Date Printed: 9/15/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

2259-24	Certificate Number
KEYS FUNDING LLC - 5024	Applicant Name
4/21/2026	Application Date
10/6/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	7,171.70
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		3,566.47
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,263.17
7. Total Interest Accrued by Tax Collector		506.84
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]		27.68
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		12,088.69
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		521.18
20. Total of Lines 18 & 19		12,609.87
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*	$	12,633.12

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

PAYOFF GOOD THROUGH: 9/23/2026

BP

Redemption Date. 9/23/26

Name & Address Frank Cleaton
1930 Old Creek LN
Maitland FL 32751-4916

Created by: JN

CI:-0922-2301

243827

9/23/2026 3:26:17 PM
Instrument# 2026173972 1 page
Book: 8908 Page: 772
Electronically Recorded By
Volusia County Clerk of the Court

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED
CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY

Pursuant to § 197.502(5)(c), Florida Statutes, the Clerk of the Circuit Court Volusia County fully releases the Notice of Tax Deed Application recorded at

Book:**8882**

Page: **2061**

Official Records of Volusia County, for the tax certificate, tax deed, and property described below:

Certificate No. **2259-24** Year of Issuance **JUNE 1, 2024**

Description of Property **803411130310**
34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419

Name in which assessed **CLEATON JOSHUA**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: B Poitras
B POITRAS
Deputy Clerk

Dated: 9/23/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/23/2026 3:26 PM
Receipt: 303174881 Drawer: 155797

TAX DEEDS DELAND

Operator: bpoitras

Instrument #: 2026173972 Type: RE
Book #: 8908 Page #: 772 Time: 3:26 PM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 2259-24 / KEYS FUNDING LLC - 5024

Subtotal: $17.00
Sales Tax: $0.00
Due: $17.00

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 9/15/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

2259-24	Certificate Number
KEYS FUNDING LLC - 5024	Applicant Name
4/21/2026	Application Date
10/6/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	7,171.70
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		3,566.47
4. Property Information Report Fee		300.00
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6. Total Certified By Tax Collector to Clerk of Court		11,263.17
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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		12,088.69
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		521.18
20. Total of Lines 18 & 19		12,609.87
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*	**$**	**12,633.12**

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

PAYOFF GOOD THROUGH: 9/23/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

Date Printed: 9/4/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

2259-24 Certificate Number
KEYS FUNDING LLC - 5024 Applicant Name
4/21/2026 Application Date
10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	7,171.70
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		3,566.47
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,263.17
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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]		27.68
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
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16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		12,088.69
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		521.18
20. Total of Lines 18 & 19		12,609.87
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*	$	**12,633.12**

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

PAYOFF GOOD THROUGH: 9/15/2026

RP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 7/28/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

2259-24 Certificate Number

KEYS FUNDING LLC - 5024 Applicant Name

4/21/2026 Application Date

10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	7,171.70
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		3,566.47
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,263.17
7. Total Interest Accrued by Tax Collector		506.84
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]		27.68
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		12,088.69
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		521.18
20. Total of Lines 18 & 19		12,609.87
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*	**$**	**12,633.12**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		12,609.87
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**12,609.87**

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

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

Created by: _____

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **2259-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 803411130310 34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419**

Name in which assessed **CLEATON JOSHUA**

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

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

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

SEPTEMBER 3, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 803411130310
Tax Deed #: 32225
Situs Address: 138 ELDORADO DR

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

Tax Deed Applicant
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
CLEATON JOSHUA
138 ELDORADO DR
DEBARY, FL 32713

Billing Address on Current Tax Roll

Additional Parties, Per Search
JOSHUA CLEATON — Title Holder
138 EL DORADO DR
DEBARY, FL 32713

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 5024 PO BOX 67514 NEWARK, NJ 07101-8009	Application date	Apr 21, 2026
Situs address	138 ELDORADO DR DEBARY 32713	Yr Issued/Certificate #	2024 / 2259
Parcel owner	CLEATON JOSHUA 138 ELDORADO DR DEBARY, FL 32713	Date certificate issued	06/01/2024
		Deed application number	32225
Property description	See last page.	Account number	803411130310

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)
# 2024/2259	05/31/2024	3,295.64	164.78	3,460.42
			Part 2: Total*	**3,460.42**

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)
# 2025/2193	05/31/2025	3,519.52	6.25	185.51	3,711.28
				Part 3: Total*	**3,711.28**

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)	7,171.70
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,566.47
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)	506.84
7. **Total Paid** (Lines 1-6)	11,770.01

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
Signature, Tax Collector or Designee

Volusia, Florida

Date 07/13/2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. **Total Paid** (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	11,770.01
18. Redemption fee	6.25
19. Total amount to redeem	11,776.26

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.

Legal information for 803411130310, 2023

Property description (continued from Page 1):

34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB
11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 757
9 PG 3419

34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB
11 PG 183 PER OR 5901 PG 2307 PER OR 668 (Full legal attached.)

