

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

2083-24

FTK INC & BANESCO USA

5/26/2026

Certificate Number

Applicant Name

Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$	10,411.88
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	\$	-
3. Total of Current Taxes Paid by Tax Deed Applicant	\$	4,879.70
4. Property Information Report Fee	\$	300.00
5. Tax Deed Application Fee	\$	225.00
6. Total Interest Accrued by Tax Collector	\$	711.75
7. Total (Lines 1-6)	\$	16,528.33
8. Clerk of Court Statutory fee [per Sect. 28.24]	<u>{REFUND TO CLERK}</u> \$	60.00
9. Record Notice of Application fee [per Sect. 197.502]	<u>{REFUND TO CLERK}</u> \$	10.00
10. Record Release of Notice of Application [per 197.502]	<u>{REFUND TO CLERK}</u> \$	10.00
11. Prepare Release of Notice of Application [per Sect. 28.24]	<u>{REFUND TO CLERK}</u> \$	7.00
12. Interest Computed by Clerk of Courts [per Sect. 197.542]	\$	237.25
13. Total of Lines 7-10	\$	16,852.58
14. Tax Collector's Redemption Fee	\$	6.25
15. TOTAL AMOUNT TO REDEEM*	\$	16,858.83

This payoff good through 9/29/2026

 BP



Redemption Date: _____

Name & Address: _____

Accepted by: _____

TAX COLLECTOR'S CERTIFICATION WORKSHEET

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FTK INC & BANESCO USA

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9. Record Notice of Application fee [per Sect. 197.502]	<u>{REFUND TO CLERK}</u>	\$ 10.00
10. Record Release of Notice of Application [per 197.502]	<u>{REFUND TO CLERK}</u>	\$ 10.00
11. Prepare Release of Notice of Application [per Sect. 28.24]	<u>{REFUND TO CLERK}</u>	\$ 7.00
12. Interest Computed by Clerk of Courts [per Sect. 197.542]	\$	237.25
13. Total of Lines 7-10	\$	16,852.58
14. Tax Collector's Redemption Fee	\$	6.25
15. TOTAL AMOUNT TO REDEEM*	\$	16,858.83

This payoff good through 9/16/2026



BP

Redemption Date: _____



Name & Address: _____

Accepted by: _____

TAX COLLECTOR'S CERTIFICATION WORKSHEET**2083-24****FTK INC & BANESCO USA****5/26/2026****12/1/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 10,411.88
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	4,879.70
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	15,816.58
7. Total Interest Accrued by Tax Collector	711.75
8. Clerk of Court Statutory Fee [per Sect. 28.24].....	60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]	69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]	41.52
11. Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
12. Recorded Notice of Application Fee.....	10.00
13. Sheriff's Fee [per Sect. 197.522(2)]	40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	1.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17.	-
18. Total of Lines 6 thru 17	16,819.85
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	966.49
20. Total of Lines 18 & 19	17,786.34
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*	\$ 17,809.59
25.	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	-
27. Total of Lines 20, 25 & 26.....	17,786.34
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 17,786.34

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

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

Created by:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FTK INC & BANESCO USA** 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. **2083-24**

Year of Issuance

JUNE 1, 2024

Description of Property **Parcel # 801108280050 N 169 FT OF LOT 5 EXC W 100 FT**
BLK 28 ORANGE CITY PER OR 3981 PG 0414 PER OR 5300 PGS 4850-4851 PER OR 5331
PGS 1376-1377

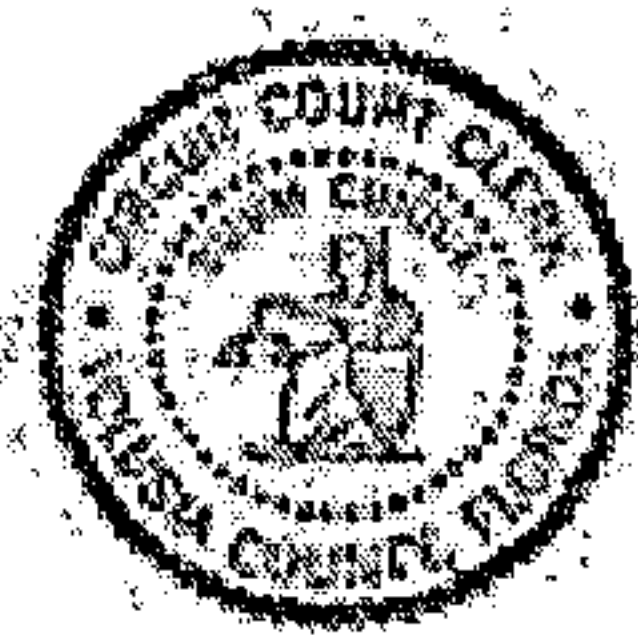
Name in which assessed

DURANT DAVID R EST

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

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

Dated this 9TH day of OCTOBER, 2026.



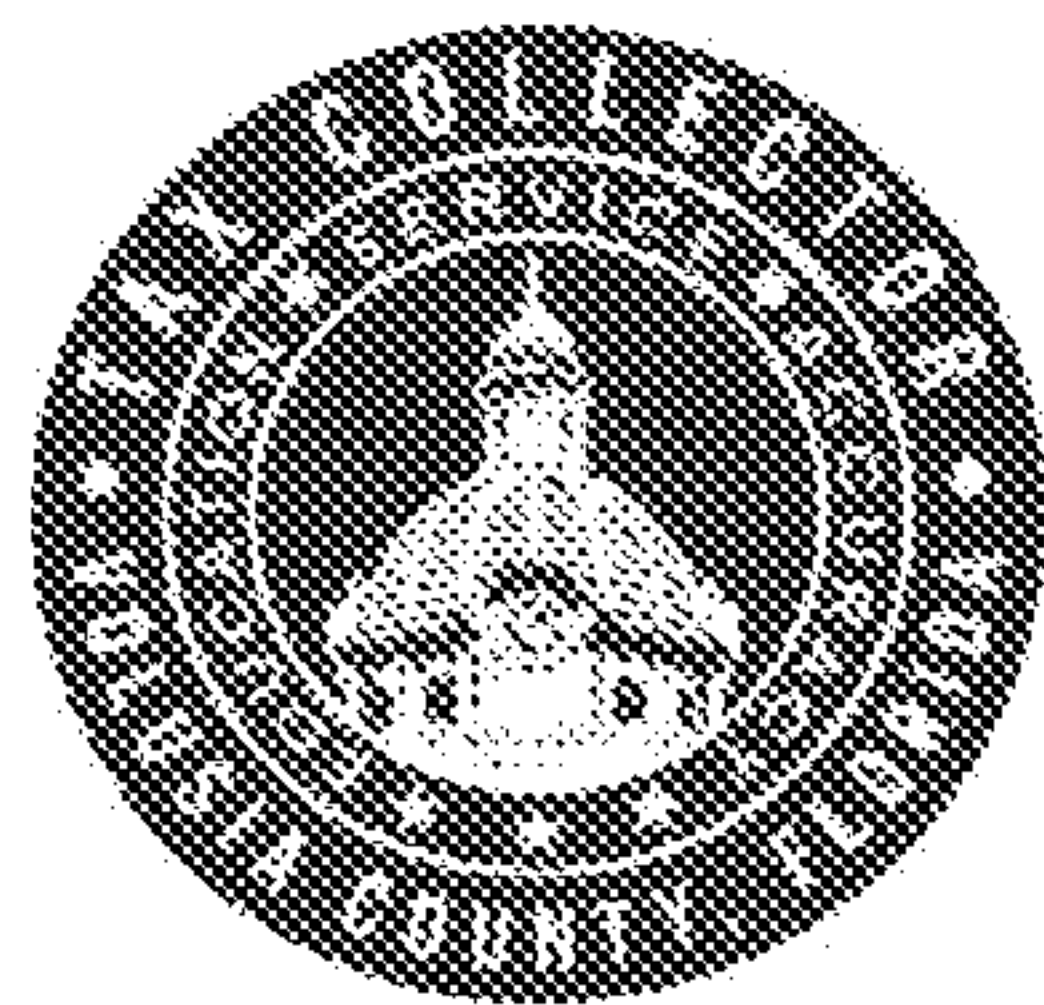
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

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

OCTOBER 29, 2026



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 801108280050

Tax Deed #: 32437

Situs Address: 415 CLARK ST

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

FTK INC. & BANESCO USA
3155 NW 77 AVE
MIAMI, FL 33122

Owner on Current Tax Roll

DURANT DAVID R EST
415 CLARK ST
ORANGE CITY, FL 32763

Billing Address on Current Tax Roll

Additional Parties, Per Search

COUNTY OF VOLUSIA
COMMUNITY SERVICES DIRECTOR
123 W INDIANA AVE
DELAND, FL 32720

Mortgage Holder

DAVID R DURANT

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	FTK INC. & BANESCO USA 3155 NW 77 AVE MIAMI, FL 33122		Application date	May 26, 2026	
Situs address	415 CLARK ST ORANGE CITY 32763		Yr Issued/Certificate #	2024 / 2083	
Parcel owner	DURANT DAVID R EST 415 CLARK ST ORANGE CITY, FL 32763	Date certificate issued	06/01/2024		
		Deed application number	32437		
Property description	See last page.		Account number	801108280050	
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)	
# 2024/2083	05/31/2024	4,548.55	636.80	5,185.35	
Part 2: Total*				5,185.35	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Yr Issued/Certificate #	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/2019	05/31/2025	4,924.79	6.25	295.49	5,226.53
Part 3: Total*					5,226.53
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)				10,411.88	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				4,879.70	
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)				711.75	
7. Total Paid (Lines 1-6)				16,528.33	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 08/10/2026		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	16,528.33
18. Redemption fee	6.25
19. Total amount to redeem	16,534.58
Sign here: _____ Date of sale _____ Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

N 169 FT OF LOT 5 EXC W 100 FT BLK 28 ORANGE CITY PER OR 398
1 PG 0414 PER OR 5300 PGS 4850-4851 PER OR 5331 PGS 1376-137
7

N 169 FT OF LOT 5 EXC W 100 FT BLK 28 ORANGE CITY PER OR 398
1 PG 0414 PER OR 5300 PGS 4850-4851 PER (Full legal attached.)

