$116,000

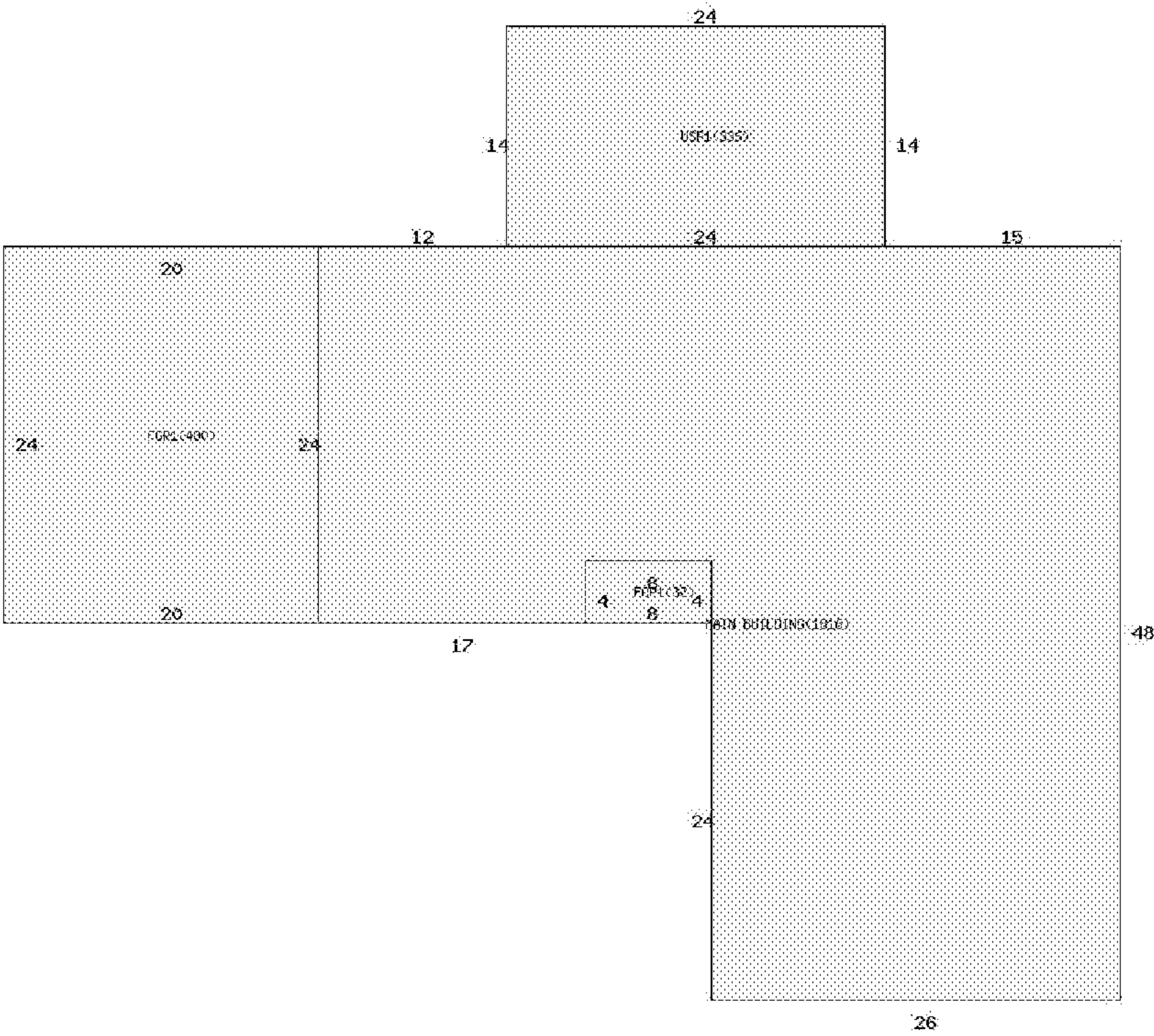
Building(s) - Residential

Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	# Stories:	1	2 Fixture Baths:	0
Description:	R1 - Single Family	# Bedrooms:	3	3 Fixture Baths:	2
Quality Grd:	300	Floor Type:	14 - CARPET	4 Fixture Baths:	0
Arch Design:		Wall Type:	5 - DRYWALL	5 Fixture Baths:	0
Year Built:	1983	Exterior Wall:	41 - COMPOSITION WITH SHEATHING	6 Fixture Baths:	0
Total SFLA:	1,816	Foundation:	3 - CONCRETE SLAB	7 Fixture Baths:	0
HVAC:	Y - AIR	Roof Cover:	2 - METAL	Add'l Fixtures:	0
Heat Method:	6 - FORCED DUCTED	Roof Type:	14 - HIP		
Heat Source:	1 - ELECTRICITY	FPL:	//		
Total Building Value: \$167,198					

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

Description	Area	Year Built
MAIN BUILDING	1816	
Finished Garage	480	
Porch, Open Finished	32	
Porch, Screen Unfinished	336	
Total Building Area	2,664	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	PBN-BARN, POLE	1983	720	1	20 x 36	\$338
2	RSP-POOL, RESIDENTIAL SWIMMING	1984	430	1		\$17,452
3	PTO-PATIO/CONCRETE SLAB	1984	680	1		\$908
4	SHD-STORAGE, SHED (LOW COST)	1988	80	1	10 x 8	\$59
Total Miscellaneous Value:						\$18,757

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
7334 / 4105	2018020323	12/06/2016	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
2406 / 1719		11/15/1982	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
2406 / 1718		01/15/1982	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$100

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
25-13-27 E 6 CHAINS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2 ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105	100	13 - 27 - 25	00 - 00 - 0090	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
03/20/2003	20030320036	ELEC UPGRD/REP/MISC	\$0
05/18/1998	19980515021	WELL/PUMP/IRRIGATION	\$0
01/01/1984	28642C	STRU OTHER THAN BLDG	\$0
06/01/1983	25371C	ADD= FGR	\$6,000
01/01/1983	25471C	WELL/PUMP/IRRIGATION	\$0
01/01/1983	19643C	SFR N.C.	\$45,000



WILL ROBERTS TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 372500000090

Tax Deed #: 32098

Situs Address: 2130 NELSON 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

RICCARDO MARINO

ILMIOIRA LLC

633 PARK CT

SANTA CLARA, CA 95050

Owner on Current Tax Roll

① NELSON SANDRA L
SN
(VOL) 2120 NELSON AVE
SEVILLE, FL 32190

Billing Address on Current Tax Roll

Additional Parties, Per Search

② GERARD SERVICES INC
PO BOX 551230
JACKSONVILLE, FL 32255-1230

Lien Holder

③ INTERNAL REVENUE SERVICE
ADVISORY CONSOLIDATED
RECEIPTS
7940 KENTUCKY DR
STOP 2850F
FLORENCE, KY 41042

Lien Holder

④ Kimberly Fleming

Title Holder

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

SN
(VOL) (6) ★ SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE, FL 32190

Title Holder

(6) ★ SANDRA L NELSON
PO BOX 27
SEVILLE, FL 32090

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Jessica Treichel <jtreichel@volusiatax.gov>
Sent: Wednesday, July 1, 2026 10:28 AM
To: taxdeeds
Subject: CERTIFICATE # 2-24

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

Hello,

I will be certifying Cert #2-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

NELSON SANDRA L
2120 NELSON AVE
SEVILLE, FL 32190

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

NELSON SANDRA L
2120 NELSON AVE ADV
SEVILLE, FL 32190

SITUS ADDRESS

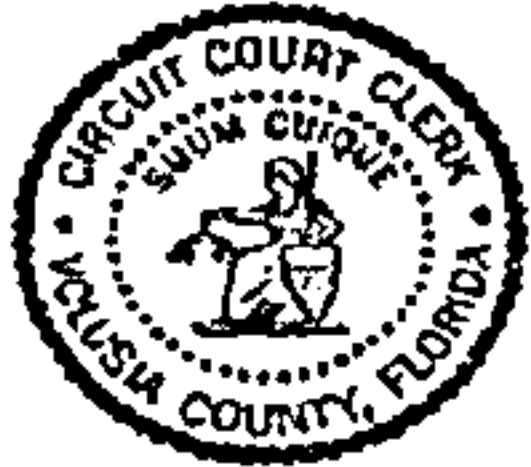
2130 NELSON AVE, SEVILLE, 32190

Thanks
Jesse

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



WILL ROBERTS
TAX COLLECTOR
Serving to make a difference



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 6, 2026

Payment Due: August 5, 2026

RICCARDO MARINO ILMIOIRA
633 PARK CT
SANTA CLARA CA 95050

RE: CERTIFICATE NUMBER: 2-24
PARCEL ID NUMBER: 372500000090

REQUEST FOR DEPOSIT

The Clerk's office has received your application for tax deed on the above listed certificate. In order to initiate Tax Deed Sale proceedings, we will need a deposit from you to cover the costs associated with moving your certificate through the Tax Deed Sale process. This breakdown of costs is an estimate only. Should unanticipated costs arise as the certificate is being processed, additional monies may be required. If you are not the high bidder at the Tax Deed Sale, you will receive a refund in the amount of your deposit once the tax deed is recorded. Accordingly, the following amount is hereby requested as a deposit to initiate Tax Deed Sale proceedings:

Clerk of Court Statutory Fee [per Sect. 28.24]	\$ 60.00
Clerk of Court Mail Charge [per 28.24]	83.04
Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
Sheriff's Fee [per Sect. 197.522(2)]	80.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	2.00
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]	0.00
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>392.54</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.: 2-24
AMOUNT ENCLOSED: \$392.54

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:

RICCARDO MARINO ILMIOIRA
633 PARK CT
SANTA CLARA CA 95050

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

Applicant's Deposit

CERTIFICATE NUMBER: 2-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		83.04
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		80.00
Sheriff's Return Postage Fee	(PO)		2.00
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)		0.00
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			392.54

CL-0142-1910

Applicant's Name & Address:

RICCARDO MARINO ILMIOIRA
633 PARK CT
SANTA CLARA CA 95050

CERTIFICATE NO.: 2-24
AMOUNT ENCLOSED: \$392.54

FILED

2026 JUL 31 AM 8:08

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

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: 8/3/2026 11:12 AM
Receipt: 303146277 Drawer: 155245