TDA #: 32225

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
803411130310	2438827	138 ELDORADO DR DEBARY 32713

Legal Description

34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-2259	$195,238	No	No	Yes	No

Owner of Record on Current Tax Roll
JOSHUA CLEATON

138 ELDORADO DR
DEBARY FL 32713

Billing Name & Address

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: 05/27/2026 **Search covers** **20 years** **through:** 05/18/2026

David Faith
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JOSHUA CLEATON 138 EL DORADO DR DEBARY FL 32713	Warranty Deed Bk:7579 Pg:3419	

Related Documents (for Reference)

Warranty Deed
Bk:1239 Pg:394

Affidavit
Bk:1850 Pg:1594

Warranty Deed
Bk:6683 Pg:3769

Personal Representative's Release

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

8/3/2018 10:08:25 AM Instrument #2018156312 #1 Book:7579 Page:3419 Laura E. Roth, Volusia County Clerk of Court
Doc Stamps $980.00 Transfer Amt $140,000.00

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Prepared by:
Maureen Tracey, C.L.C.
Southern Title Holding Company, LLC
440 Deltona Blvd
Deltona, FL32725

(D)

File Number: **DL181262**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **27th day of July, 2018**, between **Sameer Baker and Kimberly Baker, husband and wife** whose post office address is **7413 Bella Foresta Place, Sanford, FL 32771 (Sameer) and 141 El Dorado Drive, Debary, FL 32713 (Kimberly)**, grantor, and **Joshua Cleaton, a single man** whose post office address is **138 El Dorado Drive, Debary, FL 32713**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) 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 the **Volusia County, Florida**, to-wit:

LOTS 31, 32 AND 33, BLOCK M, PLANTATION ESTATES UNIT NO. 2, ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 11, PAGE 183 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

Parcel Identification Number: 8034-11-13-0310

The property is not the homestead of the Grantor(s).

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

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

And the grantor hereby covenants with said grantee that 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, 2017.

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:

Witness Signature
Witness Name: Maureen Tracey

Witness Signature
Witness Name: Ronda E. Alley

Sameer Baker

Kimberly Baker

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 27th day of July, 2018, by **Sameer Baker, Kimberly Baker**, he (__) is personally known to me or (✓) has produced Driver(s) License as identification.

MAUREEN TRACEY
Commission # GG 000184
Expires July 10, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Printed Name:
My Commission Expires:

State of Florida
County of Volusia

The Foregoing instrument was acknowledged before me this 30th day of July by Kimberly Baker, she has produced Drivers License as identification

RONDA E. ALLEY
Commission # GG 069666
Expires February 26, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

SOUTHERN TITLE®

O.R. 1239 PG 394

33011

This Indenture,

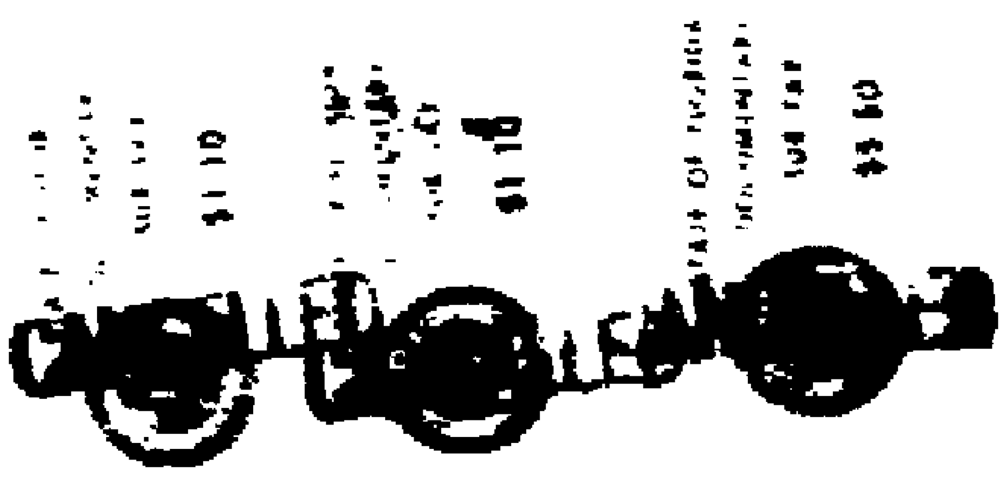
Made this 29 day of October A. D. 19 70
BETWEEN RALPH WITHERELL, a widower and surviving spouse of FLORENCE WITHERELL
of the County of Volusia in the State of Florida part y of the first part, and
DOMINICK J. ARMOCIDA and MOLLY ARMOCIDA, husband and wife
of the County of Volusia in the State of Florida whose post office address is
112 Matanzas Road, DeBary, Florida 32713
part ies of the second part

Witnesseth, That the said part y of the first part, for and in consideration of the sum of Ten and no/100 - - - - - - - - - - - - - - - - Dollars, to him in hand paid by the said part ies of the second part, the receipt whereof is hereby acknowledged, ha s granted, bargained and sold to the said part ies of the second part, their heirs and assigns forever, the following described land, situate and being in the County of Volusia State of Florida to-wit:

Lots 31, 32 and 33, Block M, Plantation Estates Unit 2, according to map in Map Book 11, Page 183 of the Public Records of Volusia County, Florida;

Subject to restrictions, reservations and easements of record;

Subject to taxes for the year 1970.



1239 394

And the said part y of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part y of the first part ha s hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

[illegible] (Seal)

[illegible] (Seal)

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

RALPH WITHERELL, a widower

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 29 day of October A. D. 19 70.

