

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

2366-24

Certificate Number

FTK INC & BANESCO USA

Applicant Name

4/27/2026

Application Date

10/27/2026

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$	1,934.45
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		872.97
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		3,332.42
7. Total Interest Accrued by Tax Collector		149.96
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]		55.36
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17.		-
18. Total of Lines 6 thru 17		3,828.74
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		165.55
20. Total of Lines 18 & 19		3,994.29
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK		10.00
23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK		7.00
24. TOTAL AMOUNT TO REDEEM*	\$	4,017.54
25.		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		25,962.00
27. Total of Lines 20, 25 & 26		29,956.29
28. MINIMUM BID AMOUNT (required for public auction)*	\$	29,956.29

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

Must be paid by 9:00 AM on 10/27/2026

Created by:



To:
Tax Collector's Office

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

Date: _____

Pages: _____

Completed by: __JMT__

Date: __10/19/2026__

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

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

10-19-26 NO Changes 82

CERTIFICATE NUMBER	PARCEL ID NUMBER	<u>TOTAL AMOUNT OF ANY CURRENT OR DELINQUENT TAXES ACCRUED AFTER THE TAX COLLECTOR'S CERTIFICATION (DR-513) WAS SENT TO THE CLERK'S OFFICE</u>
2-24	372500000090	\$ 0.00 ✓
426-24	403501002030	REDEEMED ✓
1595-24	701820010410	REDEEMED ✓
1960-24	800401710150	\$ 0.00 ✓
2366-24	900801020380	\$ 0.00 ✓
3083-23	613301130200	\$ 0.00 ✓
4616-23	910100000002	REDEEMED ✓

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

11114-23 ✓	91010000009A	\$ 0.00
12136-23 ✓	734403002151	\$ 0.00
13852-19 ✓	830401010360	\$ 0.00

To:
Property Appraiser - County of Volusia

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

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

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

Date: 1019/2026

Pages: 3

Completed by: Ashlee Walker

Date: 10/19/2026

10-19-26 Changes updated 82

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

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

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

TAX COLLECTOR'S CERTIFICATION WORKSHEET**2366-24****FTK INC & BANESCO USA****4/27/2026****10/27/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 1,934.45
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	872.97
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	3,332.42
7. Total Interest Accrued by Tax Collector	149.96
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]	55.36
11. Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
12. Recorded Notice of Application Fee	10.00
13. Sheriff's Fee [per Sect. 197.522(2)]	80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	2.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17.	-
18. Total of Lines 6 thru 17	3,828.74
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	165.55
20. Total of Lines 18 & 19	3,994.29
21. Tax Collector's Redemption Fee	6.25
22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}	10.00
23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}	7.00
24. TOTAL AMOUNT TO REDEEM*	\$ 4,017.54
25.	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	25,962.00
27. Total of Lines 20, 25 & 26	29,956.29
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 29,956.29

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

Must be paid by 9:00 AM on 10/27/2026

Created by:



TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

2366-24

FTK INC & BANESCO USA

4/27/2026

Certificate Number

Applicant Name

Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$	1,934.45
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	\$	-
3. Total of Current Taxes Paid by Tax Deed Applicant	\$	872.97
4. Property Information Report Fee	\$	300.00
5. Tax Deed Application Fee	\$	225.00
6. Total Interest Accrued by Tax Collector	\$	149.96
7. Total (Lines 1-6)	\$	3,482.38
8. Clerk of Court Statutory fee [per Sect. 28.24]	{REFUND TO CLERK} \$	60.00
9. Record Notice of Application fee [per Sect. 197.502]	{REFUND TO CLERK} \$	10.00
10. Record Release of Notice of Application [per 197.502]	{REFUND TO CLERK} \$	10.00
11. Prepare Release of Notice of Application [per Sect. 28.24]	{REFUND TO CLERK} \$	7.00
12. Interest Computed by Clerk of Courts [per Sect. 197.542]	\$	49.99
13. Total of Lines 7-10	\$	3,619.37
14. Tax Collector's Redemption Fee	\$	6.25
15. TOTAL AMOUNT TO REDEEM*	\$	3,625.62

This payoff good through 8/25/2026

Redemption Date: _____

Name & Address: _____

BP
BP

Accepted 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. **2366-24**

Year of Issuance

JUNE 1, 2024

Description of Property **Parcel # 900801020380 8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV LOT 2 AKA LOT 38 BLK B LEISURE WORLD PARK UNREC SUB NO 229 PER OR 4819 PG 3830 PER OR 5632 PG 3617 PER OR 7624 PG 3465**

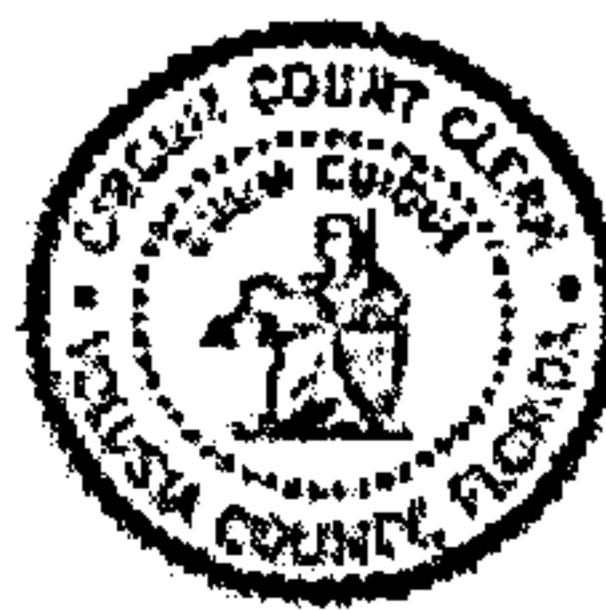
Name in which assessed

GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **27TH** day of **OCTOBER, 2026** at **9:00 O'CLOCK A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