TitleExpress®

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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
801108280050	2375680	415 CLARK ST ORANGE CITY 32763

Legal Description

N 169 FT OF LOT 5 EXC W 100 FT BLK 28 ORANGE CITY MB 3 PG 86 PER OR 3981 PG 0414
PER OR 5300 PGS 4850-4851 PER OR 5331 PGS 1376-1377

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-2083	\$252,591	No	No	Yes	No
Owner of Record on Current Tax Roll DAVID R DURANT EST			Billing Name & Address		
415 CLARK ST ORANGE CITY FL 32763					

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 07/21/2026 **Search covers** **20 years** **through:** 07/07/2026

Sue Servas
Title Examiner

General Examiner Comments:

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

DAVID R DURANT

DocumentSecond Amended
Order
Determining
Homestead
Bk:5331 Pg:1376**Examiner Comments**No address found on
document.**Related Documents (for Reference)**

None found.

MORTGAGE HOLDER**Name & Address of Record**COUNTY OF VOLUSIA
COMMUNITY SERVICES DIRECTOR
123 W INDIANA AVE
DELAND FL 32720**Document**Lien
Bk:5664 Pg:2686**Examiner Comments****Related Documents (for Reference)**Agreement
Bk:5500 Pg:3952**LIEN HOLDER****Name & Address of Record**

None found.

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

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)
None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

**IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN
AND FOR VOLUSIA COUNTY, FLORIDA**

IN RE: The Estate Of

CASE NO: 2004-11167-PRDL

MAUD DURANT,

DIVISION: 10

Deceased.

**SECOND AMENDED ORDER DETERMINING HOMESTEAD STATUS OF
REAL PROPERTY**

(Intestate - lineal descendants, no spouse - exempt from claims)

On the petition of DAVID R. DURANT for an Order Determining Homestead Status of Real Property, all interested persons have been served proper notice of the Petition and hearing, or have waived notice thereof, the Court finds that:

1. The decedent died intestate and was domiciled in Volusia County, Florida;

2. The decedent was not survived by a spouse;

3. Decedent was survived by one or more lineal descendants;

4. At the time of death, the Decedent owned and resided on the real property described in the Petition;

5. The following lineal descendants and beneficiaries of the decedent's estate, Charlie Dessausure, Dorothy L. Durant, Enoch E. Durant, Evelyn D. Robinson, Kathy Perry, Michael A. Johnson, Myrtle Pender, and Prince David Johnson, have executed Quit-Claim Deeds to the following described real property:

CLERK OF THE CIRCUIT
IN AND FOR VOLUSIA COUNTY, FL

MAY 27 04

FILED

270

North 169 feet of Lot 5, except the West 100 feet, in Block 28,
ORANGE CITY, as per map in Map Book 3 at Page 86, Public
Records of Volusia County, Florida.

transferring to DAVID R. DURANT each of their interest in said real property; it is

ADJUDGED that the following-described property (the "Property"):

North 169 feet of Lot 5, except the West 100 feet, in Block 28,
ORANGE CITY, as per map in Map Book 3 at Page 86, Public
Records of Volusia County, Florida.

constituted the homestead of the Decedent within the meaning of Section 4 of Article
X of the Constitution of the State of Florida.

ADJUDGED FURTHER that title to the above described Property descended
and the constitutional exemption from claims of decedent's creditors inured to the
lineal descendants, DAVID R. DURANT.

ADJUDGED FURTHER that the personal representative is authorized and
directed to surrender all of the Property which may be in the possession or control of
the personal representative to DAVID R. DURANT, and that the personal
representative shall have no further responsibility with respect to it.

ORDERED on May 27, 2004.

C. McFurin Smith Jr.
CIRCUIT JUDGE

cc: Ivan K. Clements, Jr., Esquire



Prepared & Return to:
Reginald Williams
Community Services Director
County of Volusia
123 W. Indiana Ave.
DeLand, FL 32720-4611

09/30/2005 02:05 PM
Instrument# 2005-270535 # 1
Book : 5664
Page : 2686

VOLUSIA COUNTY HOUSING REHABILITATION LIEN

THIS HOUSING REHABILITATION LIEN commencing on the 5th of April 2005 by and between David Durant hereinafter called First Party, and the COUNTY OF VOLUSIA, FLORIDA, hereinafter called Second Party;

WTNESSETH:

1. For and in consideration of the sum of \$85,001.75 of Volusia County Grant Funds granted from the Second Party to the First Party for the purpose of rehabilitating and renovating certain hereinafter described real property under the Deferred Loan Program of the County of Volusia Housing Program, at the request of First Party, as well as the expenditure of funds by the Second Party heretofore made or hereafter made, to, or in behalf of the First Party, said First Party acknowledges the foregoing grant and agrees to the lien as herein described upon the following described real property in Volusia County, Florida, and the recordation thereof, to wit:

Property Address: 415 Clark Street, Orange City, FL 32763

Parcel Number: 8011-08-28-0050

Legal Description: The North 169 feet of Lot 5, Block 28, ORANGE CITY, according to map in Map Book 3, Page 86, of the Public Recors of Volusia County, Florida, LESS AND EXCEPT the West 100 feet thereof

Account Number: 782-630-4915-68-6212

2. Said lien shall be satisfied by the First Party owning and residing in the described property for thirty (30) years from the date of closing of the subject property as evidenced by signed affidavit.

3. The Owner(s) shall be credited at one-thirtieth (1/30th) of the total lien for each year the client resides in the rehabilitated residence. The remainder of the lien shall be repaid in full to the County of Volusia, upon transfer of title or death.

4. In the event the First Party sells or further encumbers the described real property before the expiration of the time period specified in paragraph 2., above, without the written consent of, and upon terms acceptable to the Second Party, the full amount of such lien shall be immediately due and payable to the Second Party, and shall be paid to the Second Party out of the closing proceeds of any sale of the subject property.

5. In the event the First Party vacates, leases or otherwise ceases to reside in the described real property, the time period provided in paragraph 3., above, shall be extended for the period of such non-residency.

6. Upon the non-residency or death of the First Party or foreclosure proceedings are instituted by another lien holder against the described real property, the Second Party may foreclose this lien in accordance with the procedures set forth for foreclosure of liens.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year set forth in the acknowledgments.

[Signature]
(Witness)

David Durant
First Party: David Durant

Marcelle Horvath
(Witness)
ATTEST:

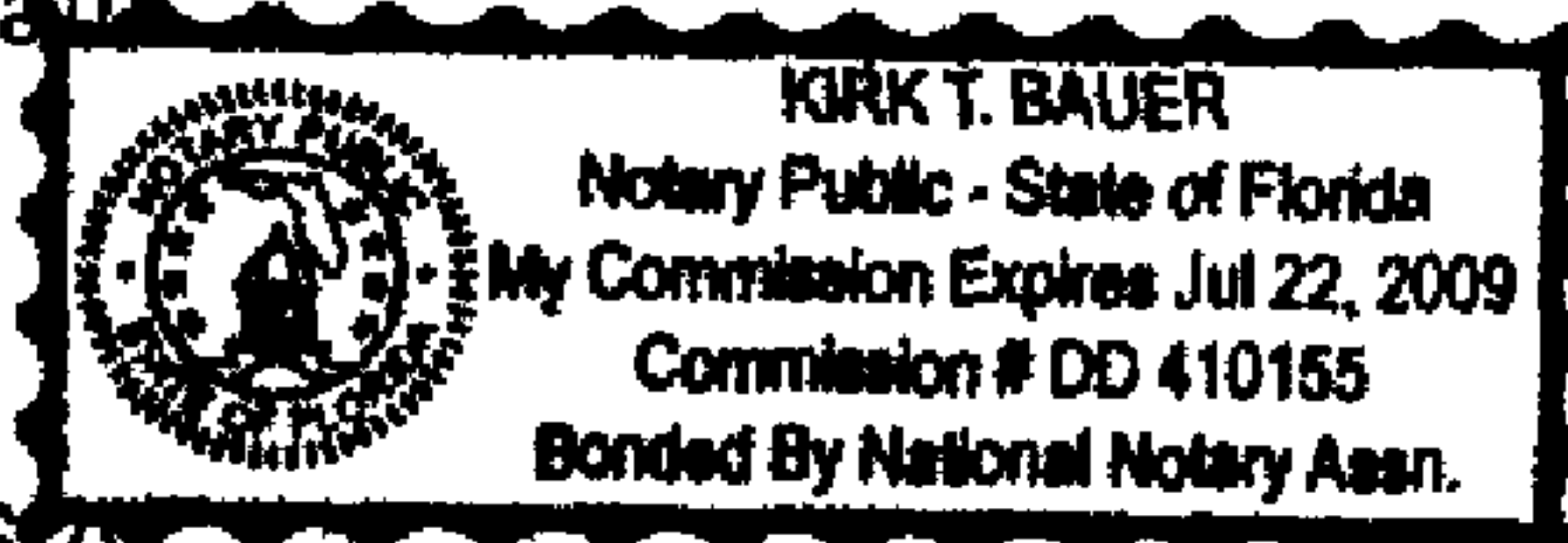
First Party:

VOLUSIA COUNTY, FLORIDA

By: [Signature]
Community Services Director
Reginald Williams
Typed Name
Address: 123 W. Indiana Ave.
DeLand, FL 32720

COUNTY OF VOLUSIA
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 5 day of April 2005, by David Durant who is/are personally known to me or who has/have produced identification, and did not take an oath.



[Signature]
Notary Public:
State of Florida at Large
My Commission Expires:

COUNTY OF VOLUSIA
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this _____ day of _____ 2005, by Reginald Williams, Community Services Director of Volusia County, Florida on behalf of the County of Volusia, who is personally known to me.