[illegible]
Notary Public [illegible] 33011

STATE of FLORIDA

This Instrument prepared by: Howard S. Warner
Address P. O. Box 296
Orange City, Florida 32763

I 8 5 0 I 5 9 4

BOOK PAGE

PROOF OF DEATH

In accordance with Article 23-260, Manual of the Medical Department, U. S. Navy, the following information is certified to be an extract from the official records of the U. S. Naval Hospital, Guantanamo Bay, Cuba:

NAME OF DECEASED:	DOMINICK JOSEPH ARMOCIDA
DATE AND PLACE OF BIRTH:	29 SEPTEMBER 1908 NEW YORK, N.Y.
TIME AND DATE OF DEATH:	2250 13 JULY 1976
PLACE OF DEATH:	U. S. NAVAL HOSPITAL GUANTANAMO BAY, CUBA
CAUSE OF DEATH:	[redacted]

Wm. E. Branscum
W. E. BRANSCUM
DIRECTOR, ADMINISTRATIVE SERVICES
U.S. NAVAL HOSPITAL
GUANTANAMO BAY, CUBA

I certify this a true copy

Notary: Ruth E Ellis

Ex Date:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 10 1980
BONDED THRU GENERAL INS. UNDERWRITERS

FILED FOR RECORD AND VERIFIED
CLERK OF CIR CT
VOLUSIA COUNTY FLA

Aug 4 8 34 AM '76

0 4 3 3 8 3

43193

02/24/2012 03:11 PM
Doc stamps 154.00
(Transfer Amt $ 22000)
Instrument# 2012-033348 # 1
Book: 6683
Page: 3769
Diane M. Matousek
Volusia County, Clerk of Court

Prepared by and return to:
Christine M. White
Closing Officer
Esquire Title Services, Inc.
1019 Town Center Dr., Suite 100
Orange City, FL 32763
386-851-0655
File Number: **12-4342**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th** day of **February, 2012** between **Mark A. Enoch, a married person** whose post office address is **P.O. Box 260633, Tampa, FL 33685-0633**, grantor, and **Sameer Baker and Kimberly Baker, husband and wife** whose post office address is **141 Eldorado Drive, Debary, FL 32713**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) 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:

Lots 31, 32 and 33, Block "M", PLANTATION ESTATES, UNIT 2, according to plat thereof records in Map Book 11, Page 183 of the Public Records of Volusia County, Florida

Parcel Identification Number: 8034-11-13-0310

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

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

And the grantor hereby covenants with said grantee that 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, 2011**, and subject to easements, restrictions and reservations of record.

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:

Luis E. Rivera
Witness #1 Signature & Printed Name

Gary R. Calhoun
Witness #2 Signature & Printed Name

(Seal)
Mark A. Enoch

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 15 day of February, 2012 by Mark A. Enoch, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public Signature

Printed Name: _____

My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
LUIS E. RIVERA
MY COMMISSION # EE 062600
EXPIRES: March 12, 2015
Bonded Thru Budget Notary Services

DoubleTime®

08/25/2006 08:46 AM
Doc stamps .70
(Transfer Amt $ 10)
Instrument# 2006-215474 # 1
Book: 5901
Page: 2307

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No. 2006-10568-PRDL

MOLLY ARMOCIDA

Division 10

Deceased.

PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY
(single individual personal representative)

The undersigned, MARK A. ENOCH, whose post office address is P. O. Box 260633, Tampa FL 33685-0633, as Personal Representative of the estate of MOLLY ARMOCIDA, deceased, hereby acknowledges that title to the real property located in Volusia County, Florida, owned by the decedent at the time of death, described as follows:

138 Eldorado Drive, DeBary, Florida, legally described as: Lots 31, 32 and 33, Block M, PLANTATION ESTATES, UNIT 2, according to map in Map Book 11, Page 183, Public Records of Volusia County, Florida

Property Appraiser's Parcel Identification Number 8034-11-13-0310 (the "Property"), vested in MARK A. ENOCH, whose post office address is P. O. Box 260633, Tampa FL 33685-0633 (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Volusia County, Florida, Probate Division, in File No. 2006-10568-PRDL, subject to the rights of the Personal Representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. take possession or control of the Property;
2. to use, sell, encumber or otherwise exercise control over the Property
   a. for payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;

Instrument# 2006-215474 # 2
Book: 5901
Page: 2308
Diane M. Matousek
Volusia County, Clerk of Court

b. to enforce contribution and equalize advancement;

c. for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in MARK A. ENOCH free of all rights of the Personal Representative.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the Decedent, has executed this instrument on July 31st, 2006.

Executed in the presence of:

Witness signature

Lisa Rodriguez

Print witness name

Witness signature

Kathy Norberg

Print witness name

Mark A Enoch

MARK A. ENOCH
As Personal Representative of the estate of
MOLLY ARMOCIDA,
deceased

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on July 31st, 2006, by MARK A. ENOCH, as Personal Representative of the estate of MOLLY ARMOCIDA, deceased, who is personally known to me ✓ or who produced _____ as identification.

Notary Public, State of Florida
(Affix notarial seal)

KATHY NORBERG
MY COMMISSION # DD 317225
EXPIRES: July 4, 2008
Bonded Thru CNA Surety

[Print or type names under all signature lines.]