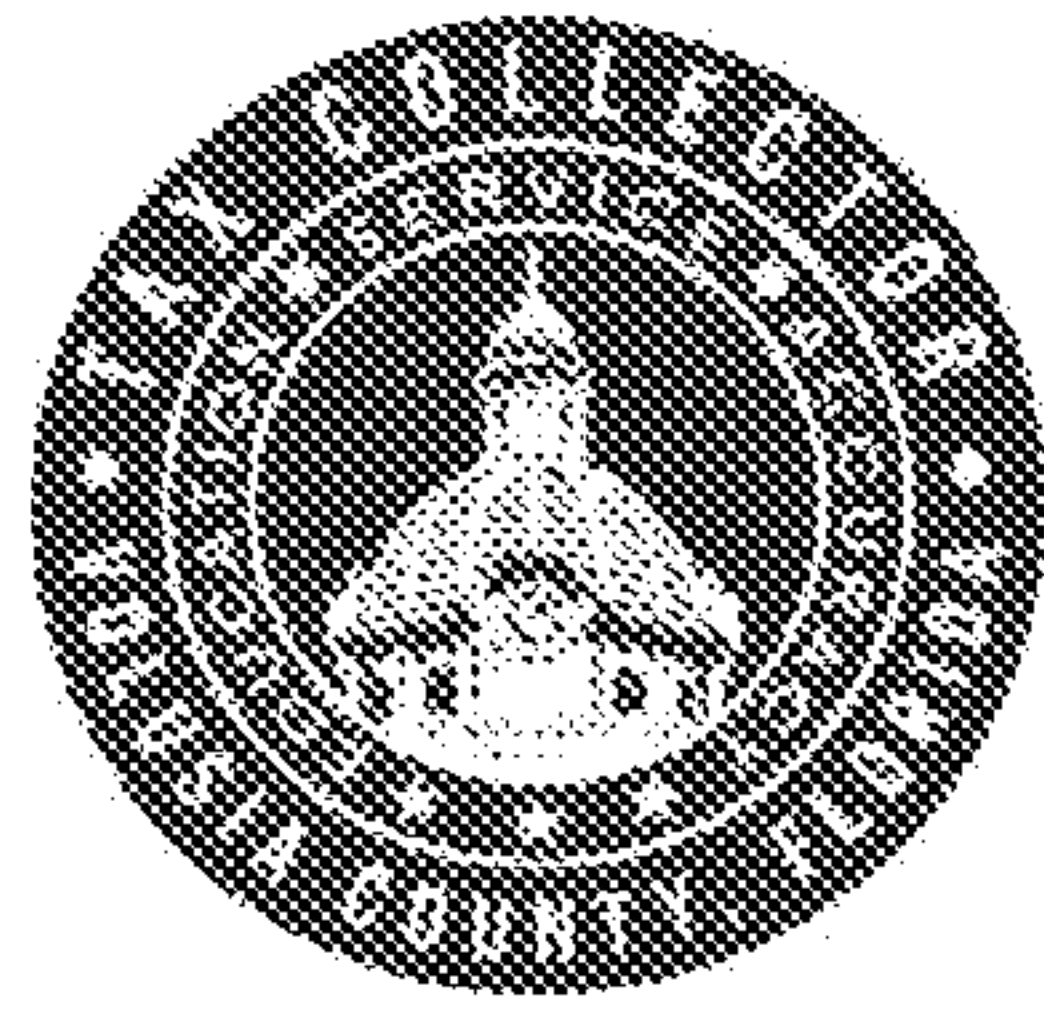


LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

SEPTEMBER 24, 2026



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 900801020380

Tax Deed #: 32268

Situs Address: 102 S OAK TREE 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

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

Owner on Current Tax Roll

GRANDALL DAVID LUTHER
GRANDALL SCHYLER ZOE
102 S OAK TREE DR
DEBARY, FL 32713

Billing Address on Current Tax Roll

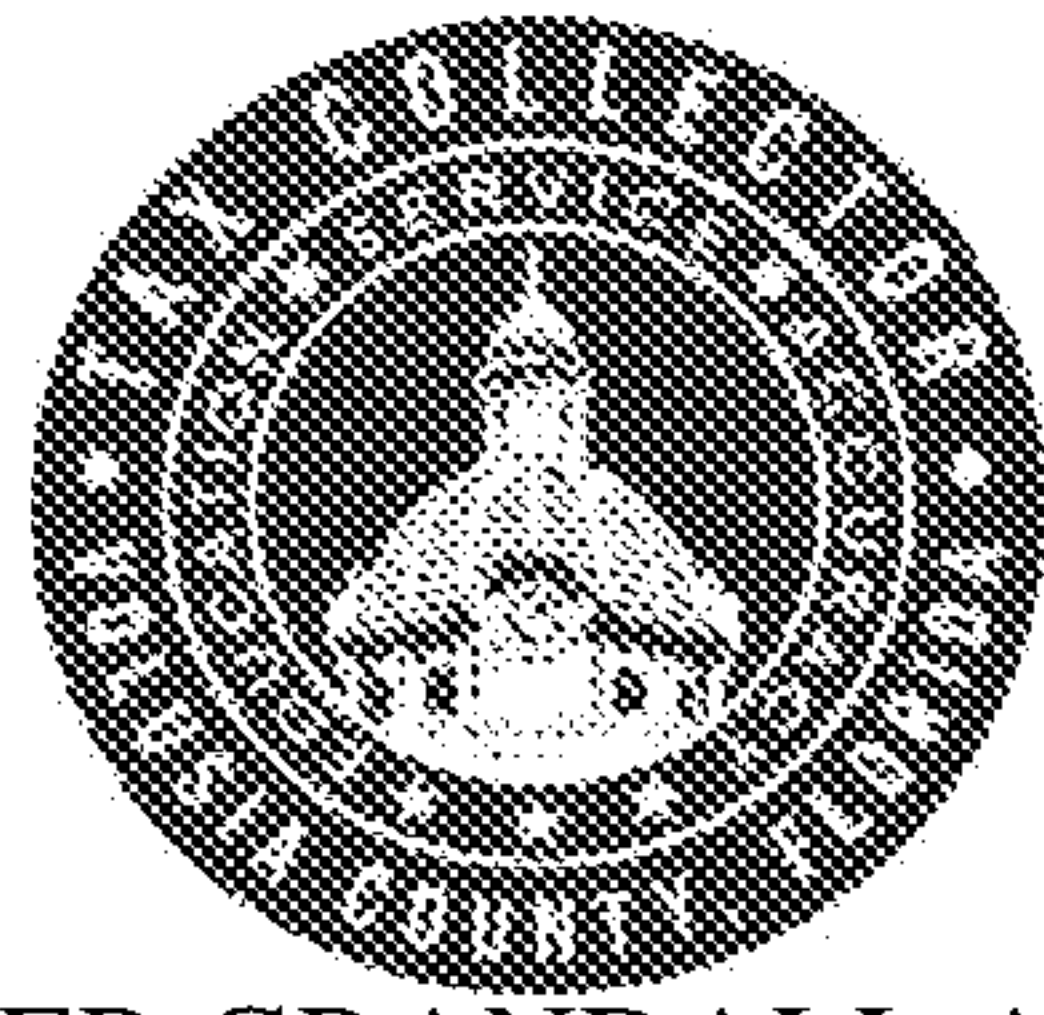
Additional Parties, Per Search

ELIZABETH LANHAM-PATRIE,
REGISTERED AGENT O/B/O
MEADOWLEA IMPROVEMENT
ASSOCIATION, INC.
111 N. ORANGE AVE.
STE. 1400
ORLANDO, FL 32801

Other Party

MEADOWLEA IMPROVEMENT
ASSOCIATION, INC.
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Other Party



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

DAVID LUTHER GRANDALL AND
SCHYLER ZOE GRANDALL
102 S. OAK TREE DRIVE
DEBARY, FL 32713

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	Apr 27, 2026	
Situs address	102 S OAK TREE DR DEBARY 32713		Yr Issued/Certificate #	2024 / 2366	
Parcel owner	GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE 102 S OAK TREE DR DEBARY, FL 32713	Date certificate issued	06/01/2024		
		Deed application number	32268		
Property description	See last page.		Account number	900801020380	
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)	
# 2024/2366	05/31/2024	857.84	115.09	972.93	
Part 2: Total*				972.93	
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)
# 2025/2285	05/31/2025	901.55	6.25	53.72	961.52
Part 3: Total*					961.52
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				1,934.45	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				872.97	
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)				149.96	
7. Total Paid (Lines 1-6)				3,482.38	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 07/22/2026		

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)	25,962.00
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	29,444.38
18. Redemption fee	6.25
19. Total amount to redeem	3,488.63
Sign here: _____ Signature, Clerk of Court or Designee Date of sale	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV L
OT 2 AKA LOT 38 BLK B LEISURE WORLD PARK UNREC SUB NO 229 PE
R OR 4819 PG 3830 PER OR 5632 PG 3617 PER OR 7624 PG 3465

8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV L
OT 2 AKA LOT 38 BLK B LEISURE WORLD PAR (Full legal attached.)

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Account #	Alt. Key	Property Address
900801020380	2466651	102 S OAK TREE DR DEBARY 32713

Legal Description

8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV LOT 2 AKA LOT 38 BLK B
LEISURE WORLD PARK UNREC SUB NO 229 PER OR 4819 PG 3830 PER OR 5632 PG 3617
PER OR 7624 PG 3465

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-2366	\$51,924	Yes	Yes	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
DAVID LUTHER GRANDALL SCHYLER ZOE GRANDALL	
102 S OAK TREE DR DEBARY FL 32713	

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 06/19/2026 **Search covers** **20 years** **through:** 06/01/2026

James Bennett
Title Examiner

General Examiner Comments:

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

DAVID LUTHER GRANDALL AND SCHYLER ZOE
 GRANDALL
 102 S. OAK TREE DRIVE
 DEBARY FL 32713

Document

Warranty Deed
 Bk:7624 Pg:3465

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

Warranty Deed
 Bk:5632 Pg:3617

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

None found.

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

None found.