RICCARDO MARINO ILMIOIRA LLC
Operator: bpoitras

Instrument #: 2026139202 Type: NO
Book #: 8886 Page #: 1975 Time: 11:12 AM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
8304 Postage - \$0.01 \$83.04
5600 Advertising Fee - \$0.01 \$56.00
8000 Sheriffs Fee/Tax Deed - \$0.01 \$80.00
200 Postage - \$0.01 \$2.00
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
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT# 2-24 / RICCARDO MARINO ILMIOIRA LLC

Subtotal: \$392.54
Sales Tax: \$0.00
Due: \$392.54
CHK# 872 \$392.54

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **RICCARDO MARINO ILMIOIRA 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. **2-24** Year of Issuance **JUNE 1, 2024**

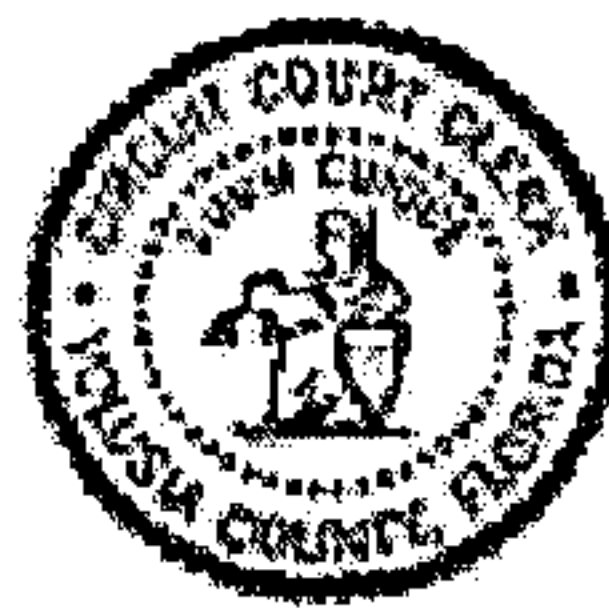
Description of Property **372500000090**
25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2 ACRES PER OR 2406
PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105

Name in which assessed **NELSON SANDRA L**

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 **27TH** day of **OCTOBER, 2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 8/3/2026.



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 24, 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: **OCTOBER 27, 2026**

Date: 8/24/26

Pages: 3

Completed by: Laura Huff

Date: 08/24/2026

8.25.26 Changes updated

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
2-24	372500000090	NELSON SANDRA L	NELSON SANDRA L ✓ 2120 NELSON AVE SEVILLE FL 32190
426-24	403501002030	SAPP SEAN MICHAEL	SAPP SEAN MICHAEL ✓ 197 GREENWOOD AVE ORMOND BEACH FL 32174
1595-24	701820010410	634 S SPRING GARDEN AVE LLC	634 S SPRING GARDEN AVE LLC ✓ 208 NE 25TH AVE POMPANO BEACH FL 33062
1960-24	800401710150	DANIEL JACQUELINE MARIE	DANIEL JACQUELINE MARIE ✓ 1421 W NEW YORK AVE ORANGE CITY FL 32763
2366-24	900801020380	GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE	GRANDALL DAVID LUTHER ✓ 102 S OAK TREE DR DEBARY FL 32713
3083-23	613301130200	INGHRAM LEO R INGHRAM MARGARET M	INGHRAM LEO R ✓ INGHRAM MARGARET M PO BOX 122 CEDAR GROVE WV 25039
4616-23	910100000002	RIGGS RONALD W JR	RIGGS RONALD W JR ✓ 1199 MICHAEL AVE DELTONA FL 32738

5540-24	523836090110	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT ✓ 760 WHITE ST DAYTONA BEACH FL 32114
5546-24	523836100090	BRUCE ANNA TRS BERNICE M JACKSON TRUST	BRUCE ANNA TRS ✓ BERNICE M JACKSON TRUST 229 FULTON ST DAYTONA BEACH FL 32114
6111-24	530519020409	HANNA DONALD L JR	HANNA DONALD L JR ✓ 935 N HALIFAX AVE UNIT 409 DAYTONA BEACH FL 32118
6545-24	533870000130	WILLIAMS SUPREME BUILDERS LLC	WILLIAMS SUPREME BUILDERS LLC ✓ 1500 BEVILLE RD STE 606 DAYTONA BEACH FL 32114
6889-24	533984000090	ASHLEY ERIC M SR ASHLEY CATHY D	ASHLEY ERIC M SR ✓ ASHLEY CATHY D 113 PINE TREE DR ORMOND BEACH FL 32174
7380-24	631504110510	CERIO CAROLYN NANCY	BIBBEE REAL ESTATE LLC 26246 WESLEY CHAPEL BLVD UNIT 137 LUTZ FL 33559 <i>Pulled to request Additional Deposits</i>
9636-24	742621020150	LAWRENCE MOLLY H	LAWRENCE MOLLY H ✓ 98 ARMOUR BLVD NORTH YORK ONTARIO M3H 1L7 CANADA
10095-23	853812000901	ROY JOHN L ETAL	ROY JOHN L ETAL ✓ 116 MEADOWBROOK MOORE OK 73160
10826-23	910302030171	BARON JEFFREY A	BARON JEFFREY A ✓ 1072 GUERRERO STREET SAN FRANCISCO CA 94110
10909-23	910302030161	BARON JEFFREY A	BARON JEFFREY A ✓ 1072 GUERRERO STREET SAN FRANCISCO CA 94110
11003-21	722603000331	FLORIDA FARMS SERVICE INC	FLORIDA FARMS SERVICE INC ✓ 20 S 6TH ST FERNANDINA BEACH FL 32034

11114-23	91010000009A	LUCK EUGENE F TR	LUCK EUGENE F TR ✓ 1730 DOGWOOD PL JACKSONVILLE FL 32210 2202
12136-23	734403002151	NRLL EAST LLC	NRLL EAST LLC ✓ 1 MAUCHLY IRVINE CA 92618
13852-19	830401010360	WITTENBERG SHIRLEY	WITTENBERG SHIRLEY ✓ 8420 ARBOR LN WISCONSIN RAPIDS WI 54494

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: 8/24/26

Pages: 3

Completed by: Laura Huff

Date: 08/24/2026

Tax Deed Sale Date: **OCTOBER 27, 2026**

8-25-26 Changes updated SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
2-24	372500000090	YES ✓	\$177,056
426-24	403501002030	NO ✓	\$84,956
1595-24	701820010410	NO ✓	\$183,935
1960-24	800401710150	YES ✓	\$66,230
2366-24	900801020380	YES ✓	\$51,924
3083-23	613301130200	NO ✓	\$742
4616-23	910100000002	NO ✓	\$556

5540-24	523836090110	NO ✓	\$62,224
5546-24	523836100090	NO ✓	\$151,633
6111-24	530519020409	YES ✓	\$60,452
6545-24	533870000130	NO ✓	\$13,163
6889-24	533984000090	NO ✓	\$45,087
7380-24	631504110510	NO ✓	\$102,723 <i>Pulled to request additional deposits</i>
9636-24	742621020150	NO ✓	\$426,632
10095-23	853812000901	NO ✓	\$370
10826-23	910302030171	NO ✓	\$320
10909-23	910302030161	NO ✓	\$330
11003-21	722603000331	NO ✓	\$258

11114-23	91010000009A	NO ✓	\$455
12136-23	734403002151	NO ✓	\$1,080
13852-19	830401010360	NO ✓	\$781

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

WARNING

TAX DEED CERTIFICATE NO.: 2-24

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

NELSON SANDRA L
2120 NELSON AVE
SEVILLE FL 32190

2-24

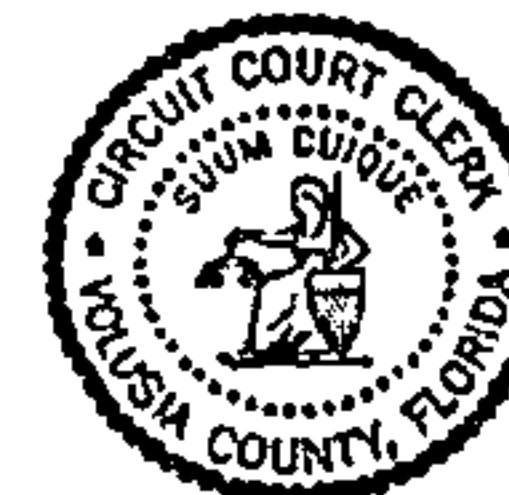
OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 27, 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 4TH DAY OF SEPTEMBER, 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 **RICCARDO MARINO ILMIOIRA 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:

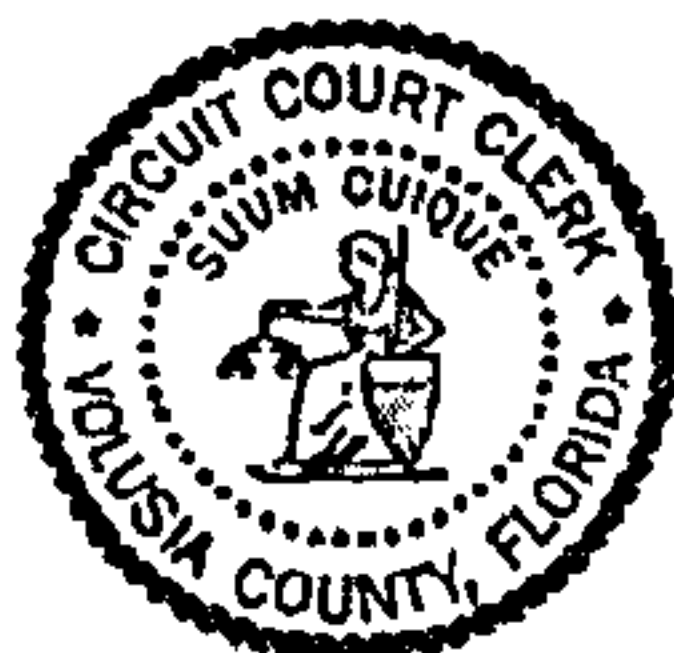
Certificate No.: **2-24** Name in which assessed: **NELSON SANDRA L**

Description of Property: **Parcel # 372500000090 25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2
ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105.**

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 27, 2026 at 9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,099.09**

OPENING BID AMOUNT: \$92,603.84

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.: **2-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,099.09***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