Notary Public:
State of Florida at Large
My Commission Expires:



This instrument was prepared by:
Reginald Williams, Community Services Director
County of Volusia 123 W. Indiana Ave., DeLand, FL 32720-4611

County of Volusia

AFFIDAVIT

I, David Durant
(Owner: David Durant)

of 415 Clark Street, Orange City, FL 32763, make oath and say that:
(residential address)

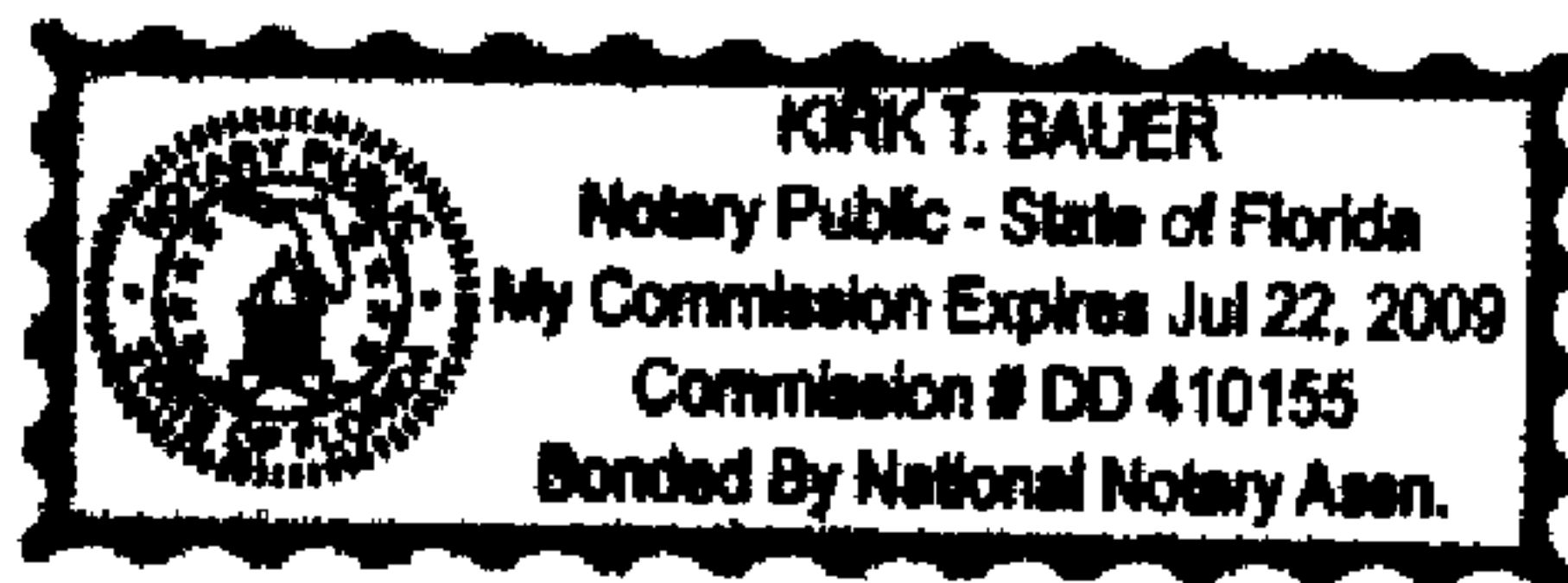
The property located at 415 Clark Street, Orange City, FL 32763 will remain as my (signor of affidavit) principal residence for 30 years from the date of closing as evidenced by the signature of this affidavit.

This affidavit shall be in effect from the date of closing of the subject property as evidenced by signature date of the aforementioned affidavit.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal the day and year set forth in the acknowledgments.

COUNTY OF VOLUSIA
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 5 day of April 2005, by David Durant, who is/are personally known to me or who has/have produced identification, and did not take an oath.



Kirk T. Bauer
Notary Public:
State of Florida at Large
My Commission Expires:

Instrument# 2005-270535 # 3
Book: 5664
Page: 2688
Diane H. Katussek
Volusia County, Clerk of Court

DEFERRED

03/01/2005 02:28 PM
Instrument# 2005-051140
Book : 5500
Page : 3952

**COUNTY OF VOLUSIA
HOUSING ASSISTANCE PROGRAMS
REHABILITATION AGREEMENT**

This agreement with David Durant, hereinafter referred to as Owner(s), agrees to the placement of a lien on the property for a period of 30 years, and authorizes the County of Volusia, hereinafter referred to as County, to furnish labor and materials in accordance with rehabilitation specifications to rehabilitate the property described herein:

Property Address: 415 Clark Street, Orange City, FL 32763

Parcel Number: 8011-08-28-0050

Legal Description: The North 169 feet of Lot 5, Block 28, ORANGE CITY, according to map in Map Book 3, Page 86 of the Public Records of Volusia County, Florida, LESS AND EXCEPT the West 100 feet thereof.

Additionally, the Owner(s) understands that the rehabilitation work will be completed using funds granted to the County and that 100% of the cost of rehabilitation shall be recorded in a lien for labor or materials providing the following stipulations are met:

1. The Owner(s) agrees not to sell the above-described property for a term of 30 years, from the date of completion of the rehabilitation work;
2. The Owner(s) agree(s) to reside in the above-described property as his or her principal place of residence and not to lease, rent or transfer said property unless approval has been granted by the County. It is understood that approval will only be granted for extraordinary circumstances (this does not include rental of said property by survivors due to death.) Elderly applicants will not be required to repay the rehabilitation costs if the stipulations of this Rehabilitation Agreement are met. However, the elderly applicant must consent to the placement of a lien on their property, which covers 100% of the rehabilitation costs. Upon the death of the original borrower(s), 100% of the rehabilitation costs shall be repaid in full to the County of Volusia, unless the qualified heir is 62 years old or older. Rehabilitated units with liens shall be credited at one-thirtieth (1/30th) of the total lien for each year the client resides in the rehabilitated residence. The remainder of the lien shall be repaid in full to the County of Volusia, upon transfer of title or death. To qualify, the heir shall make application within 90 days of the borrower's death. Approval of the heir's loan application shall be in accordance with prevailing policy in force at the time of application. If the heir's application is not approved, 100% of the rehabilitation costs shall be paid in full to the County of Volusia within 180 days of the written notice that the application has been denied.
3. The Owner(s) agrees to attend Volusia County Home Maintenance Course prior to, during or no more than three (3) months after completion of the rehabilitation of the dwelling unit;
4. The Owner(s) agrees to properly maintain the dwelling unit, keep the yard clear of debris, and keep home owners' insurance, flood insurance if the unit is located in a flood zone, taxes, special assessment and other special charges current;
5. The Owner(s) agrees to sign a rehabilitation lien to be filed with the Clerk of the Court to cover 100% of rehabilitation cost of the unit. The duration of the lien will be for thirty - (30) years;
6. The Owner(s) agrees not to further encumber the above-described property by securing loans or mortgages until the rehabilitation lien is satisfied;
7. The Owner(s) agrees to release and hold harmless the County and its staff from any liability arising from the performance of the rehabilitation work;
8. The Owner(s) agrees to keep property taxes and homeowner's insurance on the property for the entire term of the lien.
9. If requested by Grantor or Grantor's agents or assigns, the owner (s), below signed, agree to cooperate

DEFERRED

fully and in a timely manner to assist in correcting errors and/or omissions which may be found in this Housing Rehabilitation file's documents, exhibits, or applications, when correction of same is deemed by Grantor or Grantor's agents or assigns to be desirable or necessary for the perfection of the Grantor's or Grantor's agents or assigns, security interest in the property being rehabilitated.

Owner (s) agree to acknowledge by signature such corrections in, or re-execute if necessary, any documents as same are brought before them.

It is understood that owner (s) will not incur any expense of preparing and gathering any such documents, as all such costs shall be borne by the requesting entity.

10. The owner (s) agrees to sign a new lien if a change order occurs during the rehabilitation of the above property.

11. It is understood that if the Owner(s) decide to cancel this agreement, any work that has been paid for with County funds shall be reimbursed to the County of Volusia by the Owner(s).

Should the Owner(s) disregard these stipulations after initiation of rehabilitation work, he or she agrees to repay the County in accordance with the following guidelines:

1. In the event of sale or refinance, repayment shall be paid in full.
2. In the event of renting, repayment will be subject to a specified time period and interest charges as defined by County's Housing Rehabilitation Guidelines.

Upon expiration of the lien, such obligations as herein specified shall be automatically discharged.

In accordance with the F.S. Chapter 570.72, either party to this agreement may cancel this agreement until midnight of the third business day following the execution of the agreement by giving notice to the other party, by either certified or registered mail. The party invoking this section is not liable to the other for any damages incurred by this cancellation.

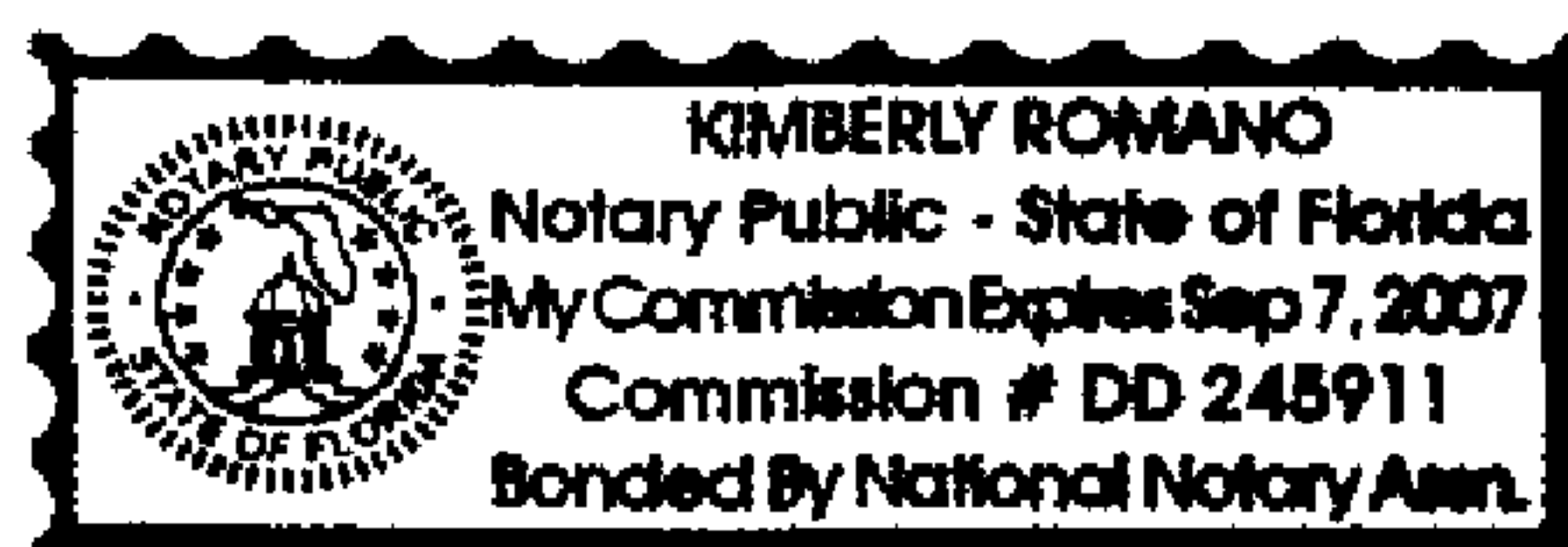
IN WITNESS THEREOF, the parties hereto have caused these present to be executed in their respective names, on the date first below written.