OTHER PARTIES**Name & Address of Record**

MEADOWLEA IMPROVEMENT ASSOCIATION,
 INC.
 1 LEISURE WORLD DRIVE SOUTH
 DEBARY FL 32713

Document

Sunbiz HOA

Examiner Comments

Name & Address of Record	Document	Examiner Comments
ELIZABETH LANHAM-PATRIE, REGISTERED AGENT O/B/O MEADOWLEA IMPROVEMENT ASSOCIATION, INC. 111 N. ORANGE AVE. STE. 1400 ORLANDO FL 32801	Sunbiz HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Prepared by and return to:
Julie Fudge
Closing Officer
Esquire Title Services, Inc.
1019 Town Center Dr., Suite 100
Orange City, FL 32763
386-851-0655
File Number: 18-8470JF
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of November, 2018 between William Leach, a single man, whose post office address is 897 Crystal Court, The Villages, FL 32162, grantor, and David Luther Grandall and Schyler Zoe Grandall, husband and wife whose post office address is 102 S. Oak Tree 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:

Lot 38, Block B, Leisure World Park, according to Exhibit "B" attached to the Declaration of Covenants, Conditions and Restrictions recorded in O.R. Book 1376, Page 599 as amended in O.R. Book 1386, Page 483 and O.R. Book 1518, Page 304, Public Records of Volusia County, Florida.

Together with mobile home: Id# 5335030 Serial # S111901 R.P. Sticker 12243499

Parcel Identification Number: 9008-10-20-0380

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:

[Signature]
Witness Name:

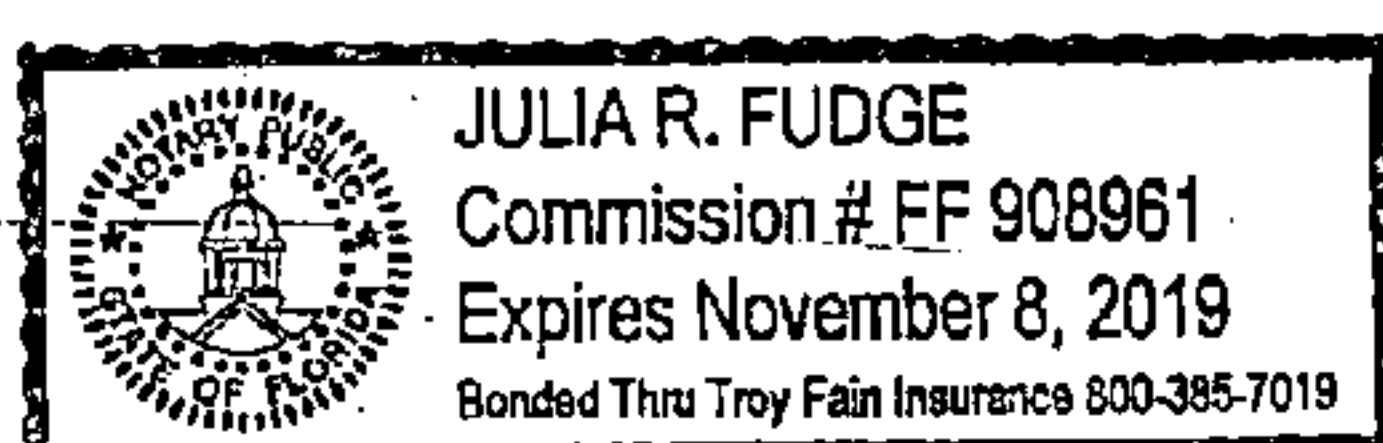
[Signature] (Seal)
William Leach

JULIEANNE L. Hynes
Witness Name:
[Signature]
State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 14th day of November, 2018 by William Leach, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Julia R Fudge
My Commission Expires: 11-8-2019



08/23/2005 09:35 AM
Doc stamps 385.00
(Transfer Amt \$ 55000)
Instrument# 2005-229960 # 1
Book : 5632
Page : 3617

Prepared by and return to:
Lynn Warren



Paul Stanley West, P.A.
600 S. Orlando Ave., Suite 301
Maitland, FL 32751
407-678-9111
File Number: 05-2003

[Space Above This Line For Recording Data]

Guardian's Warranty Deed

This Warranty Deed made this 8th day of August, 2005 between Marion D. Dreggors, a/k/a Donald Dreggors, as plenary guardian of the property of Barney J. Dreggors, whose post office address is RR 1 Box, 282-M, Hoboken, GA 31542, grantor, and William Leach, a single man whose post office address is 104-71 112th St , Richmond Hills, NY 11419, 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:

Lot 38, Block B, LEISURE WORLD PARK, according to Exhibit "B" attached to the Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1376, at Page 599 and amended at Official Records Book 1386, at Page 483, and in Official Records Book 1518, at Page 304, all of the Public Records of Volusia County, Florida.

Together with that certain 1972 Singlewide Mobile Home; Identification Number S111901; Title Number: 5335030

Parcel Identification Number:

Marion D. Dreggors, a/k/a Donald Dreggors, is one and the same as that certain Donald Dreggors named as Plenary Guardian of the property of Barney J. Dreggors in that certain Order Authorizing Sale of Real Estate dated July 20, 2005.

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, 2004**, and, all easements and restrictions of record.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

Instrument# 2005-229960 # 2
Book: 5632
Page: 3618
Diane M. Matousek
Volusia County, Clerk of Court

Signed, sealed and delivered in our presence:

Marlene Wainright
Witness Name: Marlene Wainright
Glenda Hanchey
Witness Name: Glenda Hanchey

Donald Dreggors GUARDIAN FOR
Donald Dreggors, Guardian Barney J. Dreggors

State of Georgia
County of Bradley

The foregoing instrument was executed before me this 8th day of August, 2005 by Marion D. Dreggors, a/k/a Donald Dreggors, as plenary guardian of the property of Barney J. Dreggors,, who ☐ is personally known or ☒ has produced a Georgia Driver's License as identification.

[Notary Seal]

Carol W Herrin
Notary Public
Printed Name: CAROL W HERRIN
My Commission Expires: 9/16/2006



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

Detail by Entity Name
Florida Not For Profit Corporation
MEADOWLEA IMPROVEMENT ASSOCIATION, INC.

Filing Information

Document Number 722380
FEI/EIN Number 59-1424875
Date Filed 01/03/1972
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 03/03/2004

Principal Address

1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Changed: 04/15/2025

Mailing Address

1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Changed: 04/15/2025

Registered Agent Name & Address

Lanham-Patrie, Elizabeth
111 N. Orange Ave.
STE. 1400
Orlando, FL 32801

Name Changed: 03/01/2023

Address Changed: 03/01/2023

Officer/Director Detail

Name & Address

Title PRESIDENT

Darius, Jim
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title TREASURER

Sobolewski, Debbie
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title SECRETARY

Sigurdson, MaryAnn
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title SURVEILLANCE DIR

CHRISTIE, ARKIE
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title GROUNDS DIR

Batten, Robert
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title MARINA DIR

Patenaude, John
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title RECREATION

Romaine, Florence
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title SOCIABLES DIR

Holcombe, Sharon
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title VICE PRESIDENT

Goodrich, Henry
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title Director, Planning