NELSON SANDRA L
2120 NELSON AVE
SEVILLE FL 32190

***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®.

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total

\$

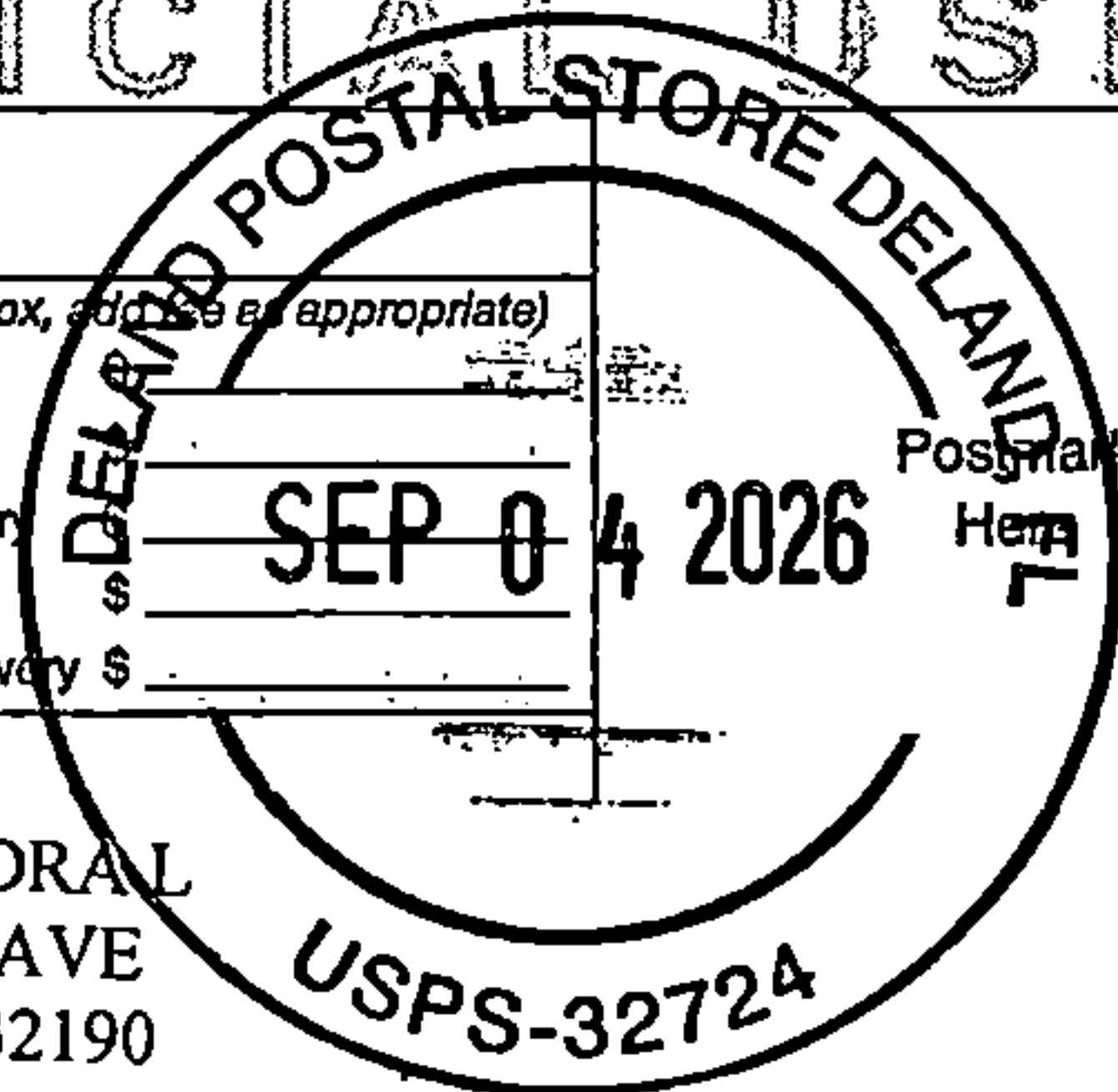
Sent

Street

City,

NELSON SANDRA L
2120 NELSON AVE
SEVILLE FL 32190

2-24 OCTOBER 27, 2026



TAX DEED DEPT

unc

OCTOBER 27, 2026

32199-78241
32721-6043

ORLANDO FL 328
SEP 2026
FIRST-CLASS

FIRST-CLASS



ZIP 32724 \$ 010.98⁰
02 7W
0008028897 SEP 04. 2026

THE CIRCUIT
CLERK
CC 44

3300

66
73

Index

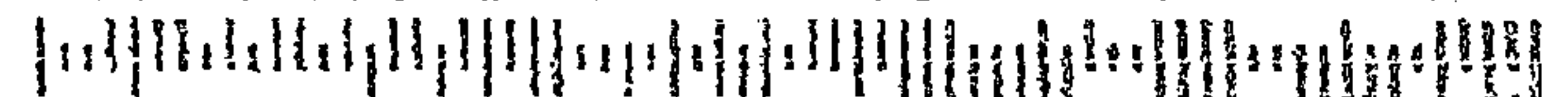
326 44 51

0010/93/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

REF: 32721604522

* 0274-07485-05-EE



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

WARNING

TAX DEED CERTIFICATE NO.: 2-24

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

GERARD SERVICES INC
PO BOX 551230
JACKSONVILLE FL 32255-1230

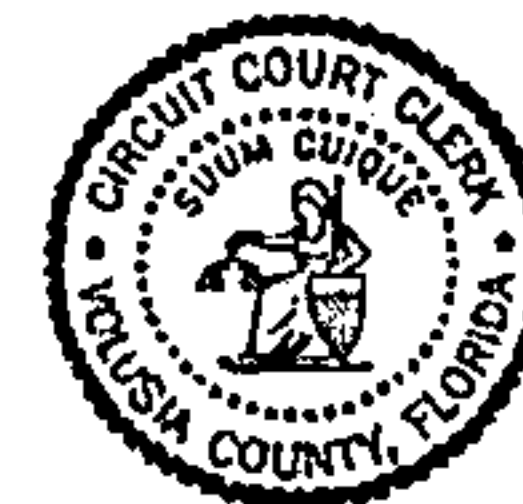
2-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
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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 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

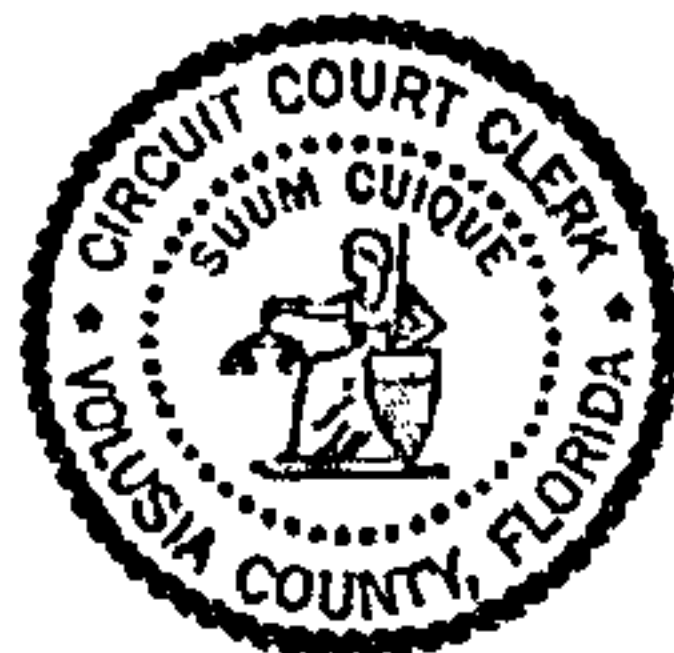
NOTICE IS HEREBY GIVEN, that **RICCARDO MARINO ILMIOIRA LLC** the holder of the following certificate
issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in
which it was assessed, and the description of the property in the County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

Certificate No.: **2-24** Name in which assessed: **NELSON SANDRA L**
Description of Property: **Parcel # 372500000090 25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2
ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105.**

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 27, 2026 at 9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,099.09**

OPENING BID AMOUNT: \$92,603.84

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.: **2-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,099.09***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

GERARD SERVICES INC
PO BOX 551230
JACKSONVILLE FL 32255-1230

***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]

42 05EE 3350 9800 0086 5270 0225 0710 0120 6856

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To

GERARD SERVICES INC
PO BOX 551230
JACKSONVILLE FL 32255-1230

\$

Se

2-24 OCTOBER 27, 2026

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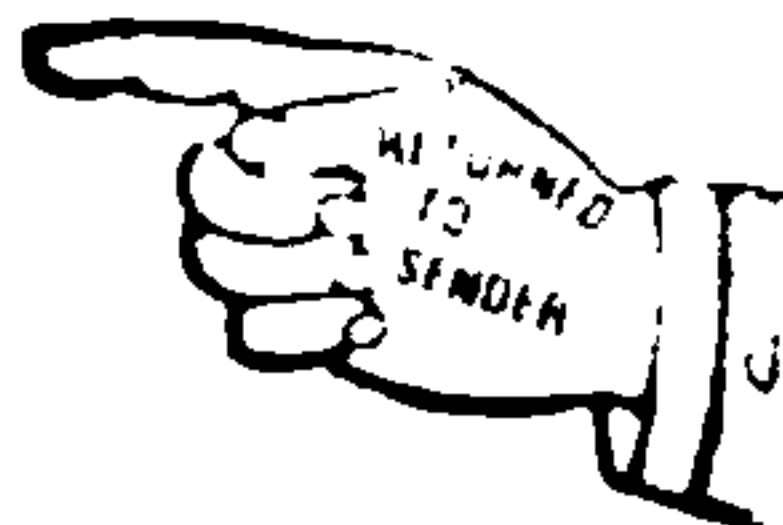
CERTIFIED MAIL

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

TAX DEED DEPT



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GERARD SERVICES INC
PO BOX 551230
JACKSONVILLE FL 32255-1230

2-24

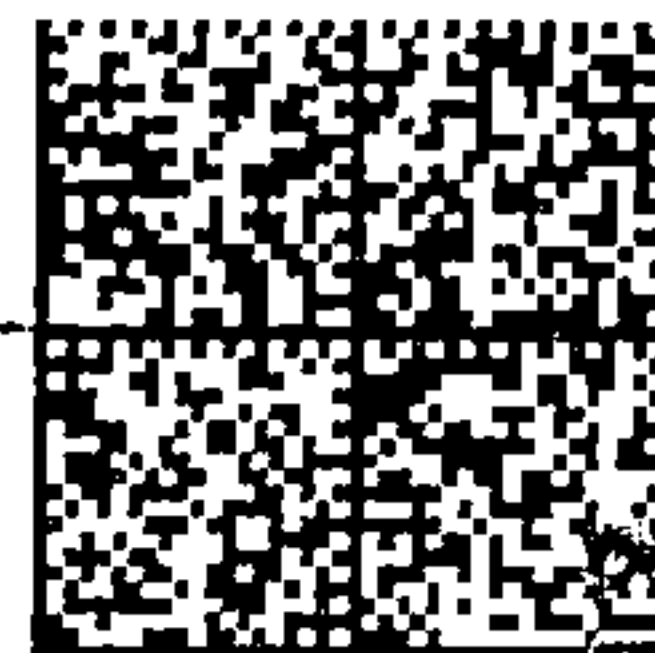
OCTOBER 27, 2026

32255-1230 INC
32721-6043

DELAND FL 32721

SEP 04 2026 PM 2 L

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 32724 \$ 010.98⁰
02 7W
0008028897 SEP 04 2026