Carmen Nicholson David Durant 8/16/04
Witness CARMEN NICHOLSON Owner: David Durant Date

[Signature] 8/18/04
Witness Owner: Date
Community Services Director

COUNTY OF VOLUSIA
STATE OF FLORIDA

The foregoing instrument was acknowledged before me on this 16th day of AUG., 2004 by David Durant in who is/are personally known to me or who has/have produced identification, and did not take an oath.



Notary Public: [Signature]
State of Florida at Large
My Commission Expires: 9-7-07

Book : 5500
Page : 3954
Diane M. Matousek
Volusia County, Clerk of Court

AFFIDAVIT OF TRUE AND CERTIFIED COPY

STATE OF FLORIDA

COUNTY OF VOLUSIA

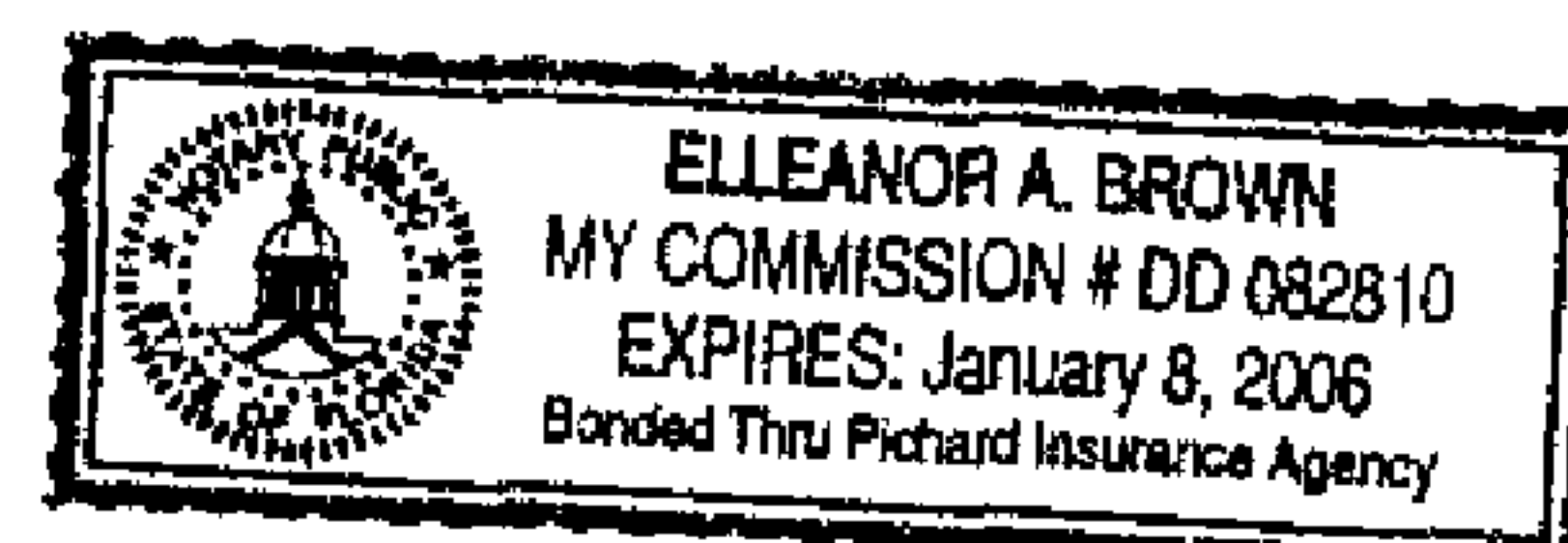
On this 28th day of February, 2005, I attest that the preceding or attached document is a true, exact, complete, and unaltered photocopy made by me of a Volusia County Housing Rehabilitation Lien.

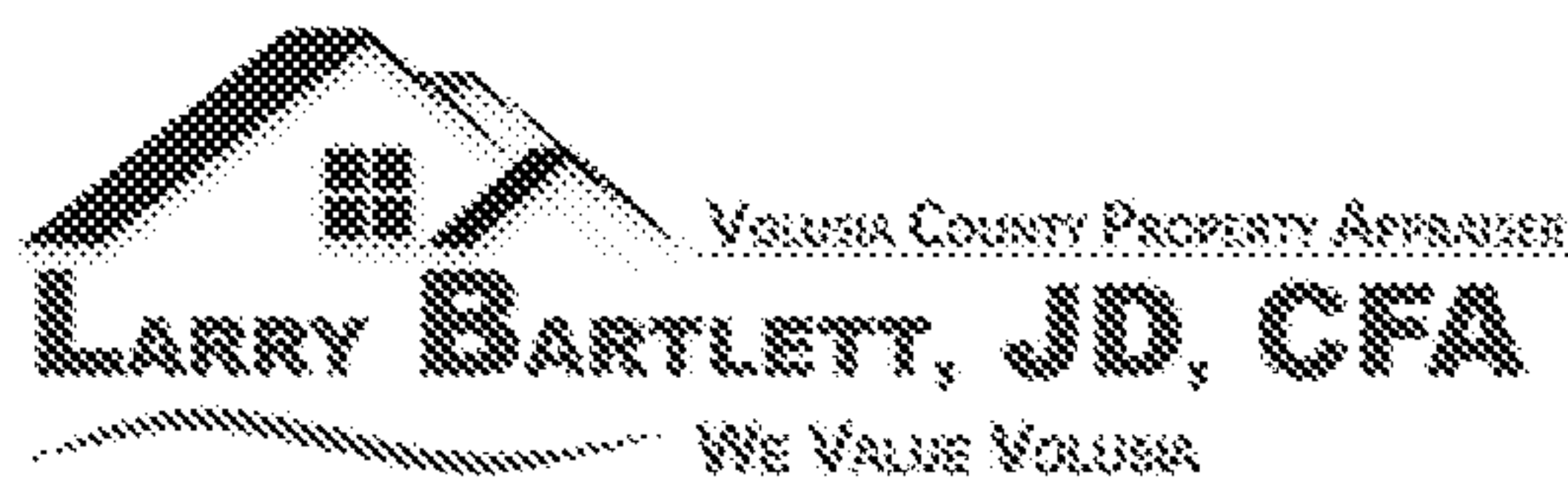

Reginald Williams
Community Services Director

Sworn to and subscribed before me on this 28 day of February, 2005, by
Reginald Williams


Notary Public – State of Florida

Eleanor A. Brown
(print, type or stamp name)
Personally known, ☒ OR Produced ID ☐
If produced ID, type _____
Commission No.: DD 082810





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: 2375680
Parcel ID: 801108280050
Township-Range-Section: 18 - 30 - 11
Subdivision-Block-Lot: 08 - 28 - 0050
Owner(s): DURANT DAVID R EST - EST - Estate - 100%
Mailing Address On File: 415 CLARK ST
ORANGE CITY FL 32763
Physical Address: 415 CLARK ST, ORANGE CITY 32763
Building Count: 1
Neighborhood: 5065 - ORANGE CITY BLKS IN SEC 11
Subdivision Name:
Property Use: 0100 - SINGLE FAMILY
Tax District: 014-ORANGE CITY
2025 Final Millage Rate: 19.2835
Homestead Property: No
Agriculture Classification: No
Short Description: N 169 FT OF LOT 5 EXC W 100 FT BLK 28 ORANGE CITY MB 3 PG 86
PER OR 3981 PG 0414 PER OR 5300 PGS 4850-4851 PER OR 5331 P
GS 1376-1377

Property Values

Tax Year:	2026 Working	2025 Final	2024 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement Value:	Cost	Cost	Cost
Land Value:	\$167,343	\$161,559	\$200,265
Just/Market Value:	\$91,032	\$91,032	\$89,190
	\$258,375	\$252,591	\$289,455

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.