Hopcraft, Greg
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

Title Director, Youth

Stonebreaker, Amanda
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713

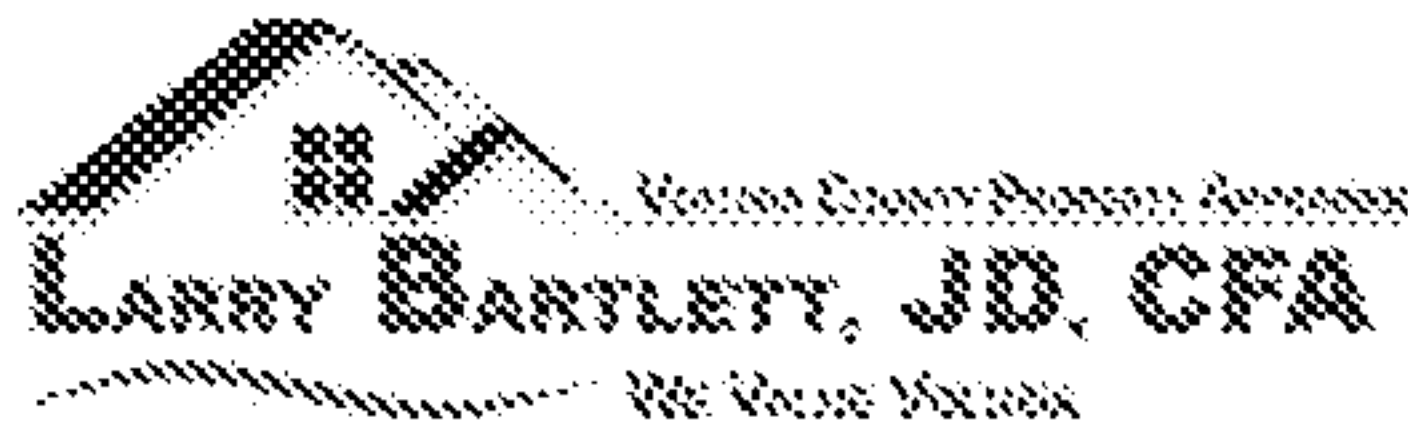
Annual Reports

Report Year	Filed Date
2024	02/10/2024
2025	04/15/2025
2026	02/08/2026

Document Images

02/08/2026 -- ANNUAL REPORT	View image in PDF format
04/15/2025 -- ANNUAL REPORT	View image in PDF format
05/16/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
02/19/2024 -- ANNUAL REPORT	View image in PDF format
03/01/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- ANNUAL REPORT	View image in PDF format
05/21/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/17/2021 -- ANNUAL REPORT	View image in PDF format
04/24/2020 -- ANNUAL REPORT	View image in PDF format
03/07/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
09/07/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
02/16/2017 -- ANNUAL REPORT	View image in PDF format
04/16/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
04/04/2014 -- ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
02/24/2011 -- ANNUAL REPORT	View image in PDF format
02/02/2010 -- ANNUAL REPORT	View image in PDF format
04/23/2009 -- ANNUAL REPORT	View image in PDF format
03/24/2008 -- ANNUAL REPORT	View image in PDF format
05/14/2007 -- ANNUAL REPORT	View image in PDF format
02/24/2006 -- ANNUAL REPORT	View image in PDF format
04/08/2005 -- ANNUAL REPORT	View image in PDF format
03/03/2004 -- REINSTATEMENT	View image in PDF format
04/21/2002 -- ANNUAL REPORT	View image in PDF format

03/20/2001 -- ANNUAL REPORT	View image in PDF format
07/17/2000 -- ANNUAL REPORT	View image in PDF format
03/31/1999 -- ANNUAL REPORT	View image in PDF format
03/11/1998 -- ANNUAL REPORT	View image in PDF format
05/30/1997 -- ANNUAL REPORT	View image in PDF format
03/25/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



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: 2466651
Parcel ID: 900801020380
Township-Range-Section: 19 - 30 - 08
Subdivision-Block-Lot: 01 - 02 - 0380
Owner(s): GRANDALL DAVID LUTHER - TE - Tenancy in the Entirety - 100%
GRANDALL SCHYLER ZOE - TE - Tenancy in the Entirety - 100%
Mailing Address On File: 102 S OAK TREE DR
DEBARY FL 32713
Physical Address: 102 S OAK TREE DR, DEBARY 32713
Building Count: 1
Neighborhood: 5122 - LEISURE WORLD MH SUB
Subdivision Name:
Property Use: 0200 - MOBILE HOME
Tax District: 015-DEBARY
2025 Final Millage Rate: 15.6948
Homestead Property: Yes
Agriculture Classification: No
Short Description: 8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV L
OT 2 AKA LOT 38 BLK B LEISURE WORLD PARK UNREC SUB NO 229 PE
R OR 4819 PG 3830 PER OR 5632 PG 3617 PER OR 7624 PG 3465

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:	\$17,143	\$68,629	\$71,147
Land Value:	\$75,750	\$75,750	\$66,660
Just/Market Value:	\$92,893	\$144,379	\$137,807

Working Tax Roll Values by Taxing Authority

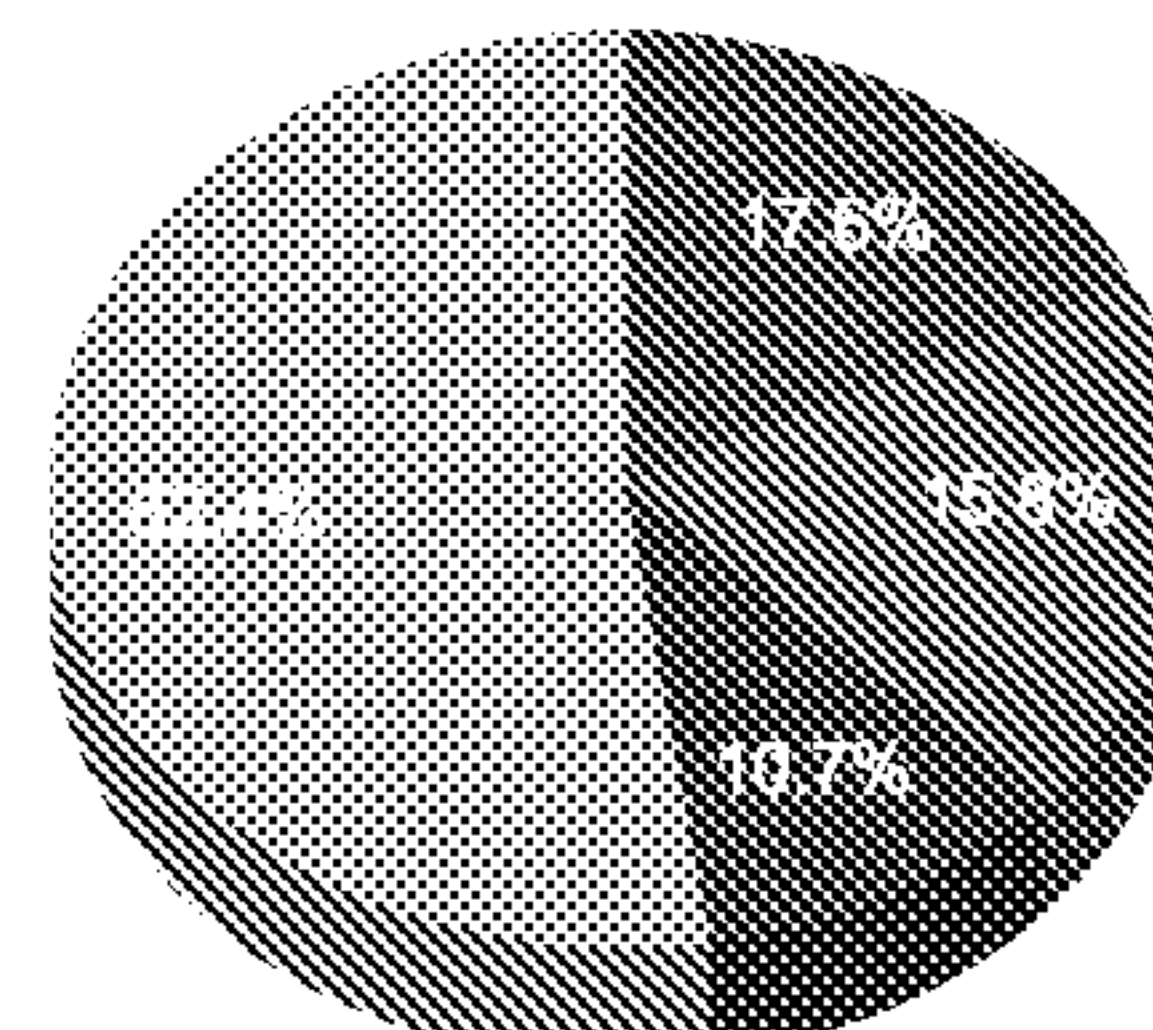
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$92,893	\$53,325	\$25,000	\$28,325	1.5000	\$42.49
0012	DISCRETIONARY	\$92,893	\$53,325	\$25,000	\$28,325	0.7480	\$21.19
0011	REQ LOCAL EFFORT	\$92,893	\$53,325	\$25,000	\$28,325	3.0310	\$85.85
0050	GENERAL FUND	\$92,893	\$53,325	\$28,325	\$25,000	3.2007	\$80.02
0053	LAW ENFORCEMENT FUND	\$92,893	\$53,325	\$28,325	\$25,000	1.5994	\$39.99
0055	LIBRARY	\$92,893	\$53,325	\$28,325	\$25,000	0.3697	\$9.24
0058	VOLUSIA ECHO	\$92,893	\$53,325	\$28,325	\$25,000	0.2000	\$5.00
0057	VOLUSIA FOREVER	\$92,893	\$53,325	\$28,325	\$25,000	0.2000	\$5.00
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$92,893	\$53,325	\$28,325	\$25,000	0.0270	\$0.68
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$92,893	\$53,325	\$28,325	\$25,000	0.1793	\$4.48
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$92,893	\$53,325	\$28,325	\$25,000	0.9897	\$24.74
0190	DEBARY	\$92,893	\$53,325	\$28,325	\$25,000	3.6500	\$91.25
						15.6948	\$409.92