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
CC 44

2026 OCT 14 AM 8:39

FILED

REXIE

321 DE 1

0010/10/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343

*0274-02659-05-36



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

WARNING

TAX DEED CERTIFICATE NO.: 2-24

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

INTERNAL REVENUE SERVICE ADVISORY
CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

2-24

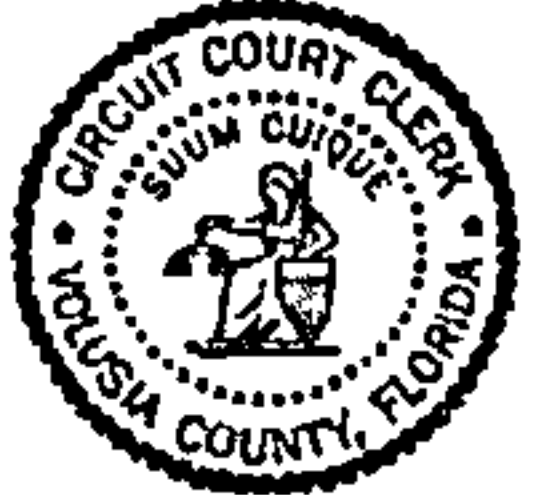
OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 27, 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 4TH DAY OF SEPTEMBER, 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 **RICCARDO MARINO ILMIOIRA 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:

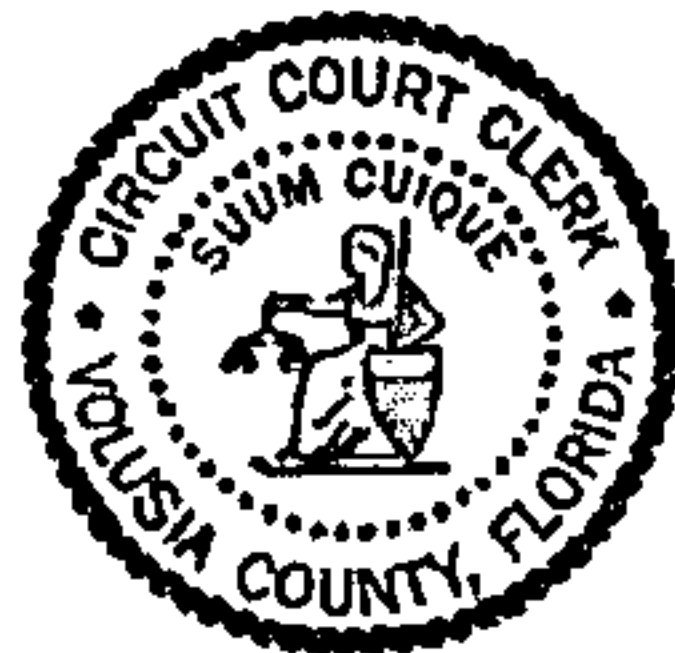
Certificate No.: **2-24** Name in which assessed: **NELSON SANDRA L**

Description of Property: **Parcel # 372500000090 25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2
ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105.**

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 27, 2026 at 9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,099.09**

OPENING BID AMOUNT: \$92,603.84

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.: **2-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,099.09***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

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

INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

**Will Roberts - Tax Collector
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DeLand, FL 32720**

[Telephone: 386-736-5938]

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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

\$

INTERNAL REVENUE SERVICE

ADVISORY CONSOLIDATED RECEIPTS

7940 KENTUCKY DRIVE, STOP 2850F

FLORENCE, KY 41042

2-24

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:

INTERNAL REVENUE SERVICE
ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850F
FLORENCE, KY 41042

2-24



9590 9402 7564 2098 0872 84

9589 0710 5270 1893 7625 53

COMPLETE THIS SECTION ON DELIVERY

Signature

McCutough

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/10/26

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

- ☐ Yes
☐ No

USPS
Circuit
FL

8:59

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

ail
ail Restricted Delivery

(over \$500)

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

WARNING

TAX DEED CERTIFICATE NO.: 2-24

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

KIMBERLY FLEMING

2-24

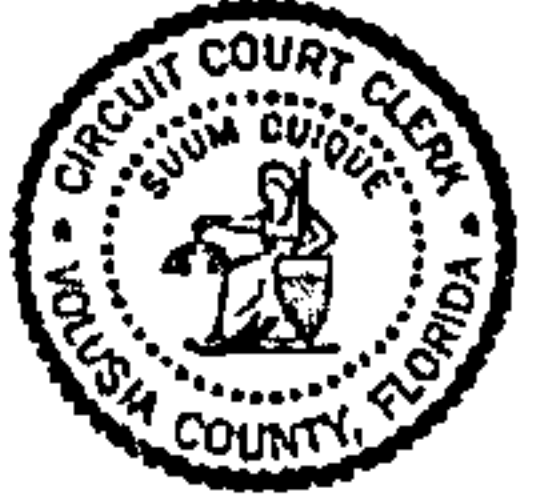
OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 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 4TH DAY OF SEPTEMBER, 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 **RICCARDO MARINO ILMIOIRA 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:

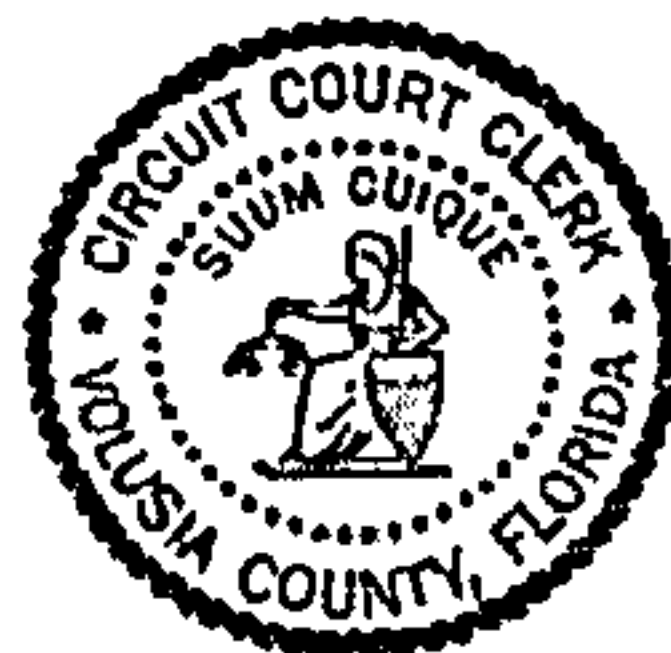
Certificate No.: **2-24** Name in which assessed: **NELSON SANDRA L**

Description of Property: **Parcel # 372500000090 25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2 ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105.**

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Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



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OPENING BID AMOUNT: \$92,603.84

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Certificate No.: **2-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,099.09***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

KIMBERLY FLEMING

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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

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

Postage

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To

KIMBERLY FLEMING

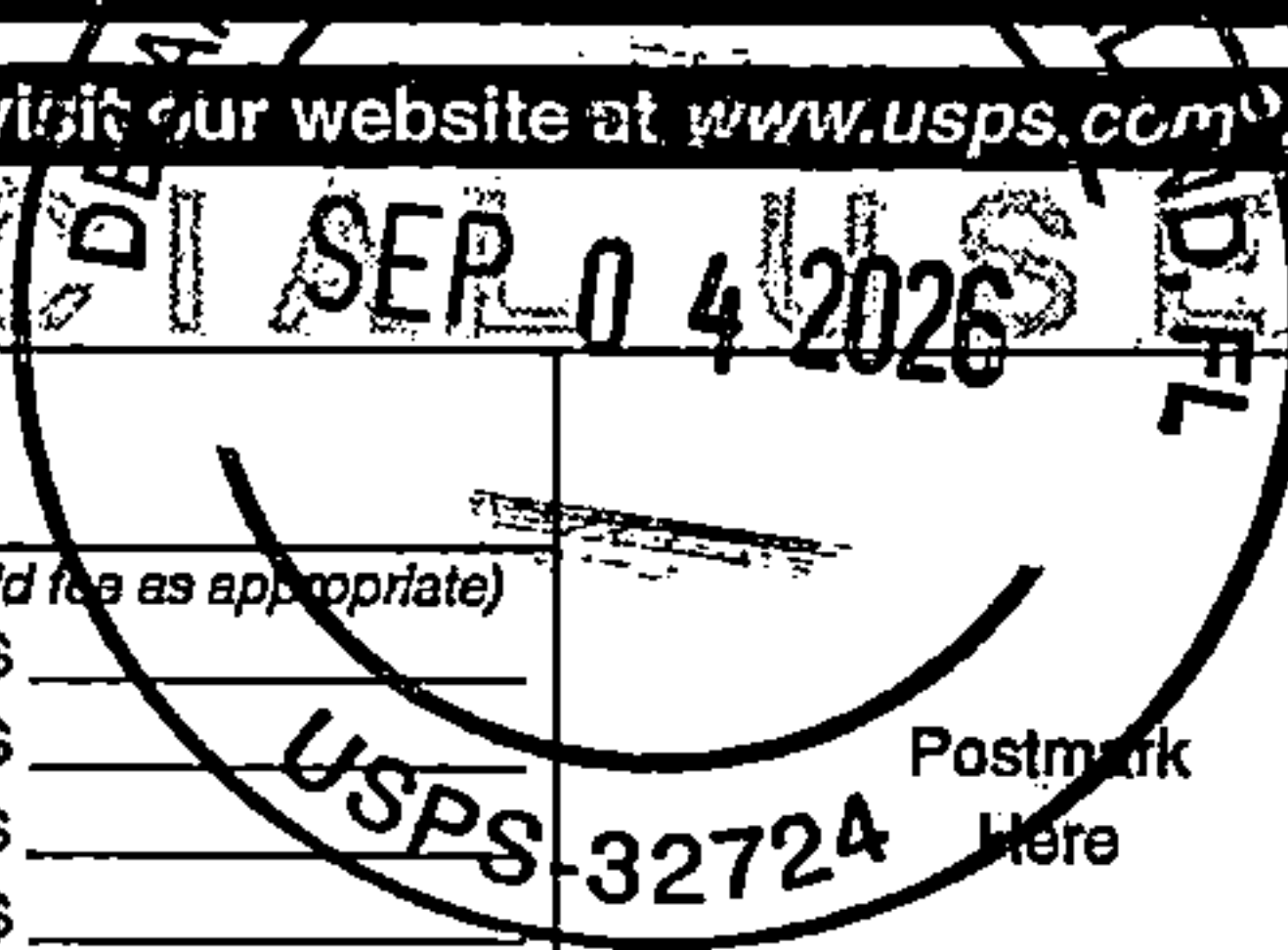
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2-24 OCTOBER 27, 2026