This instrument prepared by:
MICHAEL S. TEAL
1512 So. Volusia Avenue
Orange City FL 32763

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:	2438827
Parcel ID:	803411130310
Township-Range-Section:	18 - 30 - 34
Subdivision-Block-Lot:	11 - 13 - 0310
Owner(s):	CLEATON JOSHUA - FS - Fee Simple - 100%
Mailing Address On File:	138 ELDORADO DR DEBARY FL 32713
Physical Address:	138 ELDORADO DR, DEBARY 32713
Building Count:	1
Neighborhood:	5100 - PLANTATION ESTATES
Subdivision Name:	
Property Use:	0100 - SINGLE FAMILY
Tax District:	015-DEBARY
2025 Final Millage Rate:	15.6948
Homestead Property:	No
Agriculture Classification:	No
Short Description:	34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419

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:	$141,721	$148,363	$149,103
Land Value:	$48,750	$46,875	$45,750
Just/Market Value:	$190,471	$195,238	$194,853

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	Exempt/10CAP Value	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$190,471	$190,471	$0	$190,471	1.5000	$285.71
0012	DISCRETIONARY	$190,471	$190,471	$0	$190,470	0.7480	$142.47
0011	REQ LOCAL EFFORT	$190,471	$190,471	$0	$190,473	3.0310	$577.32
0050	GENERAL FUND	$190,471	$190,471	$0	$190,473	3.2007	$609.64

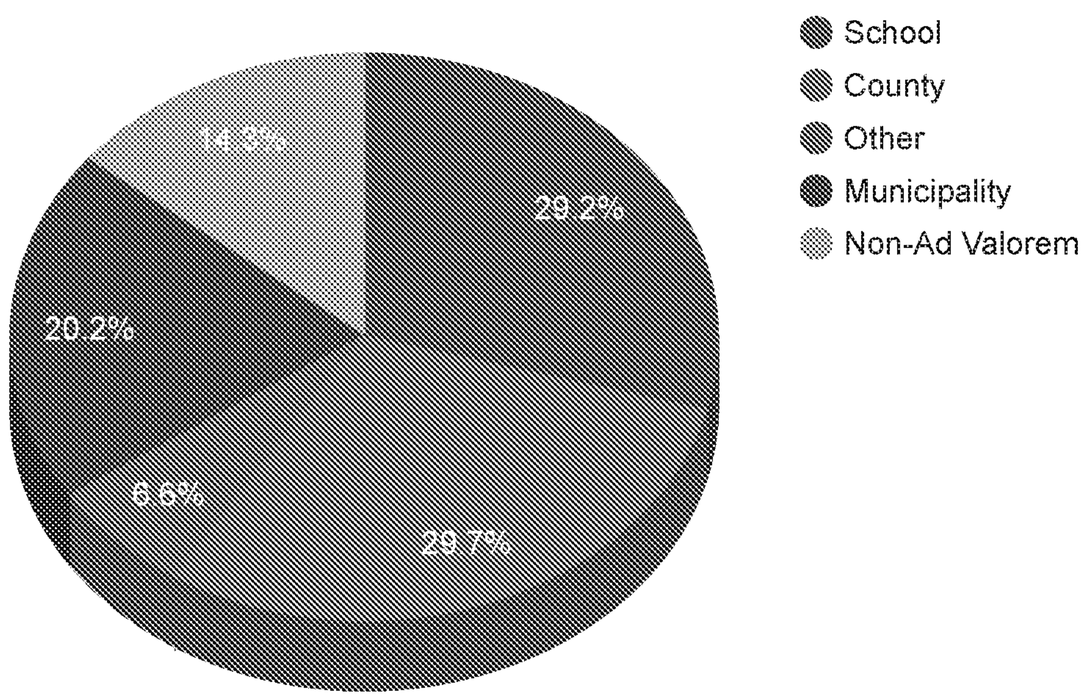
0053	LAW ENFORCEMENT FUND	$190,471	$190,471	$0	$190,471.5994	$304.64
0055	LIBRARY	$190,471	$190,471	$0	$190,470.3697	$70.42
0058	VOLUSIA ECHO	$190,471	$190,471	$0	$190,470.2000	$38.09
0057	VOLUSIA FOREVER	$190,471	$190,471	$0	$190,470.2000	$38.09
0065	FLORIDA INLAND NAVIGATION DISTRICT	$190,471	$190,471	$0	$190,470.0270	$5.14
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$190,471	$190,471	$0	$190,470.1793	$34.15
0070	WEST VOLUSIA HOSPITAL AUTHORITY	$190,471	$190,471	$0	$190,470.9897	$188.51
0190	DEBARY	$190,471	$190,471	$0	$190,473.6500	$695.22
					15.6948	$2,989.40

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
0151-DEBARY SOLID WASTE	1.00	$295.00	$295.00
015U-DEBARY STORMWATER-PUB	1.00	$160.00	$160.00
2050-DEBARY EAST	1.00	$36.00	$36.00

Estimated Ad Valorem Tax:	$2,989.40
Estimated Non-Ad Valorem Tax:	$491.00
Estimated Taxes:	**$3,480.40**
Estimated Tax Amount without SOH/10CAP ⓘ	$3,480.40

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	$46,875	$148,363	$195,238	$186,344	$0	$186,344	$0
2024	$45,750	$149,103	$194,853	$169,404	$0	$169,404	$0
2023	$42,000	$155,043	$197,043	$154,004	$0	$154,004	$0
2022	$28,875	$143,422	$172,297	$140,004	$0	$140,004	$0
2021	$24,000	$110,734	$134,734	$127,276	$0	$127,276	$0
2020	$18,000	$97,705	$115,705	$115,705	$0	$115,705	$0

2019	$19,875	$93,896	$113,771	$113,771	$0	$113,771	$0
2018	$16,875	$61,473	$78,348	$70,731	$0	$70,731	$0
2017	$13,125	$57,092	$70,217	$64,300	$0	$64,300	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F-FRONT FOOT				75.0	150	650	$48,750
									Total Land Value:	$48,750