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$409.92
0151-DEBARY SOLID WASTE	1.00	\$295.00	\$295.00	Estimated Non-Ad Valorem Tax:	\$445.00
015R-DEBARY STORMWATER-PVT	1.00	\$80.00	\$80.00	Estimated Taxes:	\$854.92
1950-LEISURE WORLD	1.00	\$70.00	\$70.00	Estimated Tax Amount without SOH/10CAP Ⓢ	\$1,902.94

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asad	County Exemptions	County Taxable	HX Savings
2025	\$75,750	\$68,629	\$144,379	\$51,924	\$26,924	\$25,000	\$92,455
2024	\$66,660	\$71,147	\$137,807	\$50,461	\$25,461	\$25,000	\$87,346
2023	\$66,660	\$37,022	\$103,682	\$48,992	\$25,000	\$23,992	\$54,690
2022	\$53,025	\$22,280	\$75,305	\$47,565	\$25,000	\$22,565	\$27,740
2021	\$43,935	\$17,092	\$61,027	\$46,180	\$25,000	\$21,180	\$14,847
2020	\$32,724	\$20,865	\$53,589	\$45,542	\$25,000	\$20,542	\$8,047
2019	\$24,846	\$19,672	\$44,518	\$44,518	\$25,000	\$19,518	\$0
2018	\$18,180	\$17,641	\$35,821	\$35,474	\$0	\$35,474	\$0
2017	\$17,347	\$14,934	\$32,249	\$32,249	\$0	\$32,249	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0202-MH ON MH SITE PVD	N	F-FRONT FOOT				60.0	90	1,250	\$75,750
Total Land Value:										\$75,750

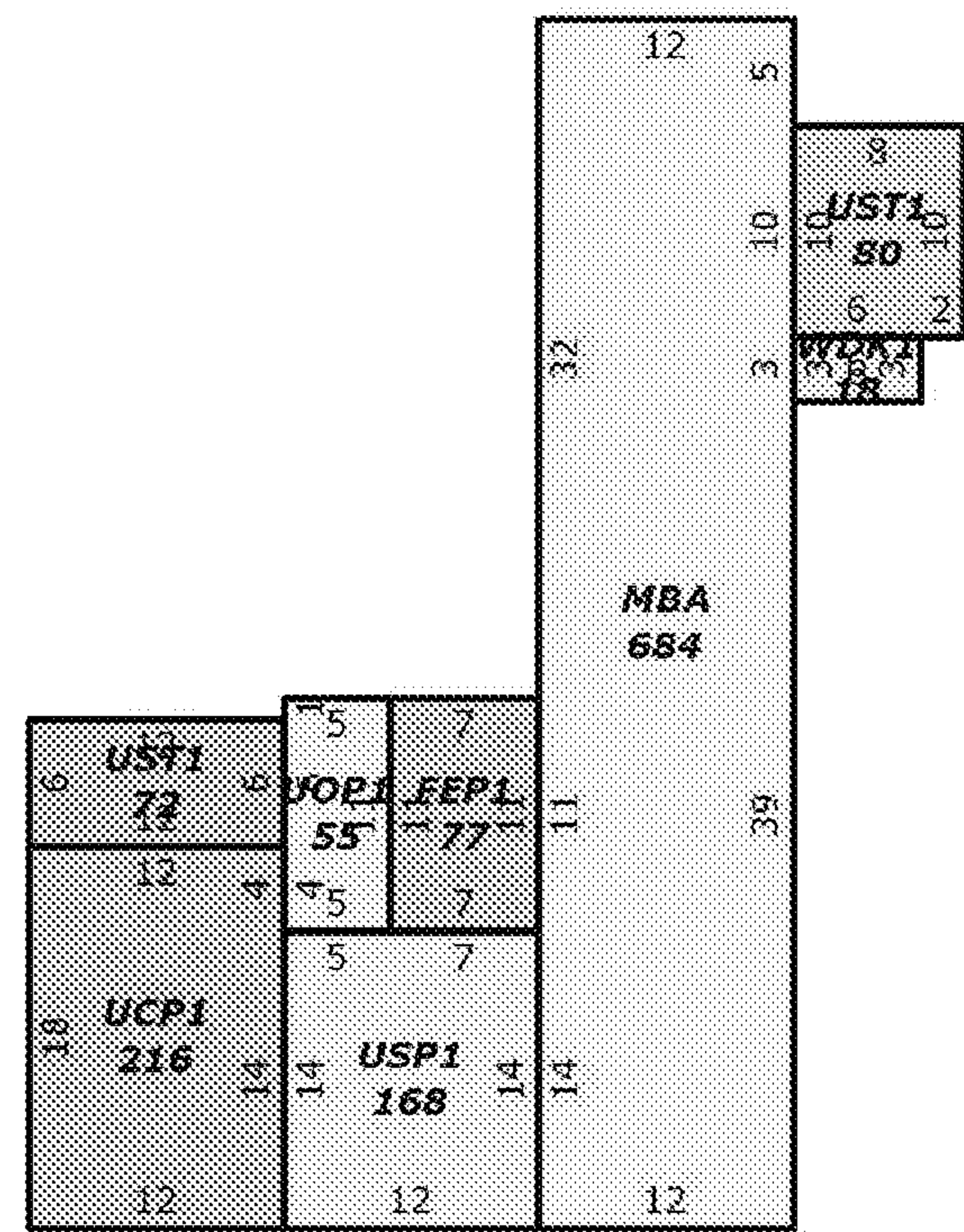
Building(s) - Residential

Card (Bldg) #: 1

Style:	MH - MANUFACTURED	# Stories:	1	2 Fixture Baths:	0
Description:	MH - Manufactured/ Mobile Home	# Bedrooms:	2	3 Fixture Baths:	1
Quality Grd:	200	Floor Type:	14 - CARPET	4 Fixture Baths:	0
Arch Design:	6 - Mobile Home	Wall Type:	4 - PLYWOOD PANELING	5 Fixture Baths:	0
Year Built:	1972	Exterior Wall:	40 - SIDING - VINYL	6 Fixture Baths:	0
Total SFLA:	684	Foundation:	1 - WOOD CONCRETE/PIERS	7 Fixture Baths:	0
HVAC:	Y - AIR CONDITIONING	Roof Cover:	2 - METAL	Add'l Fixtures:	0
Heat Method:	6 - FORCED DUCTED	Roof Type:	01 - FLAT		
Heat Source:	1 - ELECTRICITY	FPL:	//		
Total Building Value: \$12,245					

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

Description	Area	Year Built
MAIN BUILDING	684	
Finished Enclosed Porch	77	
Porch, Open Unfinished	55	
Porch, Screen Unfinished	168	
Carport, Unfinished	216	1984
Unfinished Utility	72	1984
Unfinished Utility	80	2002
Wood Deck	18	2002
Total Building Area	1,370	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
---	------	------	------	-------	-------	-------------------

1	BSL-BOAT SLIP	2006	1	1	\$4,898
Total Miscellaneous Value:					\$4,898

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
7624 / 3465	2018033300	11/14/2018	WD-WARRANTY DEED		IMPROVED	\$50,000
5632 / 3617	2005020800	08/08/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$55,000
4819 / 3830	2002030400	02/15/2002	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$20,000
2840 / 1138		06/15/1986	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$27,500
2165 / 1511		05/15/1980	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$24,900
2051 / 1188		02/15/1979	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$19,500
1691 / 0466		12/15/1973	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$15,000