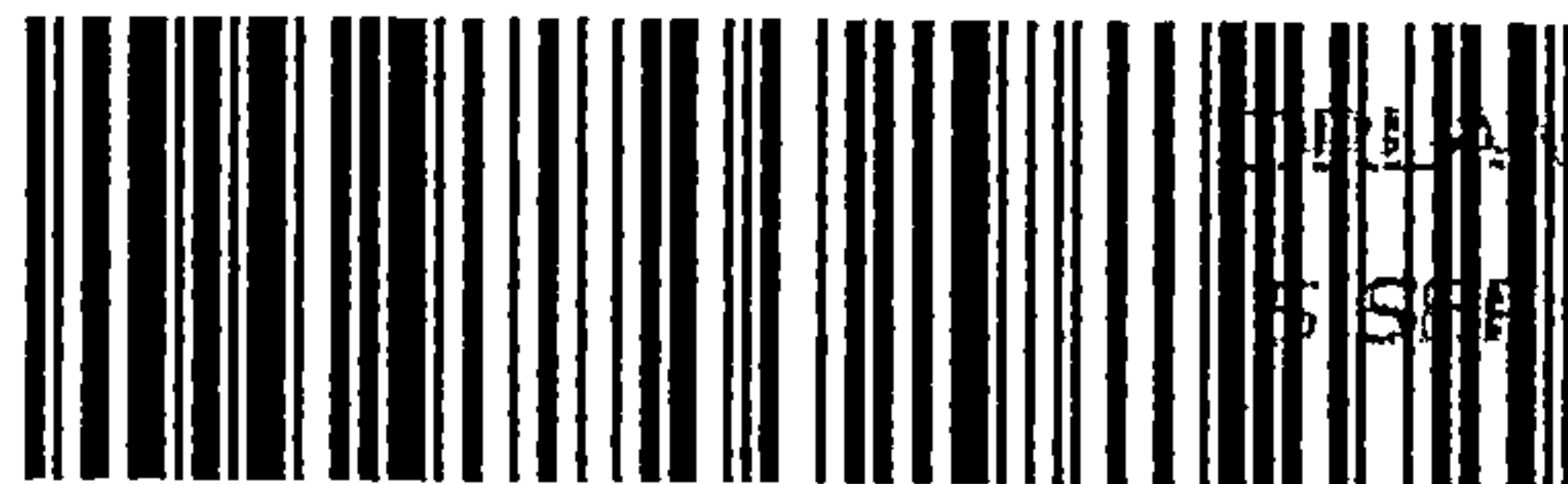
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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
101 N. ALABAMA AVE • P.O. BOX 6043
DELAND, FLORIDA 32721-6043

TAX DEED DEPT

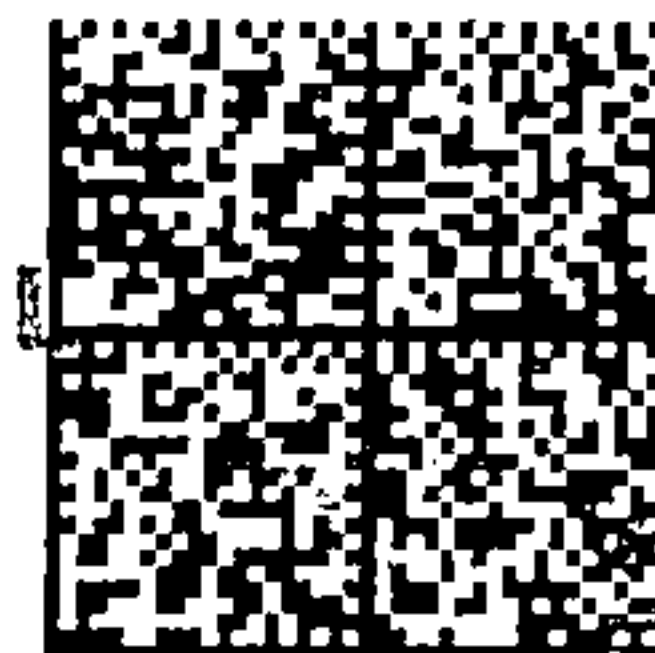


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DELAND FL 32721

SEP 2026 PM 3

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 32724 \$ 010.98⁰
02 7W

0008028897 SEP. 04. 2026

CLERK OF THE CIRCUIT
CITY COURT VOLusia CITY FL
CC 40

2026 SEP -9 PM 1:06

FILED

KIMBERLY FLEMING

2-24

OCTOBER 27, 2026

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

TAX DEED DEPT

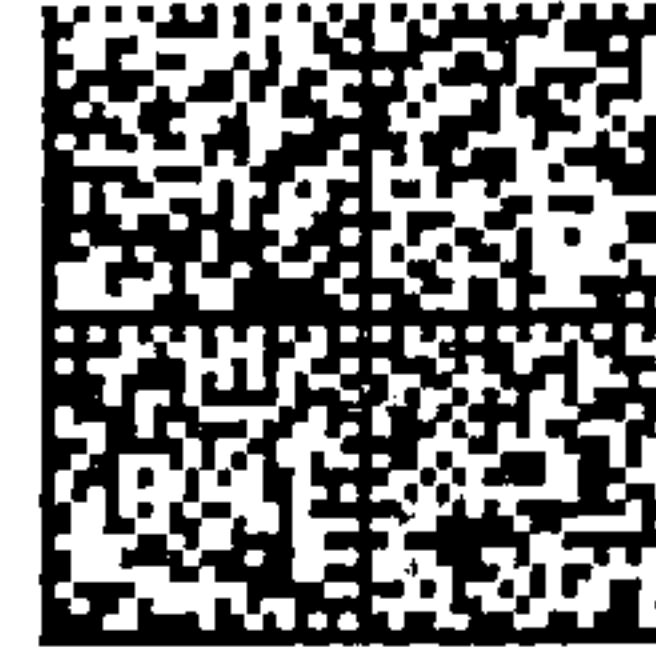
KIMBERLY FLEMING

2-24

OCTOBER 27, 2026

6 CHCKNMP 32721

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE[®] PITNEY BOWES



ZIP 32724 \$ 000.72¹

02 7W
000802 897 SEP. 04. 2026

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

2026 SEP -8 AM 11:13

FILED



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

WARNING

TAX DEED CERTIFICATE NO.: 2-24

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

SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE FL 32190

2-24

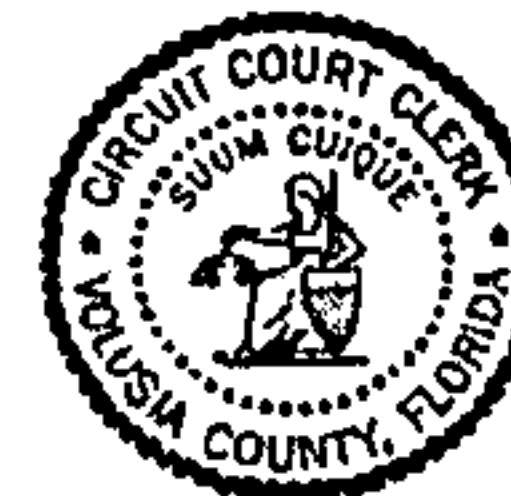
OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM**
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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 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

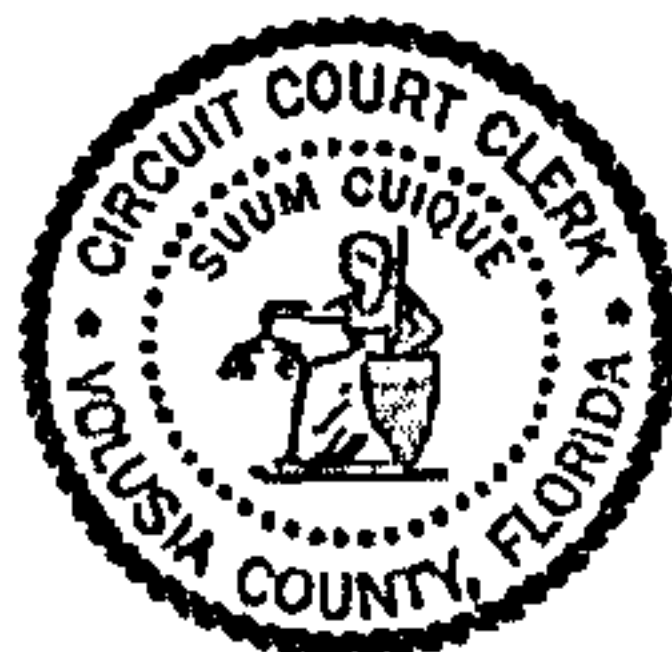
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issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in
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Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,099.09**

OPENING BID AMOUNT: \$92,603.84

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Certificate No.: **2-24**
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PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE FL 32190

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MAKE CHECK PAYABLE TO:

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MAIL TO:

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

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OFFICIAL USE

Certified Mail Fee

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

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- ☐ Adult Signature Restricted Delivery \$