Building(s) - Residential

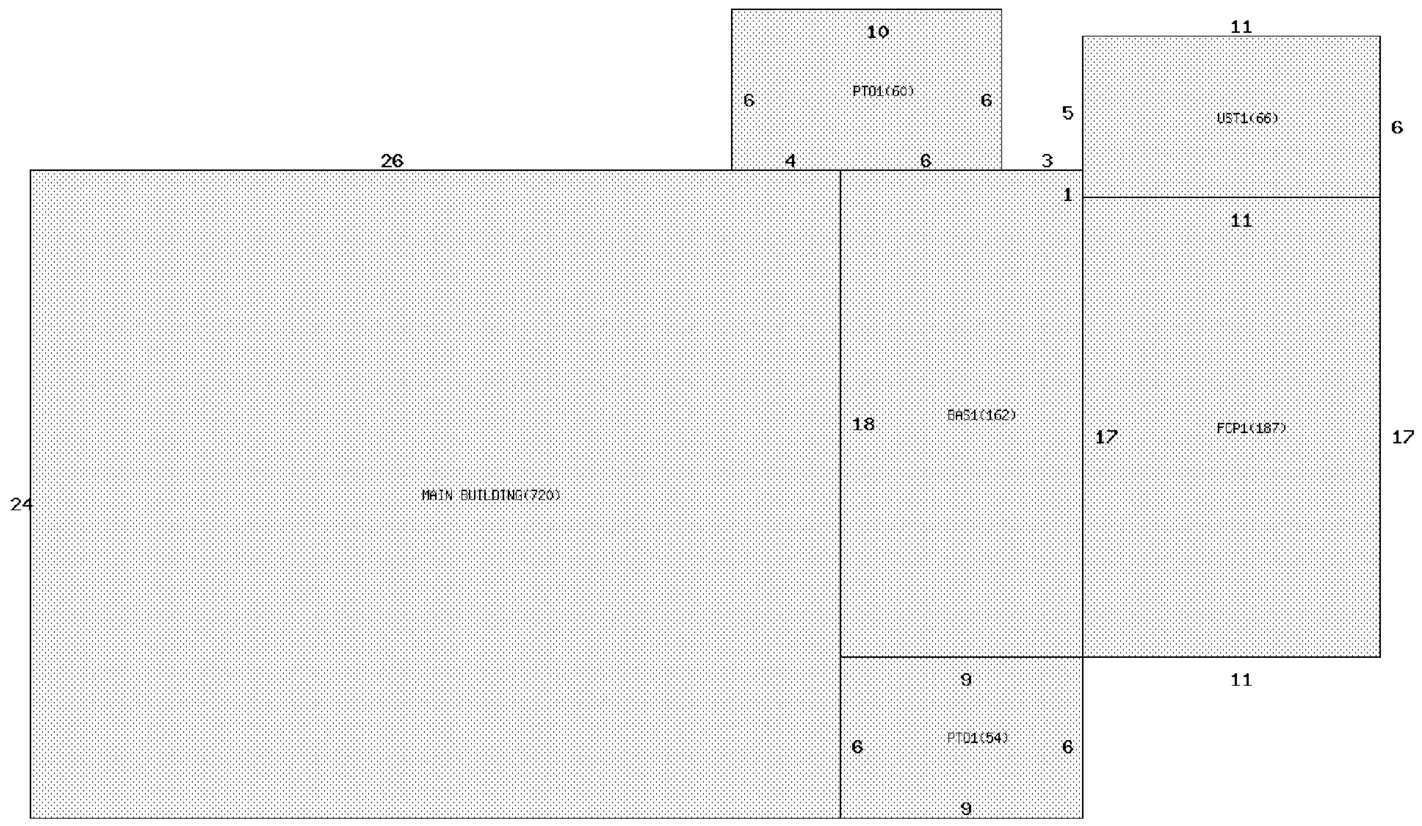
Card (Bldg) #: 1

Style:	BU - BUNGALOW	**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	1
Quality Grd:	300	**Floor Type:**	20 - COMBINATION	**4 Fixture Baths:**	0
Arch Design:		**Wall Type:**	5 - DRYWALL	**5 Fixture Baths:**	0
Year Built:	1951	**Exterior Wall:**	17 - CONCRETE BLOCK STUCCO	**6 Fixture Baths:**	0
Total SFLA:	882	**Foundation:**	3 - CONCRETE SLAB	**7 Fixture Baths:**	0
HVAC:	Y - AIR CONDITIONING	**Roof Cover:**	3 - ASPHALT SHINGLE	**Add'l Fixtures:**	0
Heat Method:	6 - FORCED DUCTED	**Roof Type:**	03 - GABLE		
Heat Source:	1 - ELECTRICITY	**FPL:**	/ /		

Total Building Value: $129,691

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

Description	Area	Year Built
MAIN BUILDING	720	
Unfinished Utility	66	
Base Area	162	
Carport, Finished	187	1996
Patio	54	2012
Patio	60	2012
Total Building Area	1,249	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	DEC-DECK WOOD	2014	128	1	16 x 8	$1,081
2	USS-UNFINISHED STEEL FRAME STRUCTURE	2014	720	1	30 x 24	$10,949

Total Miscellaneous Value: $12,030

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
7579 / 3419	2018156312	07/30/2018	WD-WARRANTY DEED		IMPROVED	$140,000
6683 / 3769	2012033348	02/15/2012	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$22,000
5901 / 2307	2006215474	07/31/2006	PR1-PERSONAL REP	UNQUALIFIED	IMPROVED	$100
1239 / 0394		10/15/1970	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$7,000