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
8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV LOT 2 AKA LOT 38 BLK B LEISURE WORLD PARK UNREC SUB NO 229 PER OR 4819 PG 3830 PER OR 5632 PG 3617 PER OR 7624 PG 3465	015	19 - 30 - 08	01 - 02 - 0380	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
05/01/1984	30681C	ADD=UCP & UST	\$1,000



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 900801020380

Tax Deed #: 32268

Situs Address: 102 S OAK TREE 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

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

Owner on Current Tax Roll

① GRANDALL DAVID LUTHER
SN GRANDALL SCHYLER ZOE
(VOL) 102 S OAK TREE DR
DEBARY, FL 32713

Billing Address on Current Tax Roll

Additional Parties, Per Search

② ELIZABETH LANHAM-PATRIE, Other Party
REGISTERED AGENT O/B/O
MEADOWLEA IMPROVEMENT
ASSOCIATION, INC.
111 N. ORANGE AVE.
STE. 1400
ORLANDO, FL 32801

③ MEADOWLEA IMPROVEMENT Other Party
ASSOCIATION, INC.
1 LEISURE WORLD DRIVE SOUTH
DEBARY, FL 32713



WILL ROBERTS TAX COLLECTOR

Serving to make a difference

SN
(VOL)

④
★

DAVID LUTHER GRANDALL AND
SCHYLER ZOE GRANDALL
102 S. OAK TREE DRIVE
DEBARY, FL 32713

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Wednesday, July 22, 2026 9:00 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #2366-24 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 #2366-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

GRANDALL DAVID LUTHER
GRANDALL SCHYLER ZOE
102 S OAK TREE DR
DEBARY, FL 32713

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

GRANDALL DAVID LUTHER
GRANDALL SCHYLER ZOE ADV
102 S OAK TREE DR
DEBARY, FL 32713

SITUS ADDRESS
102 S OAK TREE 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.

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
900801020380	2466651	102 S OAK TREE DR DEBARY 32713

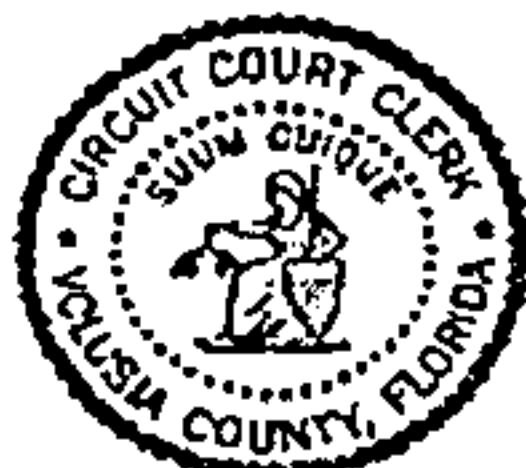
Legal Description

8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV LOT 2 AKA LOT 38 BLK B
LEISURE WORLD PARK UNREC SUB NO 229 PER OR 4819 PG 3830 PER OR 5632 PG 3617
PER OR 7624 PG 3465

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-2366	\$51,924	Yes	Yes	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
DAVID LUTHER GRANDALL SCHYLER ZOE GRANDALL	
102 S OAK TREE DR DEBARY FL 32713	



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 27, 2026

Payment Due: August 26, 2026

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

RE: CERTIFICATE NUMBER: **2366-24**
PARCEL ID NUMBER: **900801020380**

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]	55.36
Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
Sheriff's Fee [per Sect. 197.522(2)]	80.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	2.00
Recorded Notice of Application Fee.....	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	10.00
Clerk of Court Certificate [per Sect. 28.24]	7.00
Notice for Newspaper [per Sect. 28.24]	7.00
Recording Fee for Tax Deed [per Sect. 28.24]	8.50
Documentary Stamp Tax [per Sect. 201.02]	0.00
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE	\$ 364.86

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.: **2366-24**
AMOUNT ENCLOSED: **\$364.86**

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: 2366-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		55.36
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		80.00
Sheriff's Return Postage Fee	(PO)		2.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		0.00
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			364.86

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

00:56 AM 4-30-2026
DEPT 11

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

CERTIFICATE NO.: 2366-24
AMOUNT ENCLOSED: \$364.86

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 8/4/2026 10:40 AM
Receipt: 303146914 Drawer: 155261

FTK INC & BANESCO USA
Operator: bpoitras

Instrument #: 2026140019 Type: NO
Book #: 8886 Page #: 4933 Time: 10:40 AM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
5536 Postage - \$0.01 \$55.36
5600 Advertising Fee - \$0.01 \$56.00
8000 Sheriff's Fee/Tax Deed - \$0.01 \$80.00
200 Postage - \$0.01 \$2.00
1 Tax Deed Proof of Pub / Cert Mail Recor
d - \$10.00 \$10.00
1 Tax Deed Certificate Sign and Seal - \$7
.00 \$7.00
1 Notice for Newspaper Sign and Seal - \$7
.00 \$7.00
1 Recording - \$8.50 \$8.50
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT# 2366-24 / FTK INC & BANESCO USA
Subtotal: \$364.86
Sales Tax: \$0.00
Due: \$364.86
CHK# 1101 \$364.86

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. **2366-24** Year of Issuance **JUNE 1, 2024**

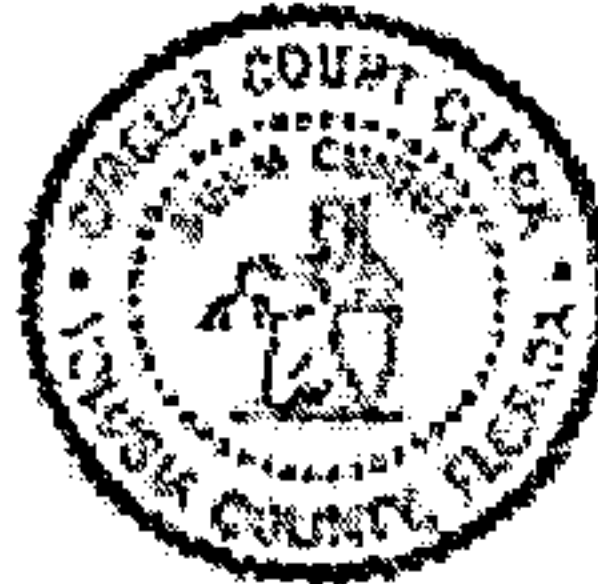
Description of Property **900801020380**
8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV LOT 2 AKA LOT 38 BLK B
LEISURE WORLD PARK UNREC SUB NO 229 PER OR 4819 PG 3830 PER OR 5632 PG 3617
PER OR 7624 PG 3465

Name in which assessed **GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE**

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **27TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 8/4/2026.



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 24, 2026

To:
Property Appraiser - County of Volusia

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

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

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

Date: 8/24/26

Pages: 3

Completed by: Laura Huff

Date: 08/24/2026

8-25-26 Changes updated

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

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

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

To:
Property Appraiser - County of Volusia

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

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

Date: 8/24/26

Pages: 3

Completed by: Laura Huff

Date: 08/24/2026

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

8-25-26 Changes updated SL

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

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

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

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

WARNING

TAX DEED CERTIFICATE NO.: 2366-24

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

GRANDALL DAVID LUTHER GRANDALL SCHYLER
ZOE
102 S OAK TREE DR
DEBARY FL 32713

2366-24

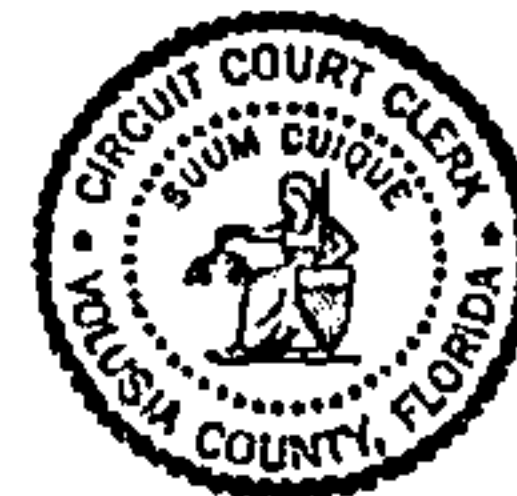
OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