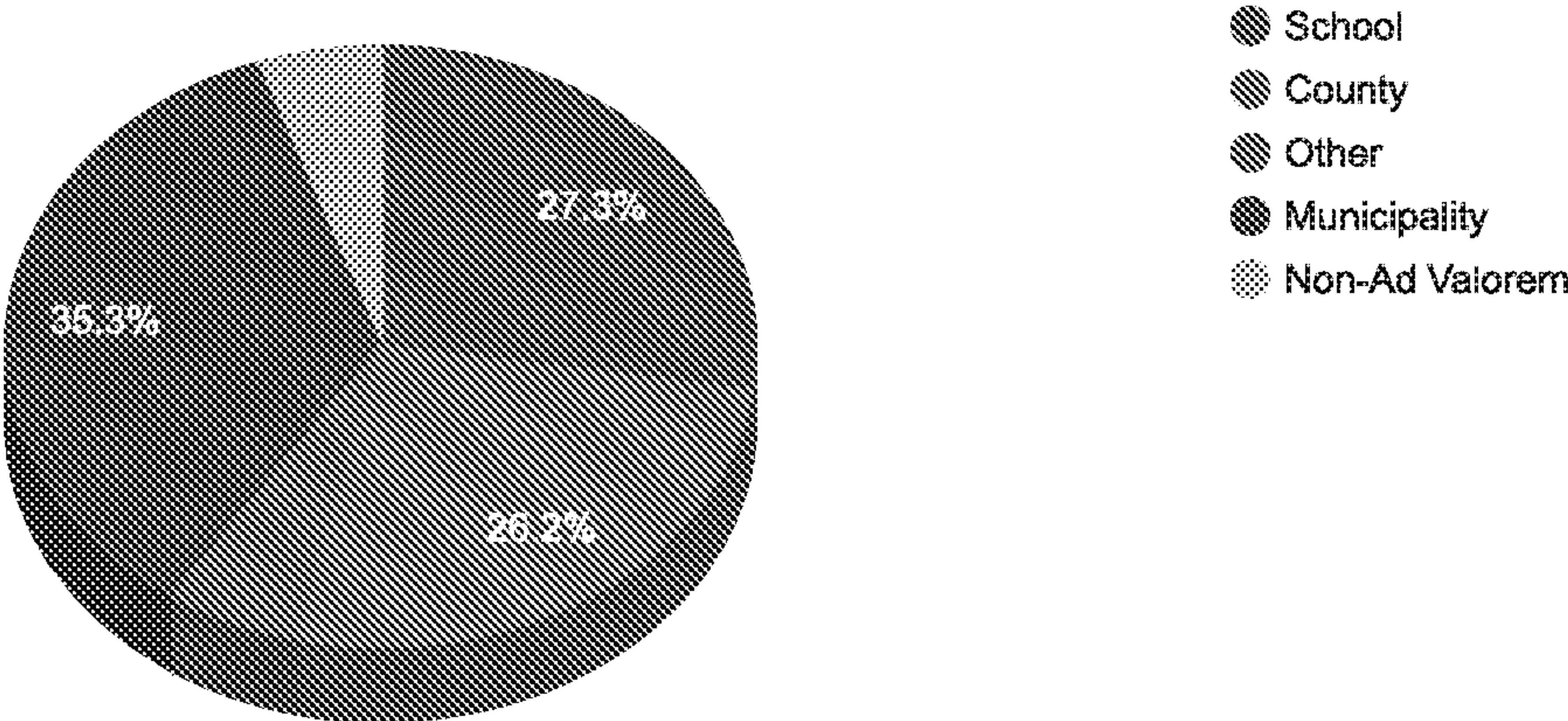
Tax Authority	Just/Market Value	Assessed Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017 CAPITAL IMPROVEMENT	\$258,375	\$258,375 \$0	\$258,375	1.5000	\$387.56
0012 DISCRETIONARY	\$258,375	\$258,375 \$0	\$258,375	0.7480	\$193.26
0011 REQ LOCAL EFFORT	\$258,375	\$258,375 \$0	\$258,375	3.0310	\$783.13
0050 GENERAL FUND	\$258,375	\$243,056 \$15,319	\$243,056	3.2007	\$777.95
0053 LAW ENFORCEMENT FUND	\$258,375	\$243,056 \$15,319	\$243,056	1.5994	\$388.74
0055 LIBRARY	\$258,375	\$243,056 \$15,319	\$243,056	0.3697	\$89.86

0058	VOLUSIA ECHO	\$258,375	\$243,056	\$15,319	\$243,056	0.2000	\$48.61
0057	VOLUSIA FOREVER	\$258,375	\$243,056	\$15,319	\$243,056	0.2000	\$48.61
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$258,375	\$243,056	\$15,319	\$243,056	0.0270	\$6.56
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$258,375	\$243,056	\$15,319	\$243,056	0.1793	\$43.58
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$258,375	\$243,056	\$15,319	\$243,056	0.9897	\$240.55
0170	ORANGE CITY	\$258,375	\$243,056	\$15,319	\$243,056	7.2387	\$1,759.41
						19.2835	\$4,767.84

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$4,767.84
0141-ORANGE CITY SOLID WASTE	1.00	\$223,912	\$223.91	Estimated Non-Ad Valorem Tax:	\$269.91
Estimated Taxes: \$5,037.75					
0143-ORANGE CITY STORMWATER	2.00	\$23,016	\$46.00	Estimated Tax Amount without SOH/10CAP ☺	\$5,252.28

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2025	\$91,032	\$161,559	\$252,591	\$220,960	\$0	\$220,960	\$0
2024	\$89,190	\$200,265	\$289,455	\$200,873	\$0	\$200,873	\$0
2023	\$95,824	\$163,485	\$259,309	\$182,612	\$0	\$182,612	\$0
2022	\$46,554	\$146,737	\$193,291	\$166,011	\$0	\$166,011	\$0
2021	\$31,812	\$119,107	\$150,919	\$150,919	\$0	\$150,919	\$0
2020	\$31,812	\$109,566	\$141,378	\$140,093	\$0	\$140,093	\$0
2019	\$26,769	\$100,588	\$127,357	\$127,357	\$0	\$127,357	\$0
2018	\$26,770	\$94,301	\$121,071	\$68,558	\$68,558	\$0	\$52,513
2017	\$18,658	\$80,745	\$99,474	\$67,148	\$42,148	\$25,000	\$32,326

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0105-IMP PVD .5 -.99 AC	N	A- ACRE		0.7759				123,500	\$91,032

Building(s) - Residential

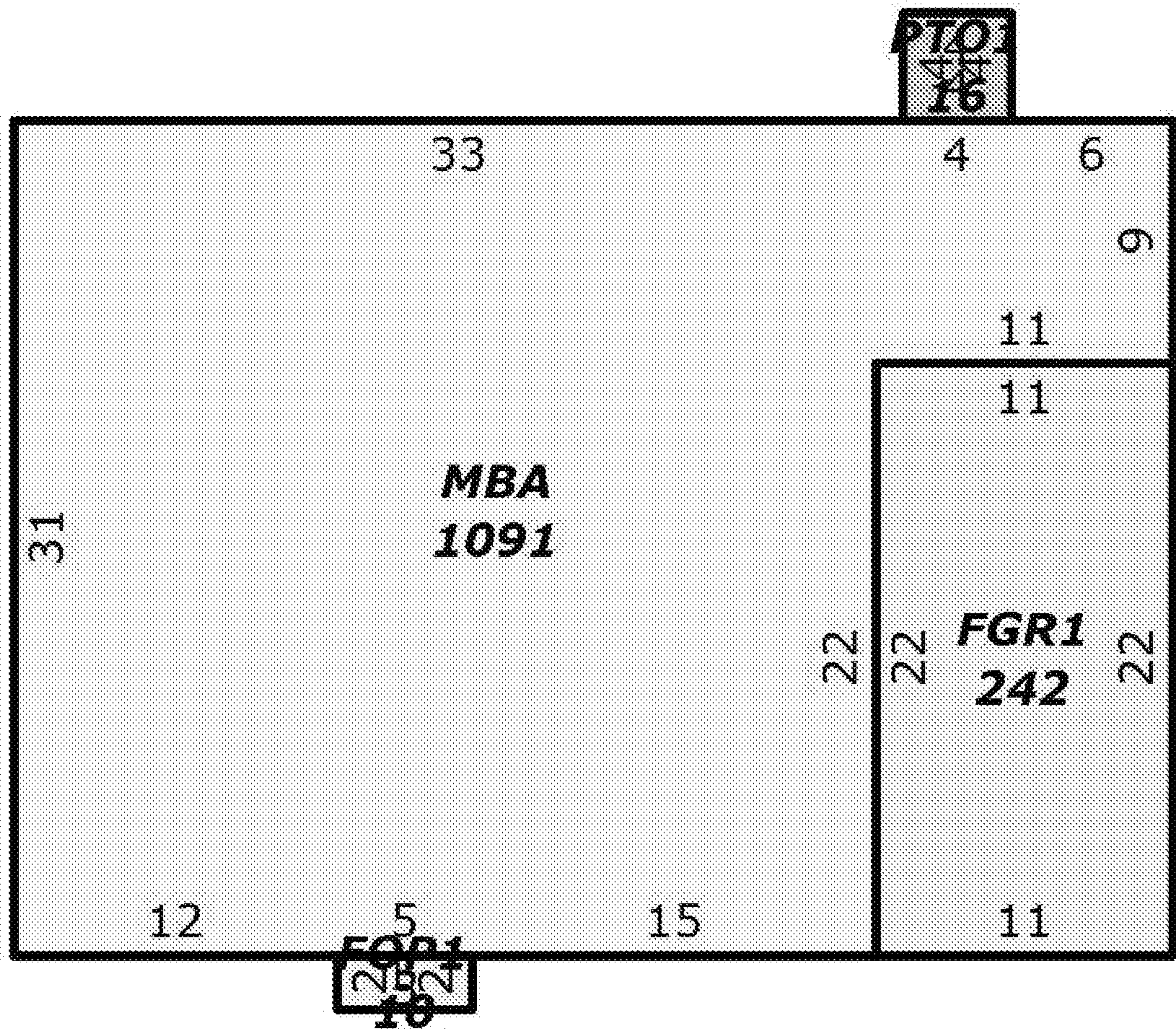
Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	# Stories:	1	2 Fixture	0
		# Bedrooms:	2	Baths:	
		Floor Type:	20 -	3 Fixture	1
Description:	R1 - Single Family		COMBINATION	Baths:	
Quality Grd:	325	Wall Type:	5 - DRYWALL	4 Fixture	0
Arch Design:		Exterior	17 -	Baths:	
Year Built:	2005	Wall:	CONCRETE	5 Fixture	0
Total SFLA:	1,091		BLOCK	Baths:	
HVAC:	Y - AIR		STUCCO	6 Fixture	0
	CONDITIONING	Foundation:	3 -	Baths:	
Heat	6 - FORCED		CONCRETE	7 Fixture	0
Method:	DUCTED	Roof Cover:	SLAB	Baths:	
Heat Source:	1 -		3 - ASPHALT	Add'l	0
	ELECTRICITY		SHINGLE	Fixtures:	
		Roof Type:	14 - HIP		
		FPL:	//		

Total Building Value: \$167,343

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

Description	Area	Year Built
MAIN BUILDING	1091	
Patio	16	
Finished Garage	242	
Porch, Open Finished	10	
Total Building Area	1,359	



Miscellaneous Improvement(s)