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
34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419	015	18 - 30 - 34	11 - 13 - 0310	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
08/10/2012	BP012782	ADDITION/ALTERATION	$20,000
11/11/1982	19227C	ELEC UPGRD/REP/MISC	$0

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 803411130310
Tax Deed #: 32225
Situs Address: 138 ELDORADO DR

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

Tax Deed Applicant
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
(1)
CLEATON JOSHUA
138 ELDORADO DR
DEBARY, FL 32713

SN (VOL)

Billing Address on Current Tax Roll

Additional Parties, Per Search

(2) JOSHUA CLEATON 138 EL DORADO DR DEBARY, FL 32713	Title Holder

SN (VOL) ☆

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Monday, July 13, 2026 8:44 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #2259-24 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 #2259-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
CLEATON JOSHUA
138 ELDORADO DR
DEBARY, FL 32713

Also the owner of Record for the base tax year is as follows:
CLEATON JOSHUA
138 ELDORADO DR ADV
DEBARY, FL 32713

SITUS ADDRESS
138 ELDORADO DR,
DEBARY,
32713

Sincerely,

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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 16, 2026

Payment Due: August 17, 2026

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

RE: CERTIFICATE NUMBER: **2259-24**
PARCEL ID NUMBER: **803411130310**

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]		27.68
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]		84.70
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**421.88**

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.: **2259-24**
AMOUNT ENCLOSED: **$421.88**

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

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

CL-0142-1910

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

CERTIFICATE NO.: 2259-24
AMOUNT ENCLOSED: $421.88

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

CL-0142-1910

CLERK OF THE CIR... & CTY. COURT VOLUSIA CTY. FL
2026 JUL 22 AM 11:31
FILED

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

Applicant's Deposit

CERTIFICATE NUMBER: 2259-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	60.00
Postage	(PO)	27.68
Advertising Fee	(ADVER)	56.00
Sheriffs Fee	(SOFEE)	80.00
Sheriffs 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	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	84.70
Electronic Auction Fee		69.00
TOTAL DEPOSIT	$	421.88

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/22/2026 1:48 PM
Receipt: 303140761 Drawer: 155124

KEYS FUNDING LLC - 5024
Operator: bpoitras

Instrument #: 2026132583 Type: NO
Book #: 8882 Page #: 2061 Time: 1:48 PM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
2768 Postage - $0.01 $27.68
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 Record - $10.00 $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
1 Notice for Newspaper Sign and Seal - $7.00 $7.00
1 Recording - $8.50 $8.50
8470 Tax Deed Deposit Escrow Doc Stamps only - $0.01 $84.70
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT# 2259-24 / KEYS FUNDING LLC - 5024

Subtotal: $421.88
Sales Tax: $0.00
Due: $421.88

CHK# 3461910 $421.88

7/22/2026 1:48:04 PM
Instrument# 2026132583 1 page
Book: 8882 Page: 2061
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **2259-24** Year of Issuance **JUNE 1, 2024**

Description of Property **803411130310**
34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419

Name in which assessed **CLEATON JOSHUA**

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

Dated 7/22/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

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

SEPTEMBER 3, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/3/26

Pages: 54

Completed by: Christy Shacklette

Date: 8/3/26

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 6, 2026**

8-3-26 NO Changes 82

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

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

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

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

To:
Property Appraiser - County of Volusia

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

Date: 8/3/2026

Pages: 3

Completed by: Christy Shacklette

Date: 8/3/26

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

Tax Deed Sale Date: **OCTOBER 6, 2026** 8-3-26 NO Changes SL

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

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

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

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

WARNING

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

TAX DEED CERTIFICATE NO.: 2259-24

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

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.

CLEATON JOSHUA
138 ELDORADO DR
DEBARY FL 32713

DATED THIS 14TH DAY OF AUGUST, 2026.

2259-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **2259-24** Name in which assessed: **CLEATON JOSHUA**
Description of Property: **Parcel # 803411130310 34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419.**

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

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$12,633.12**
OPENING BID AMOUNT: $12,609.87

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.: **2259-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$12,633.12***

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

CLEATON JOSHUA
138 ELDORADO DR
DEBARY FL 32713

***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]

CL-0917-2101

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- ☐ Adult Signature Required $
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CLEATON JOSHUA
138 ELDORADO DR
DEBARY FL 32713

2259-24 OCTOBER 6, 2026

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

CERTIFIED MAIL®

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

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FIRST-CLASS

US POSTAGE PITNEY BOWES
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CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA C
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-R-T-S- 32713-RFS-1N *95 09/03/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER

32713

NL
FIRST NOTICE
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SECOND NOTICE
8-22
RETURN
9-1

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

WARNING

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

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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 14TH DAY OF AUGUST, 2026.