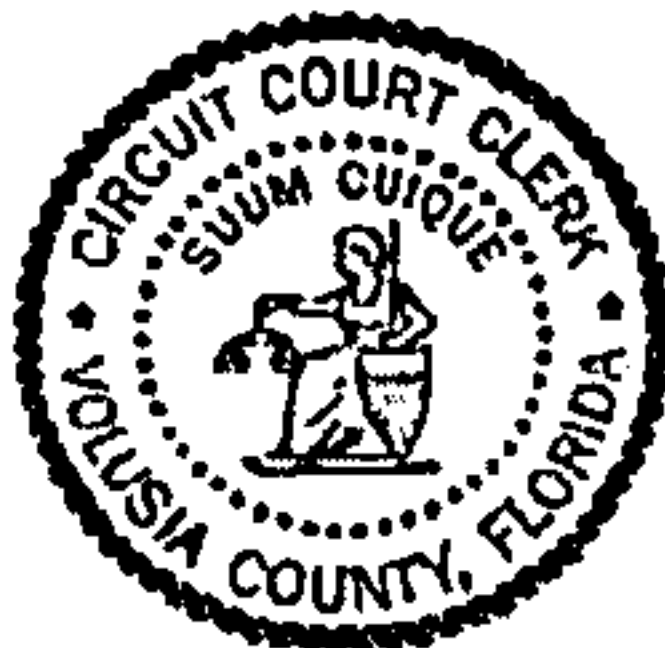
NOTICE IS HEREBY GIVEN, that **FTK INC & BANESCO USA** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of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

Certificate No.: **2366-24** Name in which assessed: **GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE**
Description of Property: **Parcel # 900801020380 8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV LOT
2 AKA LOT 38 BLK B LEISURE WORLD PARK UNREC SUB NO 229 PER OR 4819 PG 3830 PER OR 5632 PG 3617
PER OR 7624 PG 3465.**

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

Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,017.54**

OPENING BID AMOUNT: \$29,956.29

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.: **2366-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,017.54***

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

GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE
102 S OAK TREE 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]

9589 0710 5270 0086 2533 22

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Certified Mail Fee

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

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

Postage

\$ To

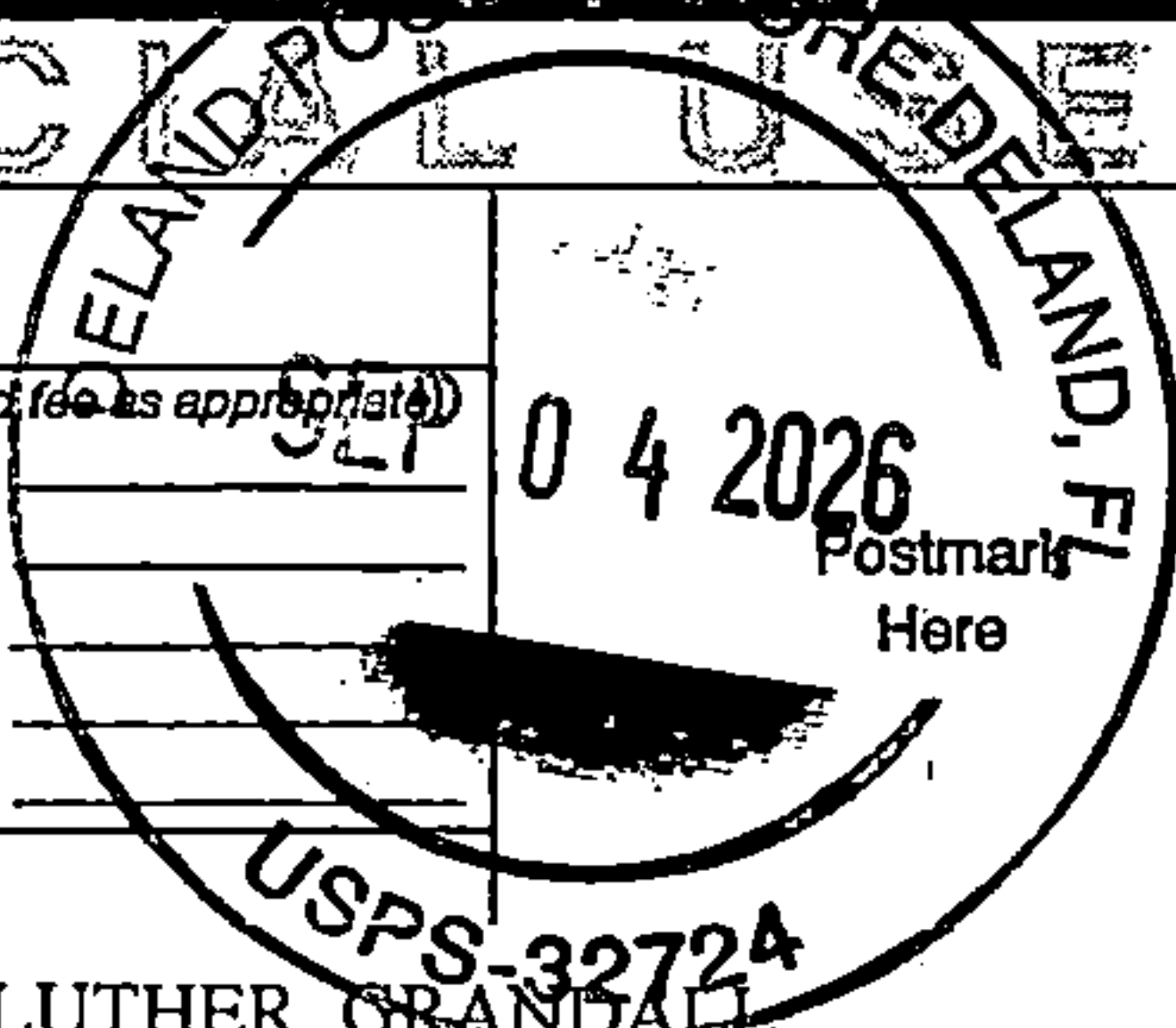
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GRANDALL DAVID LUTHER GRANDALL
SCHYLER ZOE
102 S OAK TREE DR
DEBARY FL 32713