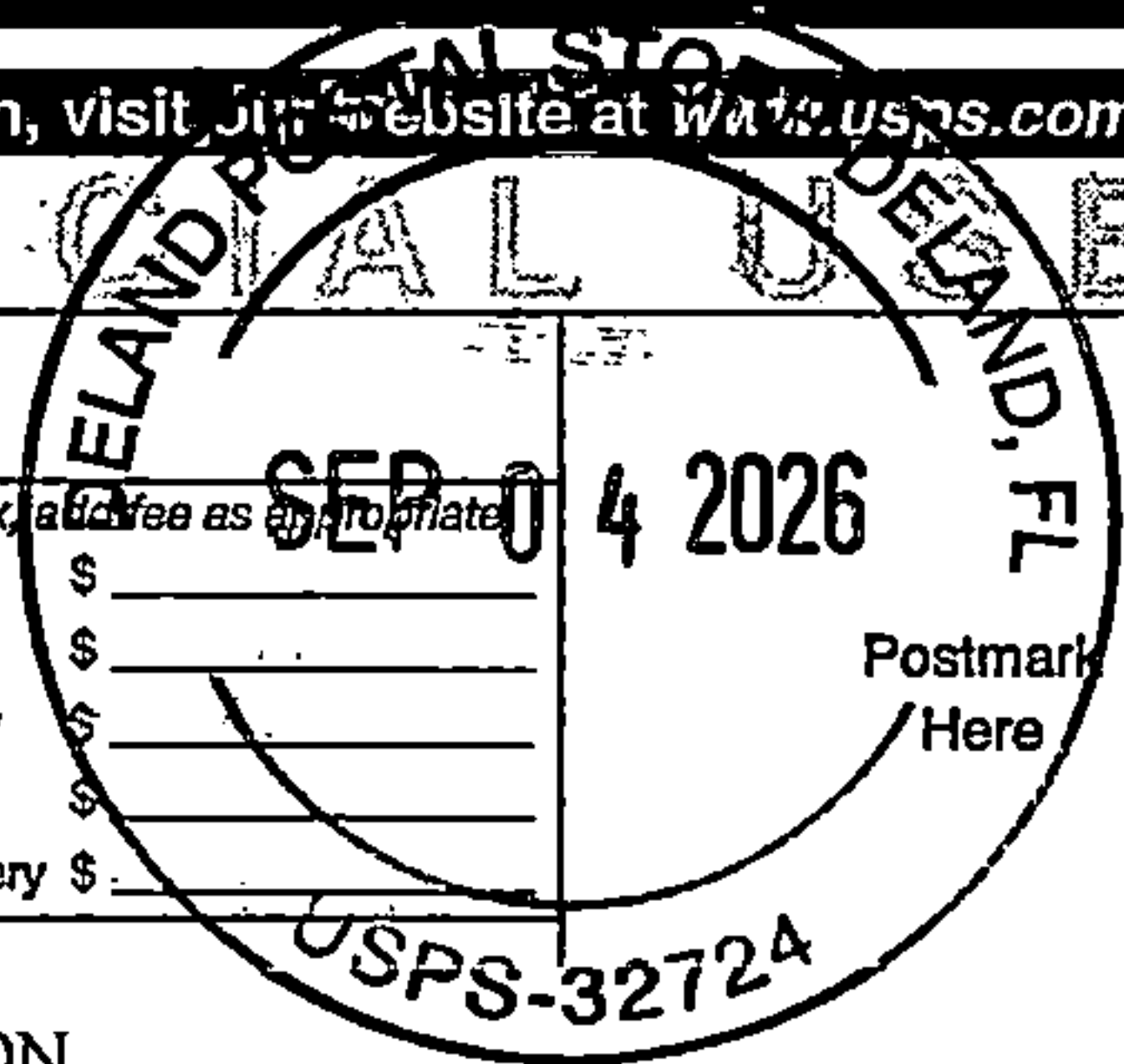
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SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE FL 32190

2-24 OCTOBER 27, 2026

C/



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

TAX DEED DEPT

UNC

SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE FL 32190

2-24 .. OCTOBER 27, 2026

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3219027216043

CERTIFIED MAIL



9589 0710 5270 0086 3350 48

FLORIDA, FL 328
SEP 2026
FIRST-CLASS 4



US POSTAGE™ PITNEY BOWES

ZIP 32724 \$ **010.98⁰**
02 7W
0008028897 SEP 04, 2026

CLERK OF THE CIRCUIT COURT
SEVILLE, FL
CC 47

2026 OCT 1 - 1 AM 9:00

NIXIE 326 FE 1 0910/03/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
RC: 32721604343 *0074-14687-05-33

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

WARNING

TAX DEED CERTIFICATE NO.: 2-24

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SANDRA L NELSON
PO BOX 27
SEVILLE FL 32090

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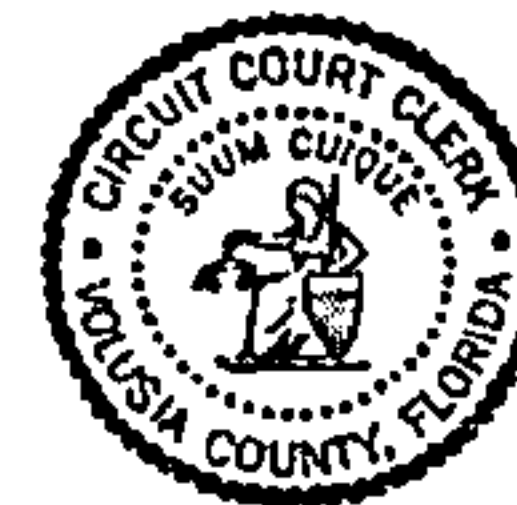
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LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

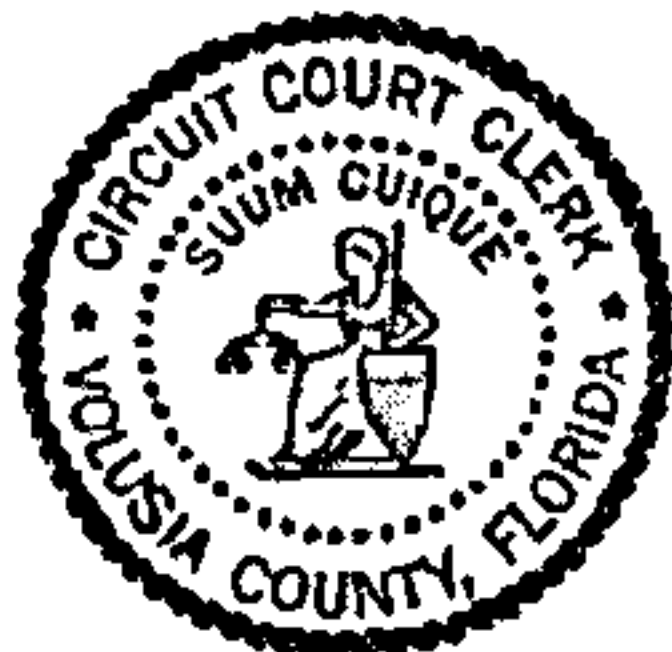
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Volusia County



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REDEMPTION AMOUNT: **\$4,099.09***

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SANDRA L NELSON
PO BOX 27
SEVILLE FL 32090

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MAIL TO:

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

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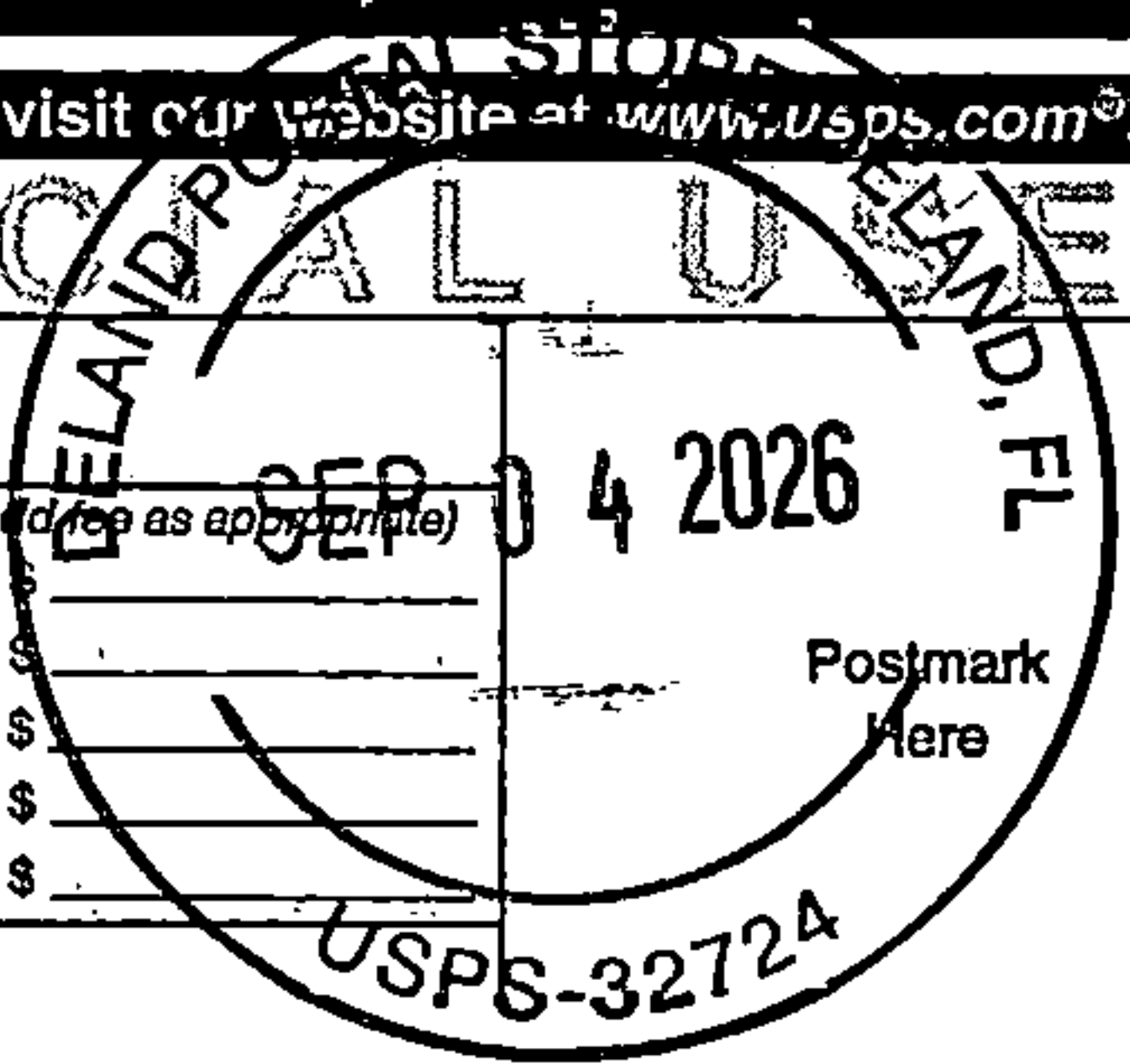
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Postage