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

Sales History

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

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
5331 / 1376	2004133917	05/27/2004	PR1-PERSONAL REP	UNQUALIFIED	IMPROVED	\$100
5300 / 4850	2004093643	04/19/2004	PR1-PERSONAL REP	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-	Subdivision-Block-	Date
N 169 FT OF LOT 5 EXC W 100 FT BLK 28 ORANGE CITY MB 3 PG 86 PER OR 3981 PG 0414 PER OR 5300 PGS 4850-4851 PER OR 5331 PGS 1376- 1377	014	Section 18 - 30 - 11	Lot 08 - 28 - 0050	Created 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
07/05/2005	051097		\$2,166
04/12/2005	03060504		\$81,432



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 801108280050

Tax Deed #: 32437

Situs Address: 415 CLARK ST

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

FTK INC. & BANESCO USA
3155 NW 77 AVE
MIAMI, FL 33122

Owner on Current Tax Roll

①
SN
(VOL) DURANT DAVID R EST
415 CLARK ST
ORANGE CITY, FL 32763

Billing Address on Current Tax Roll

Additional Parties, Per Search

② COUNTY OF VOLUSIA
COMMUNITY SERVICES DIRECTOR
123 W INDIANA AVE
DELAND, FL 32720

Mortgage Holder

③
★ DAVID R DURANT

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Monday, August 10, 2026 11:53 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #2083-24 CERTIFYING

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

Hello,

I will be certifying Cert #2083-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

DURANT DAVID R EST
415 CLARK ST
ORANGE CITY, FL 32763

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

DURANT DAVID R EST
415 CLARK ST
ORANGE CITY, FL 32763

ADV

SITUS ADDRESS

**415 CLARK ST,
ORANGE CITY,
32763**

Sincerely,

Tim Brownson

Tax Analyst

Office of Will Roberts – Tax Collector

123 W. Indiana Ave., Room 103

DeLand, FL 32720

Ext. 12655

(386) 736-5938

Web: volusiatax.gov

Online services: volusiatax.gov/online

Take our survey!



**WILL ROBERTS
TAX COLLECTOR**
Serving to make a difference

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

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Account #	Alt. Key	Property Address
801108280050	2375680	415 CLARK ST ORANGE CITY 32763

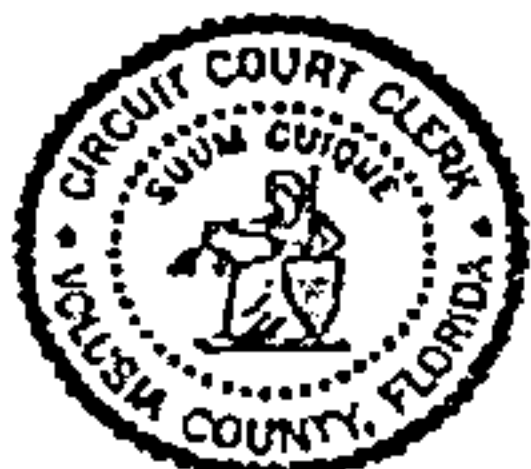
Legal Description

N 169 FT OF LOT 5 EXC W 100 FT BLK 28 ORANGE CITY MB 3 PG 86 PER OR 3981 PG 0414
PER OR 5300 PGS 4850-4851 PER OR 5331 PGS 1376-1377

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-2083	\$252,591	No	No	Yes	No
Owner of Record on Current Tax Roll DAVID R DURANT EST			Billing Name & Address		

415 CLARK ST
ORANGE CITY FL 32763



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 20, 2026

Payment Due: September 21, 2026

FTK INC & BANESCO USA
3155 NW 77 AVE
MIAMI FL 33122

RE: CERTIFICATE NUMBER: **2083-24**
PARCEL ID NUMBER: **801108280050**

REQUEST FOR DEPOSIT

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

Clerk of Court Statutory Fee [per Sect. 28.24]	\$ 60.00
Clerk of Court Mail Charge [per 28.24]	41.52
Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
Sheriff's Fee [per Sect. 197.522(2)]	40.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	1.00
Recorded Notice of Application Fee.....	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	10.00
Clerk of Court Certificate [per Sect. 28.24]	7.00
Notice for Newspaper [per Sect. 28.24]	7.00
Recording Fee for Tax Deed [per Sect. 28.24]	8.50
Documentary Stamp Tax [per Sect. 201.02]	118.30
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>428.32</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.: **2083-24**
AMOUNT ENCLOSED: **\$428.32**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:
FTK INC & BANESCO USA
3155 NW 77 AVE
MIAMI FL 33122

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

Applicant's Deposit

CERTIFICATE NUMBER: 2083-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		41.52
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		40.00
Sheriff's Return Postage Fee	(PO)		1.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		118.30
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			428.32

CL-0142-1810

Applicant's Name & Address:
FTK INC & BANESCO USA
3155 NW 77 AVE
MIAMI FL 33122

15:41 NW 2-DES 9202

72 3155 NW 77 AVE
MIAMI FL 33122

73711

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

CERTIFICATE NO.: 2083-24
AMOUNT ENCLOSED: \$428.32

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/2/2025 10:46 AM
Receipt: 303165312 Drawer: 155610

FTK INC & BANESCO USA
Operator: bpoltas

Instrument #: 2026161842 Type: NO
Book #: 8900 Page #: 2742 Time: 10:46 AM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
4152 Postage - \$0.01 \$41.52
5600 Advertising Fee - \$0.01 \$56.00
4000 Sheriff's Fee/Tax Deed - \$0.01 \$40.00
100 Postage - \$0.01 \$1.00
1 Tax Deed Proof of Pub / Cert Mail Reco:
d - \$10.00 \$10.00
1 Tax Deed Certificate Sign and Seal - \$7
.00 \$7.00
1 Notice for Newspaper Sign and Seal - \$7
.00 \$7.00
1 Recording - \$8.50 \$8.50
11830 Tax Deed Deposit Escrow Doc Stamps
only - \$0.01 \$118.30
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT# 2083-24 / FTK INC & BANESCO USA
Subtotal: \$428.32
Sales Tax: \$0.00
Due: \$428.32
CHK# 1110 \$428.32

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FTK INC & BANESCO USA** 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. **2083-24** Year of Issuance **JUNE 1, 2024**

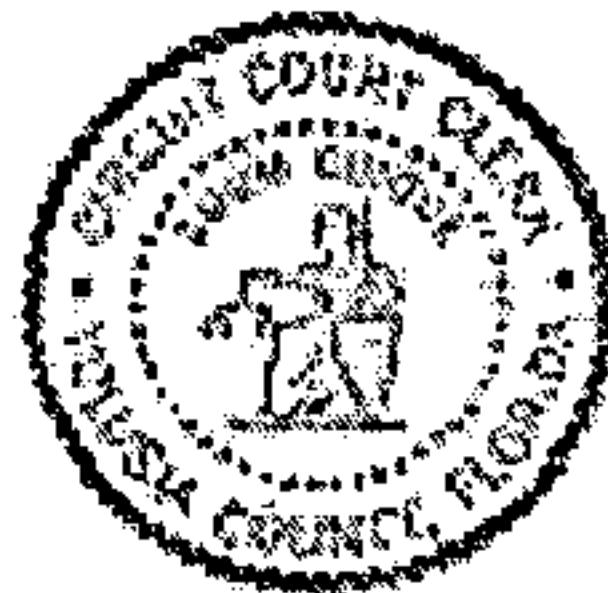
Description of Property **801108280050**
N 169 FT OF LOT 5 EXC W 100 FT BLK 28 ORANGE CITY PER OR 3981 PG 0414 PER OR
5300 PGS 4850-4851 PER OR 5331 PGS 1376-1377

Name in which assessed **DURANT DAVID R EST**

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

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

Dated 9/2/2026.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

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

OCTOBER 29, 2026

To:
Property Appraiser - County of Volusia

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

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

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

Date: 9/28/2026

Pages: 3

Completed by: Laura Huff

Date: 09/28/2026

9-28-26 NO Changes

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

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

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

To:
Property Appraiser - County of Volusia

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

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

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

Date: 9/28/26

Pages: 3

Completed by: Laura Huff

Date: 09/28/26

9-28-26 No Charges 81

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

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

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

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

WARNING

TAX DEED CERTIFICATE NO.: 2083-24

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

DURANT DAVID R EST
415 CLARK ST
ORANGE CITY FL 32763

2083-24

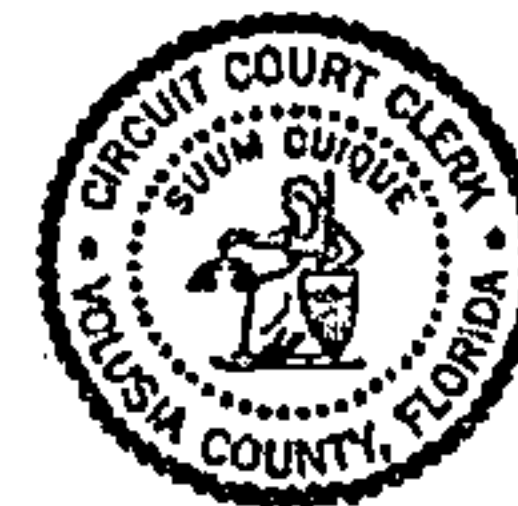
DECEMBER 1, 2026

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

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

DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

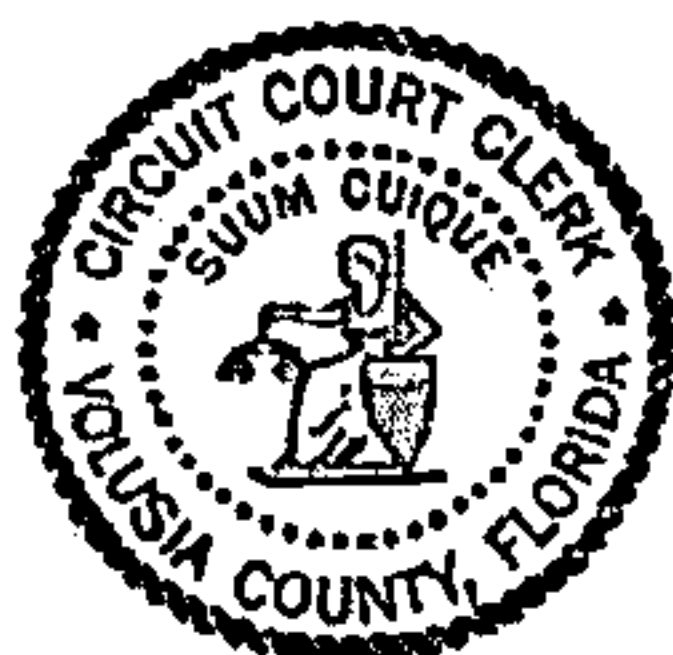
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Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$17,809.59**