JOSHUA CLEATON
138 EL DORADO DR
DEBARY FL 32713

2259-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **2259-24** Name in which assessed: **CLEATON JOSHUA**
Description of Property: **Parcel # 803411130310 34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419.**

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

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$12,633.12**
OPENING BID AMOUNT: $12,609.87

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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.: **2259-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$12,633.12***

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

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

JOSHUA CLEATON
138 EL DORADO DR
DEBARY FL 32713

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]

CL-0917-2101

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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JOSHUA CLEATON
138 EL DORADO DR
DEBARY FL 32713

2259-24 OCTOBER 6, 2026

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

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

TAX DEED DEPT

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15 AUG 2026 PM 3

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US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
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CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CTY.
CC 40

2026 SEP -8 AM 11:13

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FIRST NOTICE
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SECOND NOTICE
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-R-T-S- 32713-RFS-1N *95 09/03/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 5, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 06, 2026**
Service of Process must be completed by: **Tuesday, September 15, 2026**

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

NUMBER OF SERVICES:	60
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$2,400.00**

Send all Return of Services to:

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
110-24	**3**
ACOSTA MARIA DOLORES CERVANTES	1
JORGE BASTIDAS	2
1456-24	**2**
PUGH RALPH J PUGH RALH S JR	1
RALPH J PUGH AND RALPH S PUGH JR	1
1489-24	**1**
SAUL SYLVIA CASHION EST	1
2259-24	**2**
CLEATON JOSHUA	1
JOSHUA CLEATON	1
2281-24	**3**
PRESCOTT GLORIA	2
GLORIA PRESCOTT	1
2423-24	**4**
ACL REALTY LLC	1
ACL REALTY LLC	2
CARLOS LIRA REGISTERED AGENT O/B/O ACL REAI	1
3758-24	**2**
HINDS HAZEL HARRELSON TR HAZEL C HARRELSO	1
HAZEL HARRELSON HINDS AS TRUSTEE OF THE HA	1
4015-24	**1**
PROVIDENT TRUST GROUP LLC FBO HAROLD JOHN	1
4164-24	**2**
SMITH DONALD E	1
DONALD E SMITH	1

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

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

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 2259-24

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

CLEATON JOSHUA
138 ELDORADO DR
DEBARY FL 32713

2259-24 OCTOBER 6, 2026

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

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DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Certificate No.: **2259-24** Name in which assessed: **CLEATON JOSHUA**
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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$12,633.12**
OPENING BID AMOUNT: $12,609.87

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Certificate No.: **2259-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$12,633.12***

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

CLEATON JOSHUA
138 ELDORADO DR
DEBARY FL 32713

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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]

CL-0918-2101

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

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SHERIFF'S NOTICE

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JOSHUA CLEATON
138 EL DORADO DR
DEBARY FL 32713

2259-24 OCTOBER 6, 2026

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DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Certificate No.: **2259-24** Name in which assessed: **CLEATON JOSHUA**
Description of Property: **Parcel # 803411130310 34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419.**

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

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$12,633.12**
OPENING BID AMOUNT: $12,609.87
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.: **2259-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$12,633.12***

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

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

JOSHUA CLEATON
138 EL DORADO DR
DEBARY FL 32713

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]

CL-0918-2101



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26017970

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: JOSHUA CLEATON

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/6/2026	9:00 AM	2259-24

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 14th day of August, 2026 at 1:38 PM, and that I served the same on the 19th day of August, 2026, at the hour of 8:34 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	JOSHUA CLEATON	**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:	138 EL DORADO DR DEBARY, FL 32713		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Riccaboni, Tony 9836

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

CLERK OF THE CIRCUIT
CC 40
8 CIV. COURT VOLUSIA CTY. FL
2026 AUG 24 AM 11:50

FILED

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

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

DATE: 8/21/2026
ENTRD BY: CCLAY

BY: a Riccaboni 9836

RICCABONI, TONY 9836, PROCESS SERVER

24017970

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

WARNING
SHERIFF'S NOTICE

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

TAX DEED CERTIFICATE NO.: 2259-24

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

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.

JOSHUA CLEATON
138 EL DORADO DR
DEBARY FL 32713

DATED THIS 14TH DAY OF AUGUST, 2026.

2259-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 14 '26 13:38

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

Certificate No.: **2259-24** Name in which assessed: **CLEATON JOSHUA**
Description of Property: **Parcel # 803411130310 34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419.**

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

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$12,633.12**
OPENING BID AMOUNT: $12,609.87
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.: **2259-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$12,633.12***

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

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

JOSHUA CLEATON
138 EL DORADO DR
DEBARY FL 32713

CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY FL
CC 40
2026 AUG 24 AM 11:50

FILED

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]

CL-0918-2101

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26017969

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: CLEATON JOHSUA

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/6/2026	9:00 AM	2259-24

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 14th day of August, 2026 at 1:38 PM, and that I served the same on the 19th day of August, 2026, at the hour of 8:34 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	CLEATON JOSHUA	**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:	138 ELDORADO DR DEBARY, FL 32713		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Riccaboni, Tony 9836

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

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

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

CLERK OF THE CIRCUIT
CC 40
2026 AUG 24 AM 11:50
FILED
BY:

DATE: 8/21/2026
ENTRD BY: CCLAY

RICCABONI, TONY 9836, PROCESS SERVER

26017409

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

WARNING
SHERIFF'S NOTICE

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

TAX DEED CERTIFICATE NO.: 2259-24

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

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.

CLEATON JOSHUA
138 ELDORADO DR
DEBARY FL 32713

2259-24 OCTOBER 6, 2026

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH.
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 14 '26 13:38

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

Certificate No.: **2259-24** Name in which assessed: **CLEATON JOSHUA**
Description of Property: **Parcel # 803411130310 34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419.**

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

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$12,633.12**
OPENING BID AMOUNT: $12,609.87

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.: **2259-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$12,633.12***

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

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

CLEATON JOSHUA
138 ELDORADO DR
DEBARY FL 32713

CLERK OF THE CIRCUIT & CITY COURT VOLUSIA CITY FL
CC 40
2026 AUG 24 AM 11:50

FILED

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]