SANDRA L NELSON
PO BOX 27
SEVILLE FL 32090

2-24 OCTOBER 27, 2026



CERTIFIED MAIL®

LAURAE ROTH

CLERK OF THE CIRCUIT COURT

101 N. ALABAMA AVE • P.O. BOX 6043

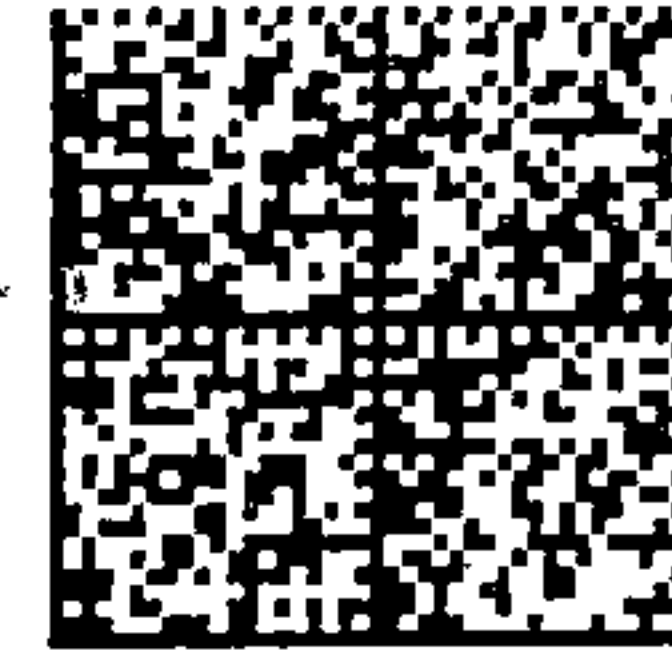
DELAND, FLORIDA 32721-6043

TAX DEED DEPT



9589 0710 5270 0086 3350 55

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



ZIP 32724 **\$ 010.98⁰**

02 7W
0008028897 SEP 04 2026

Jnc

SANDRA L NELSON
PO BOX 27
SEVILLE FL 32090

2-24

OCTOBER 27, 2026

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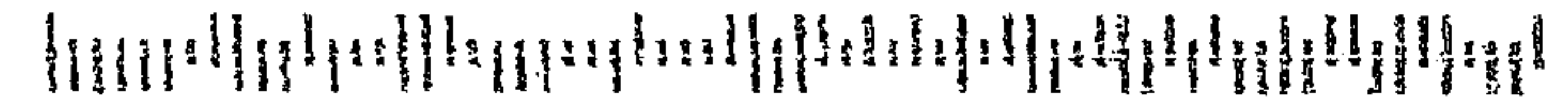
326 FE 1

2026 OCT -7 AM 9:00

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343

*0474-14748-05-35



CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
CC 44

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

TAX DEED DEPT

JTR

SANDRA L NELSON
PO BOX 27
SEVILLE FL 32090

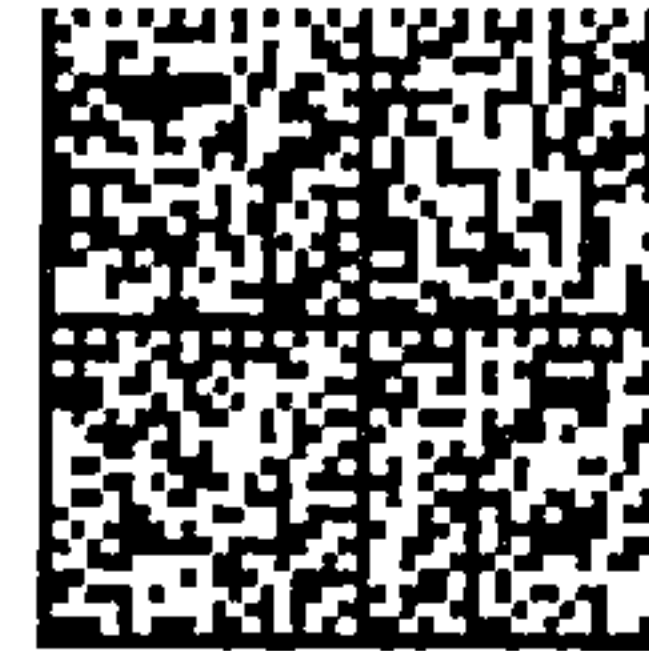
2-24

OCTOBER 27, 2026

UTF

23 32721604343

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGETM PITNEY BOWES



ZIP 32724 \$ 000.72¹
02 7W

0008028897 SEP. 04. 2026

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
CC 44

2026 OCT -7 AM 9:04

FILED

NIXIE

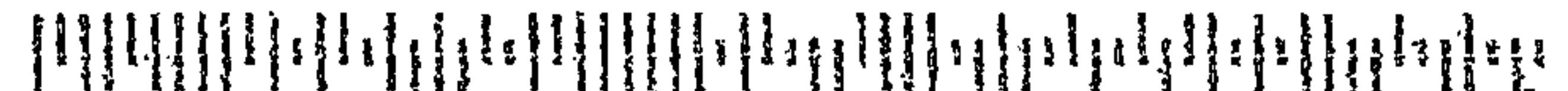
326 7E 1270

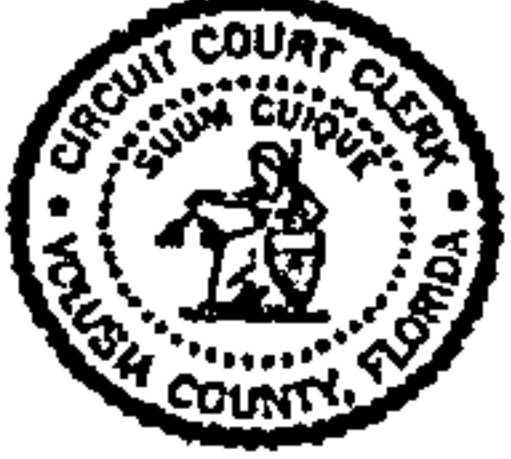
2026/03/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RC: 32721604343

*0532-02197-03-71





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 26, 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 27, 2026**
Service of Process must be completed by: **Tuesday, October 06, 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
2-24	2
NELSON SANDRA L	1
SANDRA L NELSON	1
426-24	2
SAPP SEAN MICHAEL	1
SEAN MICHAEL SAPP	1
1595-24	3
634 S SPRING GARDEN AVE LLC	2
ANTONIETTA WETZSTEIN REGISTERED AGENT O/B	1
1960-24	2
DANIEL JACQUELINE MARIE	1
JACQUELINE MARIE DANIEL	1
2366-24	2
GRANDALL DAVID LUTHER GRANDALL SCHYLER Z	1
DAVID LUTHER GRANDALL AND SCHYLER ZOE GR	1
4616-23	2
RIGGS RONALD W JR	1
RONALD W RIGGS JR	1
5540-24	4
FLAGSTONE COMMUNITY DEVELOPMENT CORPOR/	2
FLAGSTONE COMMUNITY DEVELOPMENT CORPOR	1
GERALD CHESTER REGISTERED AGENT O/B/O FLAC	1
5546-24	2
BRUCE ANNA TRS BERNICE M JACKSON TRUST	1
THE BERNICE M JACKSON TRUST DATED THE 14TH	1
6111-24	3
HANNA DONALD L JR	2

DONALD L HANNA JR	1
6889-24	3
ASHLEY ERIC M SR ASHLEY CATHY D	2
ERIC M ASHLEY SR AND CATHY D ASHLEY	1
9636-24	1
LAWRENCE MOLLY H	1
13852-19	1
SHIRLEY WITTENBURG STANLEY J PELOT JAMES I	1
Grand Total	27

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

TAX DEED CERTIFICATE NO.: 2-24

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

NELSON SANDRA L
2120 NELSON AVE
SEVILLE FL 32190

2-24

OCTOBER 27, 2026

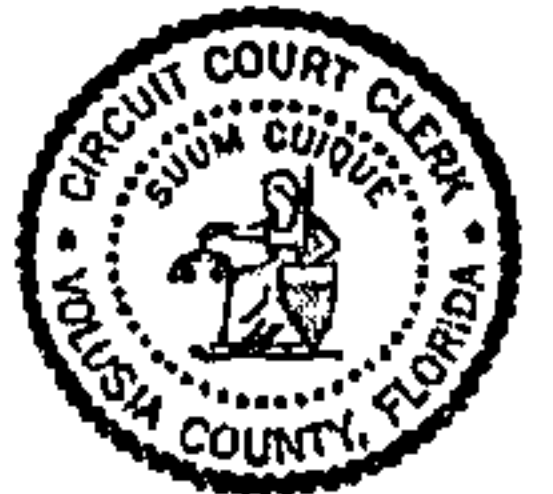
WARNING
SHERIFF'S
NOTICE

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 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 4TH DAY OF SEPTEMBER, 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 **RICCARDO MARINO ILMIOIRA 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.: **2-24** Name in which assessed: **NELSON SANDRA L**

Description of Property: **Parcel # 372500000090 25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2 ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105.**

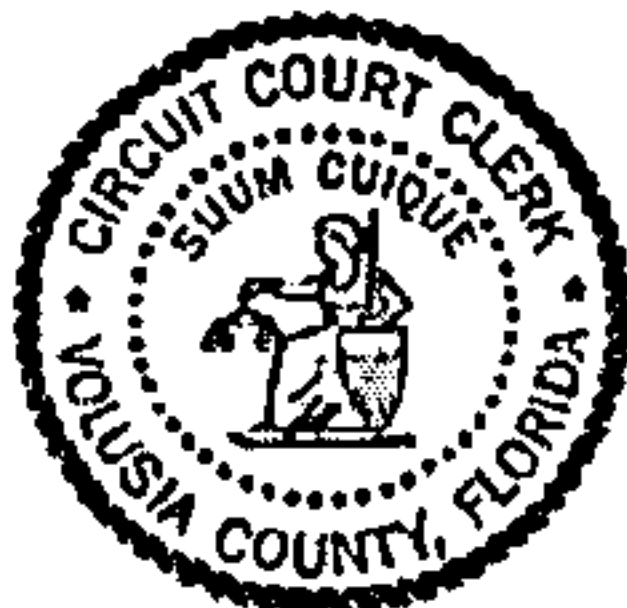
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 27, 2026 at 9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