OPENING BID AMOUNT: \$17,786.34

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.: **2083-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$17,809.59***

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

DURANT DAVID R EST
415 CLARK ST
ORANGE CITY FL 32763

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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]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

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OFFICIAL U.S. E

Certified Mail Fee

\$

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

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

Postage

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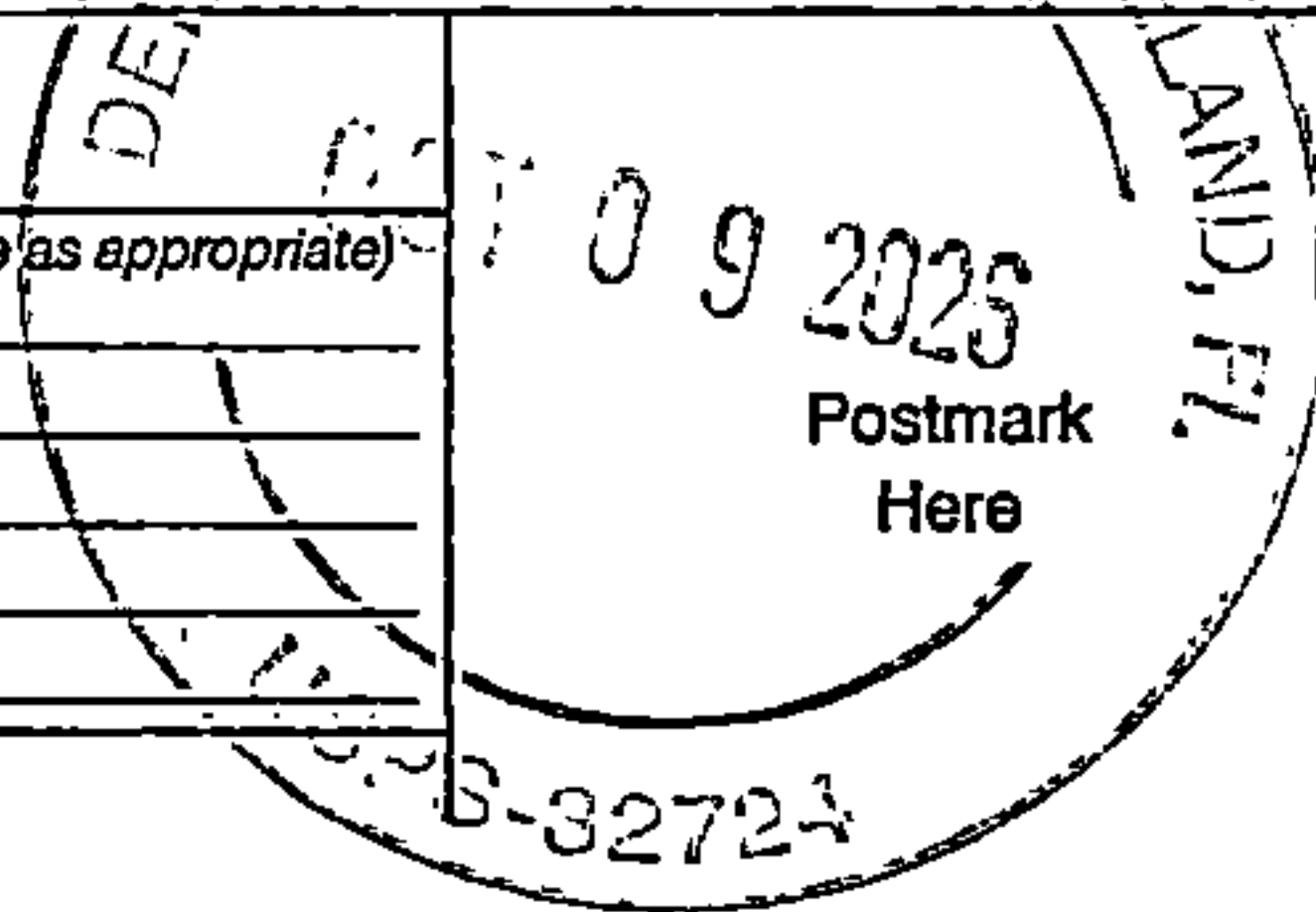
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C

DURANT DAVID R EST
415 CLARK ST
ORANGE CITY FL 32763

2083-24 DECEMBER 1, 2026



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

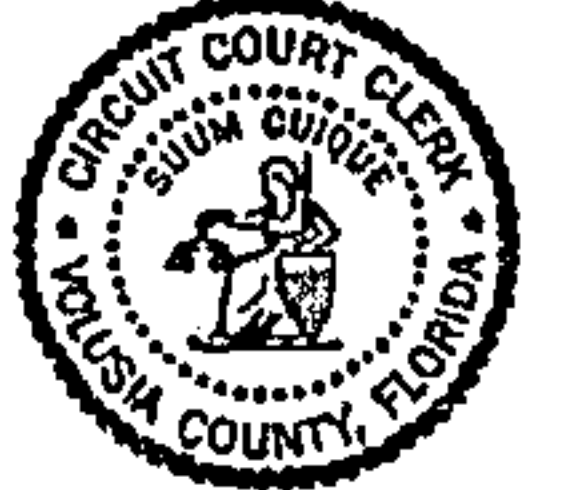
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DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



COUNTY OF VOLUSIA COMMUNITY SERVICES
DIRECTOR
123 W INDIANA AVE
DELAND FL 32720

2083-24

DECEMBER 1, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

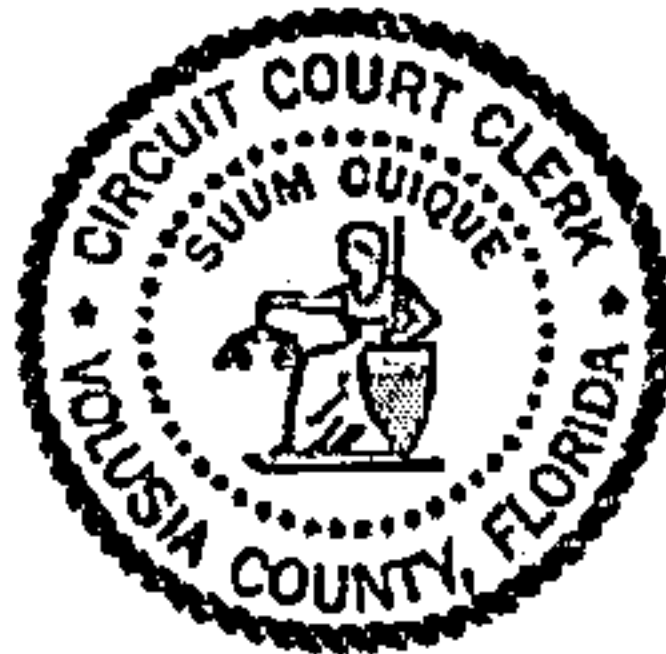
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Volusia County



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REDEMPTION AMOUNT: **\$17,809.59***

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

COUNTY OF VOLUSIA COMMUNITY SERVICES DIRECTOR
123 W INDIANA AVE
DELAND FL 32720

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Will Roberts - Tax Collector

MAIL TO:

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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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

OFFICIAL MAIL USA

Certified Mail Fee

\$

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

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

Postage

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To:

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Cit:

COUNTY OF VOLUSIA COMMUNITY SERVICES
DIRECTOR
123 W INDIANA AVE
DELAND FL 32720

2083-24 DECEMBER 1, 2026

Postmark
Here

32720

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:

COUNTY OF VOLUSIA COMMUNITY SERVICES
DIRECTOR
123 WINDIANA AVE
DELAND FL 32720

2083-24 DECEMBER 1, 2026



9590 9402 9238 4295 3433 01

2. Article Number (Transfer from service label)

9589 0710 5270 0089 1478 39

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

[Handwritten Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Handwritten: DELAND FL 32720]

C. Date of Delivery

[Handwritten: 12/14/26]

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

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

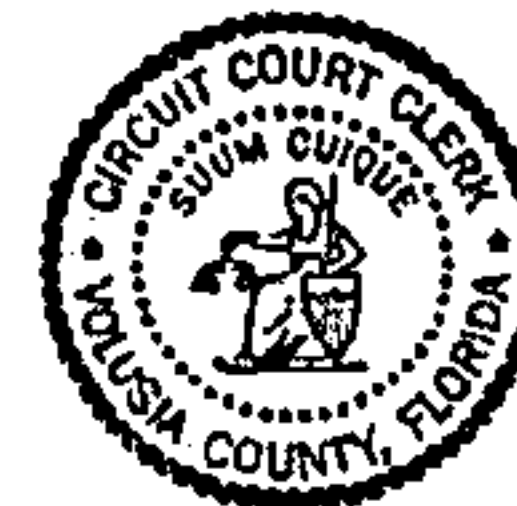
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DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DAVID R DURANT

2083-24

DECEMBER 1, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

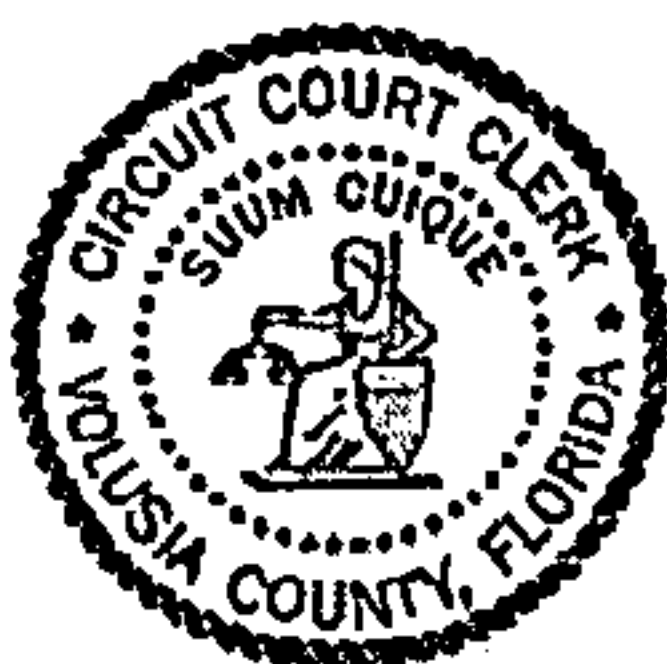
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Dated this 9TH day of OCTOBER, 2026.