CL-0918-2101

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 2259-24

CERTIFICATE OF MAILING

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

CLEATON JOSHUA at 138 ELDORADO DR, DEBARY FL 32713,

☒ JOSHUA CLEATON at 138 EL DORADO DR, DEBARY FL 32713,

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

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: _____
Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared ___Barb Shepherd_____, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a _____Tax Deed_____ in the matter of_____Certificate #2259-24_____ _____Cleaton Joshua_____in the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____ _____September 3, 10, 17 & 24, 2026_____

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

Sworn to and subscribed before me this __24th_ day of __September, 2026__,

MELODIE W. ROBINSON
Commission # HH 306225
Expires October 19, 2026

(SEAL)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 5024 the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 2259-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 803411130310 34-18-30 LOTS 31 32 & 33 BLK M PLANTATION ESTATES UNIT 2 MB 11 PG 183 PER OR 5901 PG 2307 PER OR 6683 PG 3769 PER OR 7579 PG 3419
Name in which assessed: CLEATON JOSHUA

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

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

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ S LABAW
Deputy Clerk

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

September 3, 10, 17 & 24, 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 23, 2026

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

RE: CERTIFICATE NO.: **2259-24**

REFUND OF DEPOSIT

The above listed certificate was redeemed after it was scheduled for Tax Deed Sale but before it was sold at Tax Deed Sale. Therefore, we are refunding to you this unused portion of your deposit. Any additional monies due to you will be sent by the Volusia County Tax Collector's Office:

Recording Affidavit of Publication [Sect 197.512(3) & 28.24]		10.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02].....	$	84.70
TOTAL AMOUNT OF REFUND	**$**	**103.20**

If you have any questions, call the Tax Deed Department at (386) 736-5919.

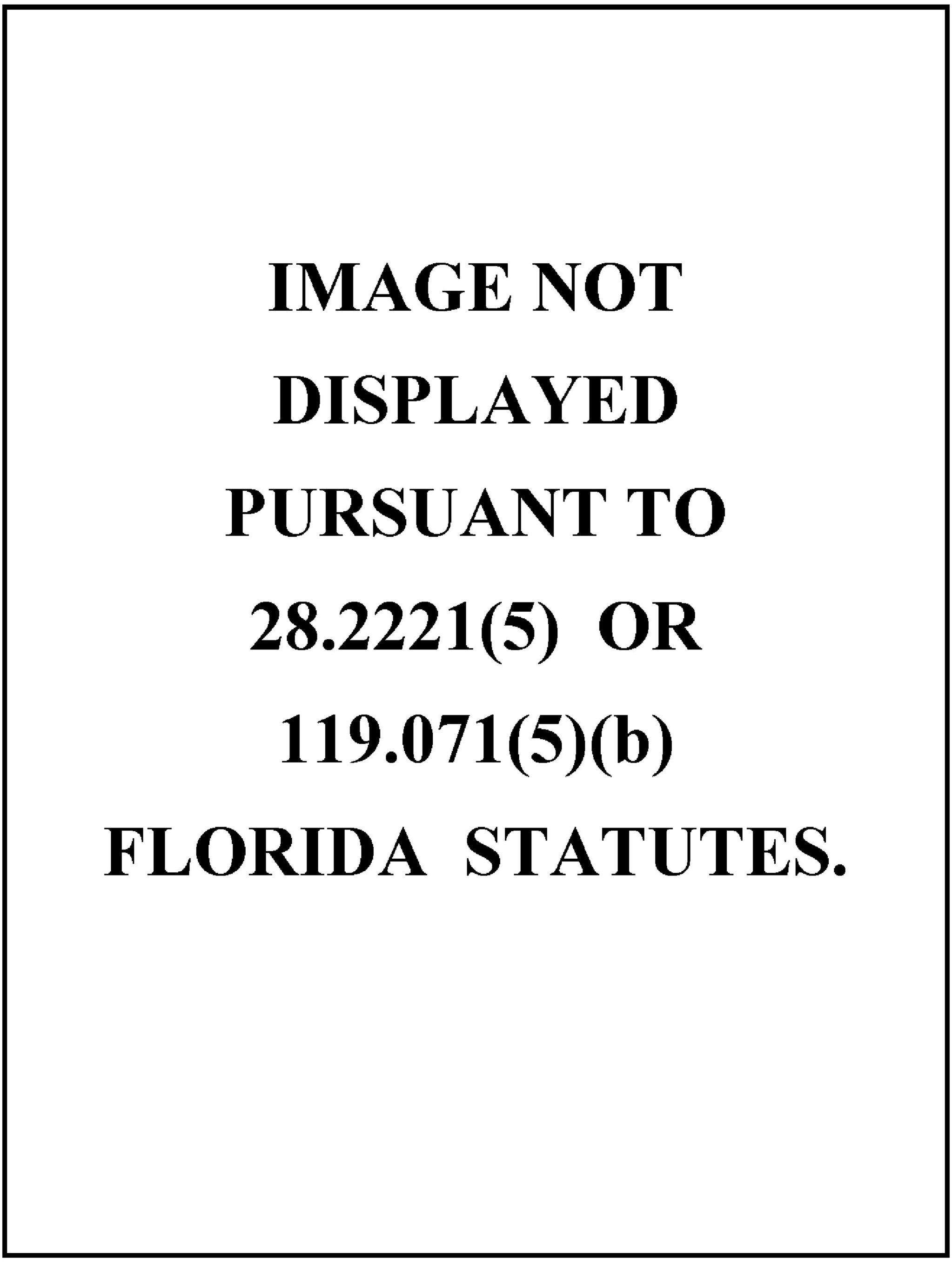
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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