Laura E. Roth

BY **LAURA E ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$4,099.09**

OPENING BID AMOUNT: \$92,603.84

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.: **2-24**

Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,099.09***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

NELSON SANDRA L
2120 NELSON AVE
SEVILLE FL 32190

***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]

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

TAX DEED CERTIFICATE NO.: 2-24

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SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE FL 32190

2-24

OCTOBER 27, 2026

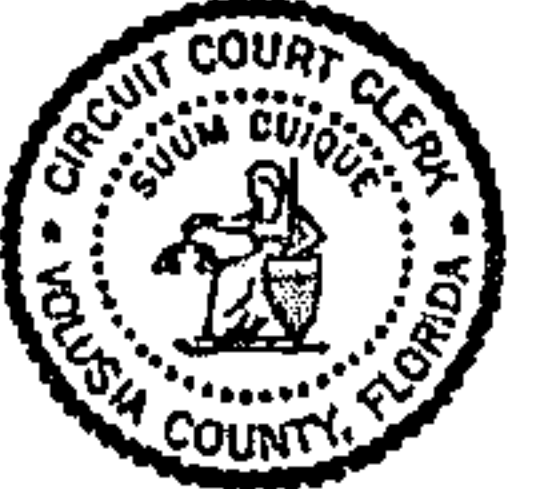
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DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

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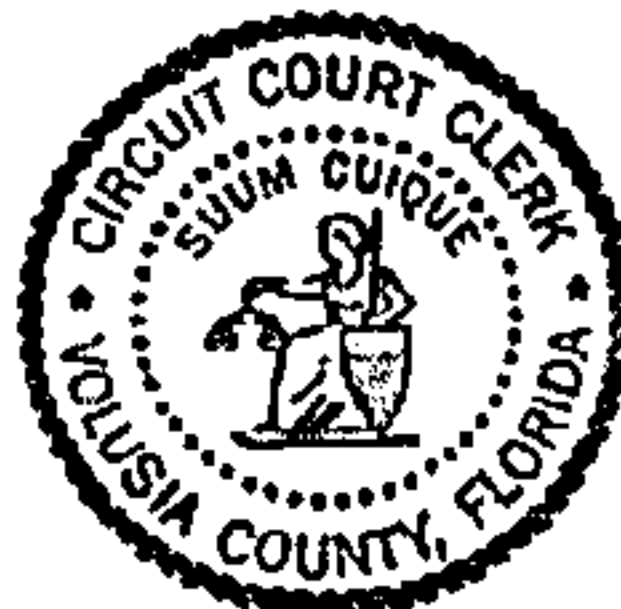
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Dated this 4TH day of SEPTEMBER, 2026.

Laura E. Roth

BY **LAURA E ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$4,099.09**

OPENING BID AMOUNT: \$92,603.84

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Certificate No.: **2-24**
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REDEMPTION AMOUNT: **\$4,099.09***

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SANDRA L NELSON
2120 NELSON AVENUE
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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
125 E ORANGE AVE
RM #200
DAYTONA BEACH, FL 32114



SHERIFF'S #:
26019667

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: SANDRA L NELSON

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/27/2026	9:00 AM	2-24

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 8th day of September, 2026 at 8:24 AM, and that I served the same on the 9th day of September, 2026, at the hour of 11:35 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	SANDRA L NELSON	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:	2120 NELSON AVENUE SEVILLE, FL 32190		
SERVICE STATUS:	Served	SERVICE BY:	Process Server Sclafani, Frank 4028



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: 9/10/2026
ENTRD BY: CCLAY

FILED

BY:

[Signature]

SCLAFANI, FRANK 4028, PROCESS SERVER

2061910107

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

WARNING
SHERIFF'S
NOTICE

TAX DEED CERTIFICATE NO.: 2-24

**THERE ARE UNPAID TAXES ON PROPERTY
WHICH YOU OWN OR IN WHICH YOU HAVE A
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SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE FL 32190

2-24

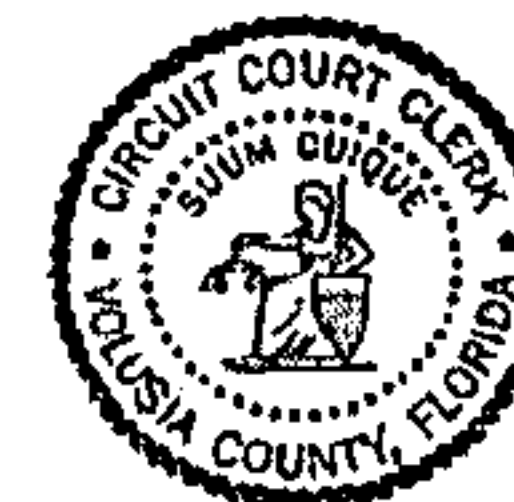
OCTOBER 27, 2026

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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 4TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 8 '26 8:24

NOTICE IS HEREBY GIVEN, that **RICCARDO MARINO ILMIOIRA 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.: **2-24** Name in which assessed: **NELSON SANDRA L**

Description of Property: **Parcel # 372500000090 25 13 27 E 6 CHS OF NW 1/4 OF SE 1/4 EXC S 210 FT & EXC N 2
ACRES PER OR 2406 PG 1719 PER OR 7305 PG 2885 PER OR 7334 PG 4105.**

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 27, 2026** at **9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

REDEMPTION AMOUNT: **\$4,099.09**

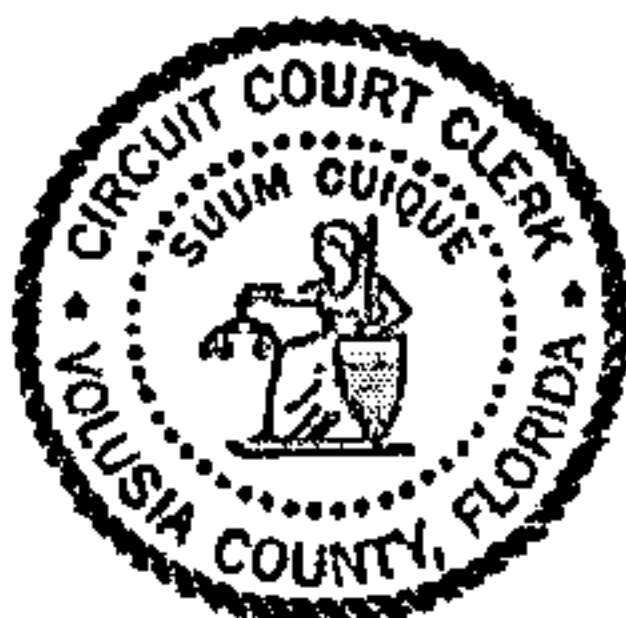
OPENING BID AMOUNT: \$92,603.84

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

Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



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

Certificate No.: **2-24**

Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,099.09***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

SANDRA L NELSON
2120 NELSON AVENUE
SEVILLE FL 32190

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
CC 57

2026 SEP 18 PM 3:37

FILED

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

Will Roberts - Tax Collector

MAIL TO:

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[Telephone: 386-736-5938]

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ATTORNEY / DEPOSITOR:
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SHERIFF'S #:
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PLAINTIFF: IN RE
DEFENDANT: NELSON SANDRA L

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/27/2026	9:00 AM	2-24

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PARTY TO BE SERVED:	NELSON SANDRA L	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.

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SERVICE STATUS:	Served	SERVICE BY:	Process Server Sclafani, Frank 4028



VOLUSIA SHERIFF'S OFFICE
P.O. BOX 2658
DAYTONA BEACH, FL 32114
2026 SEP 18 PM 3:38

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: 9/10/2026
ENTRD BY: CCLAY

FILED

BY:

SCLAFANI, FRANK 4028, PROCESS SERVER

2100191668

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

WARNING
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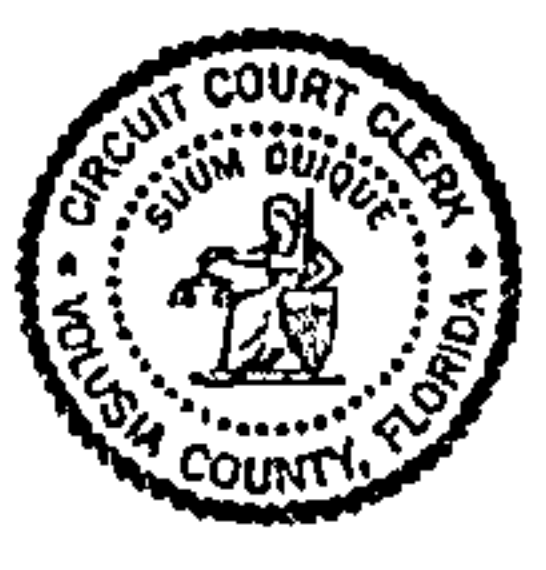
2-24 OCTOBER 27, 2026

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CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

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SEP 8 '26 8:23

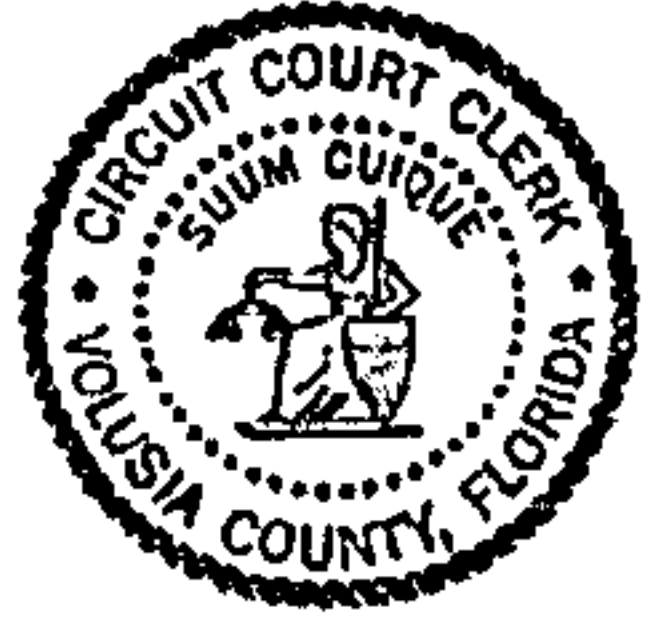
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Clerk of the Circuit Court, Volusia County



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CLERK OF THE CIRCUIT COURT
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CC 57

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