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CLERK OF THE CIRCUIT COURT
Volusia County



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OPENING BID AMOUNT: \$17,786.34

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Certificate No.: **2083-24**
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PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

DAVID R DURANT

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MAIL TO:

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[Telephone: 386-736-5938]

9589 0710 5270 0089 1478 46

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OFFICIAL U.S. MAIL

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

- | | | |
|--|----|-------|
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| ☐ Adult Signature Required | \$ | _____ |
| ☐ Adult Signature Restricted Delivery | \$ | _____ |

Postmark
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Postage

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To

DAVID R DURANT

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2083-24 DECEMBER 1, 2026

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Cit

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

CERTIFIED MAIL®

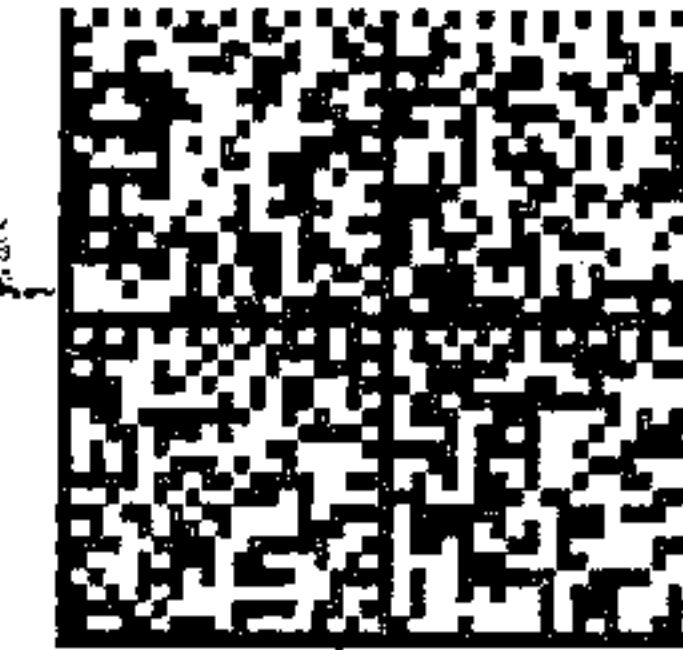


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ORLANDO FL 328

OCT 16 2026 PM 2 1

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



ZIP 32724 \$ **010.98⁰**
02 7W
0008028897 OCT. 09. 2026

DAVID R DURANT

2083-24

DECEMBER 1, 2026

CLERK OF THE CIRCUIT
& CTY. COURT VOLusia CTY., FL
66 44

2026 OCT 16 AM 10:09

FILED

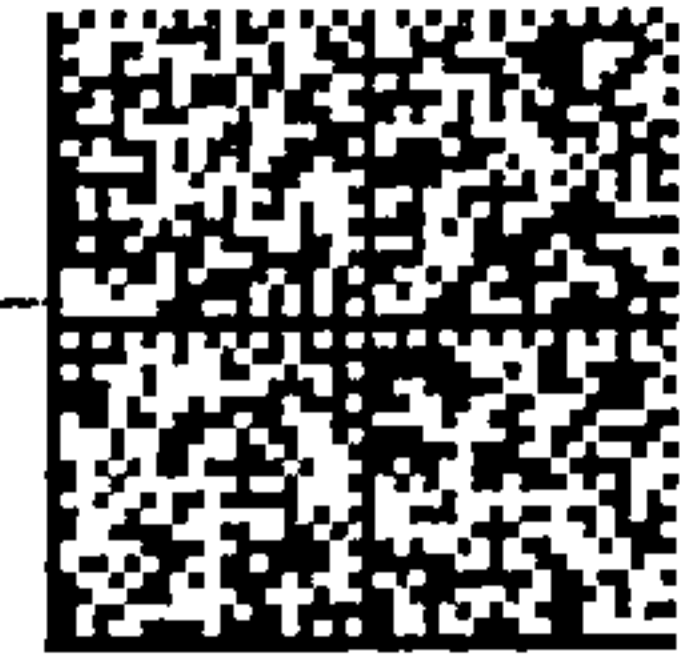
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
101 N. ALABAMA AVE • P.O. BOX 6043
DELAND, FLORIDA 32721-6043

TAX DEED DEPT

ORLANDO FL 328

9 OCT 2026

FIRST-CLASS
NONAUTO.
PRSRT LTR



US POSTAGE PAID PITNEY BOWES



ZIP 32724 \$ 000.72¹
02 7W
0008028897 OCT 09 2026

FILED

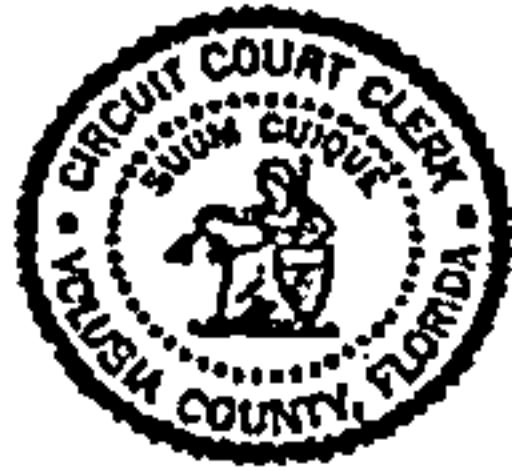
2026 OCT 13 PM 12:04

CLERK OF THE CIRCUIT
& CTY. COURT VOLusia CTY., FL
CC 44

DAVID R DURANT

2083-24

DECEMBER 1, 2026



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 30, 2026

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

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

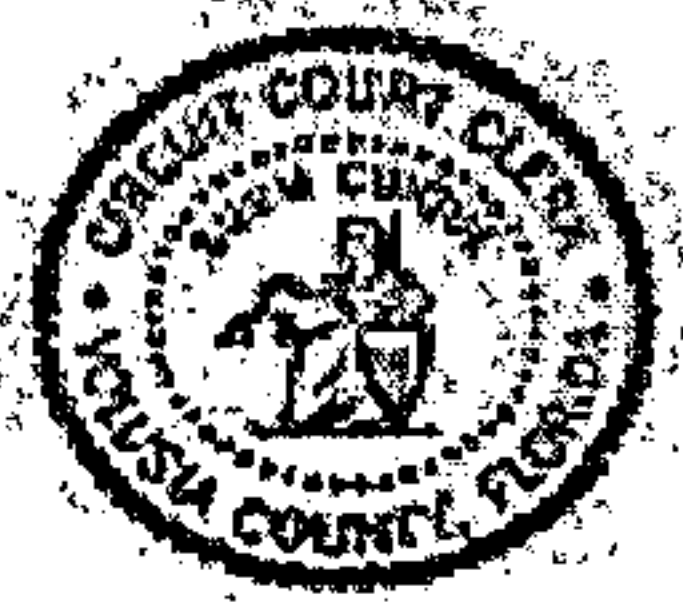
Enclosed are Sheriff's Notice(s) of Application for Tax Deed which require Service of Process together with check(s). If you are unable to make service, please post a copy of the notice in a conspicuous place at the given address. See the following page for the names of the Titleholders requiring Service:

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

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

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

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

TAX DEED CERTIFICATE NO.: 2083-24

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2083-24

DECEMBER 1, 2026

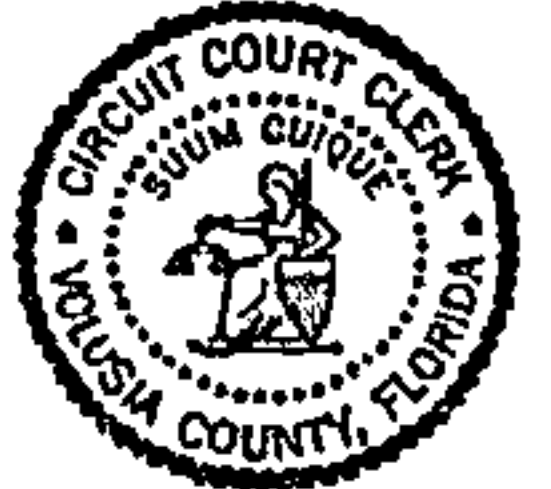
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SHERIFF'S
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DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

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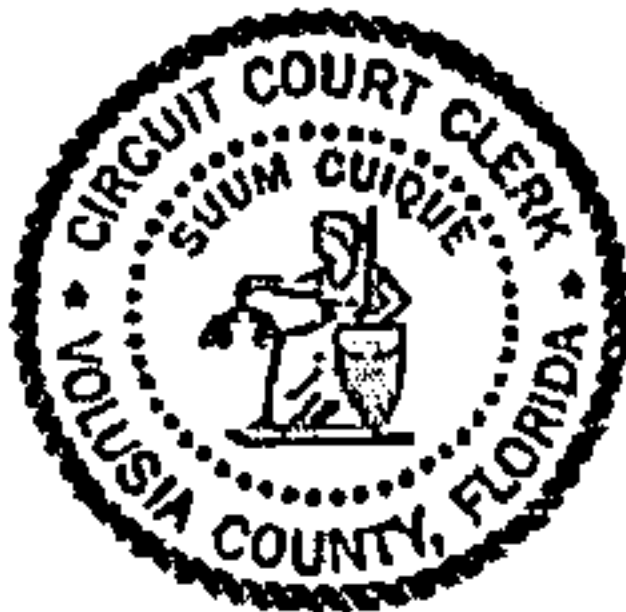
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Dated this 9TH day of OCTOBER, 2026.

Laura E. Roth

BY **LAURA E ROTH**

Clerk of the Circuit Court, Volusia County



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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