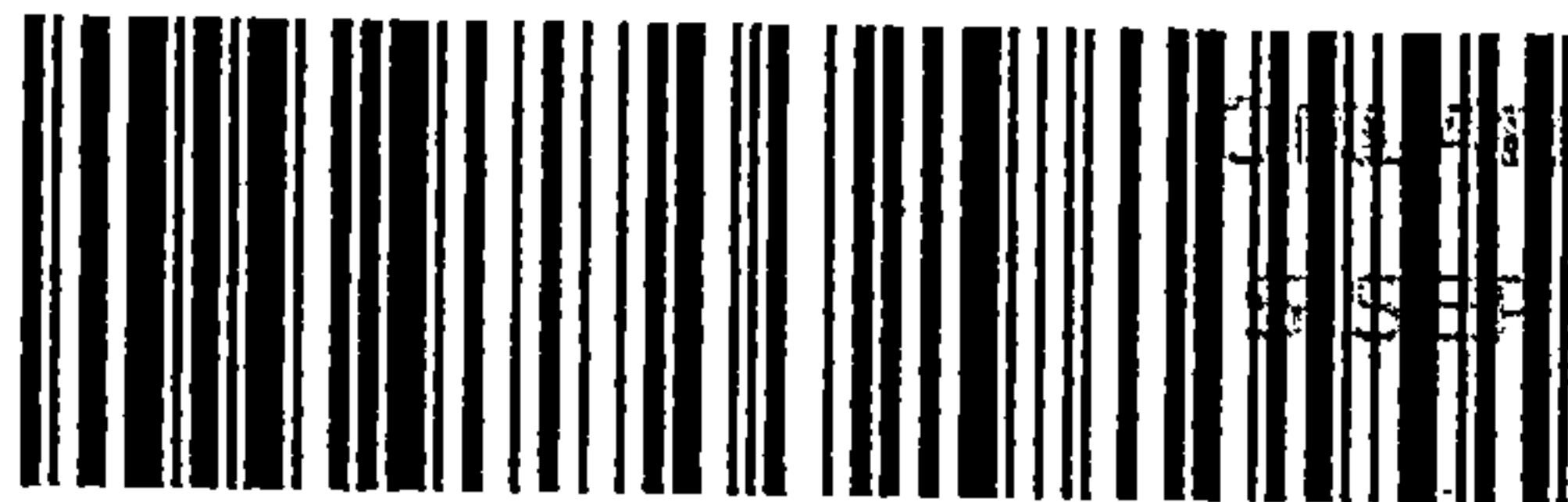
2366-24 OCTOBER 27, 2026



CERTIFIED MAIL

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

TAX DEED DEPT

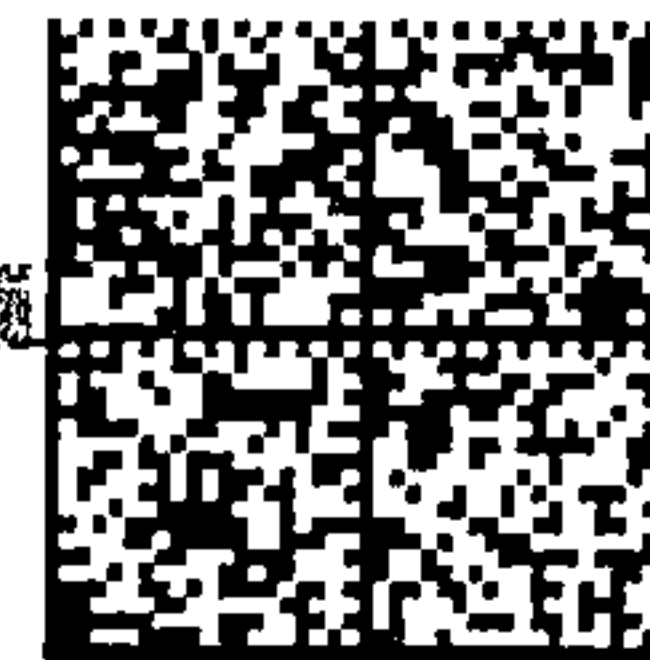


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DELAND FL 328

SEP 2026 PM 2

FIRST-CLASS



US POSTAGETM PITNEY BOWES



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GRANDALL DAVID LUTHER GRANDALL SCHYI
ZOE
102 S OAK TREE DR
DEBARY FL 32713

2366-24

OCTOBER 27, 2026

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343

*0274-05543-05-37



CLERK OF THE CIRCUIT
& CITY COURT VOLUNTARY CITY
CC 45

2026 SEP 22 AM 10:57

FILED

09/18/26

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

TAX DEED DEPT

[Handwritten mark]

GRANDALL DAVID LUTHER GRANDALL SCHYLE
ZOE
102 S OAK TREE DR
DEBARY FL 32713

2366-24 OCTOBER 27, 2026

160 327216043
FWD
CLERK OF THE CIRCUIT COURT

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGETM PITNEY BOWES



ZIP 32724 \$ 000.72¹
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0008028897 SEP. 04 2026

CLERK OF THE CIRCUIT COURT
& CITY COURT VOLUNTARILY
CC 40

2026 SEP 22 AM 10:57

FILED

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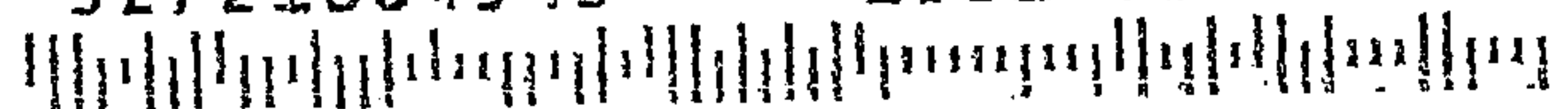
326 FE 1270

09/17/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343

*1991-01075-11-35



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

WARNING

TAX DEED CERTIFICATE NO.: 2366-24

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

ELIZABETH LANHAM-PATRIE REGISTERED AGENT
O/B/O MEADOWLEA IMPROVEMENT ASSOCIATION
INC
111 N ORANGE AVE STE 1400
ORLANDO FL 32801

2366-24

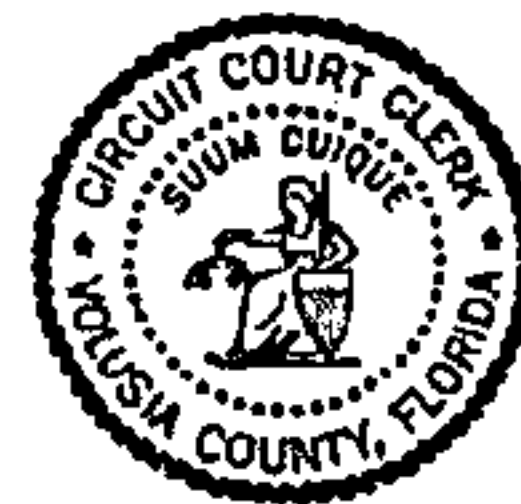
OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

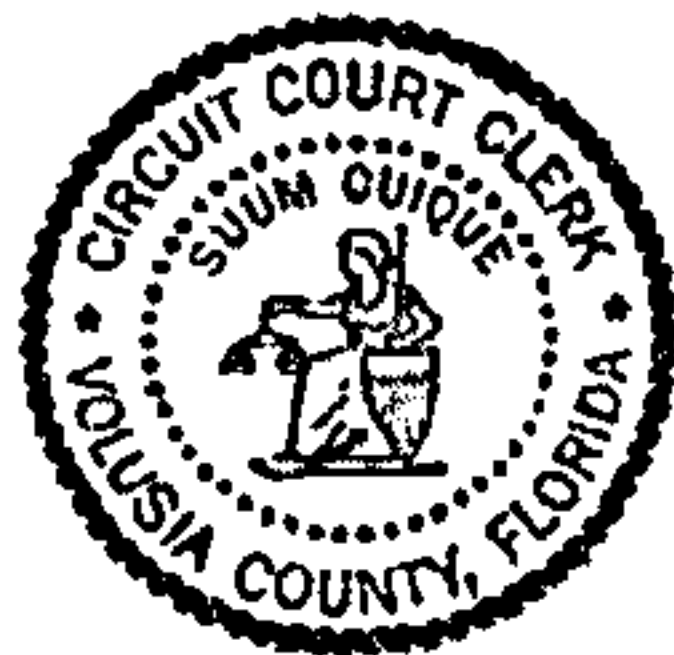
NOTICE IS HEREBY GIVEN, that **FTK INC & BANESCO USA** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of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

Certificate No.: **2366-24** Name in which assessed: **GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE**
Description of Property: **Parcel # 900801020380 8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV LOT
2 AKA LOT 38 BLK B LEISURE WORLD PARK UNREC SUB NO 229 PER OR 4819 PG 3830 PER OR 5632 PG 3617
PER OR 7624 PG 3465.**

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

Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,017.54**

OPENING BID AMOUNT: \$29,956.29

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.: **2366-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,017.54***

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

ELIZABETH LANHAM-PATRIE REGISTERED AGENT O/B/O MEADOWLEA IMPROVEMENT ASSOCIATION
INC
111 N ORANGE AVE STE 1400
ORLANDO FL 32801

***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

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

[Telephone: 386-736-5938]

9589 0710 0225 5270 0086 3352 39

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AND, FL
USPS-32724

Certified Mail Fee

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

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

Postmark
Here

Postage

ELIZABETH LANHAM-PATRIE REGISTERED
AGENT O/B/O MEADOWLEA IMPROVEMENT
ASSOCIATION INC
111 N ORANGE AVE STE 1400
ORLANDO FL 32801

2366-24 OCTOBER 27, 2026

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ELIZABETH LANHAM-PATRIE REGISTERED
AGENT O/B/O MEADOWLEA IMPROVEMENT
ASSOCIATION INC
111 N ORANGE AVE STE 1400
ORLANDO FL 32801

2366-24 OCTOBER 27, 2026



9590 9402 9257 4295 8597 84

2. Article Number (Transfer from service label)

9589 0710 5270 0086 3352 39

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

X

Monica Robinson

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Monica Robinson

C. Date of Delivery

9/8/26

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

☐ Yes

☐ No

OFFICE OF THE CIRCUIT CLERK
CC 40
-0 AM 9:33
LED

3. Service Type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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

WARNING

TAX DEED CERTIFICATE NO.: 2366-24

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

MEADOWLEA IMPROVEMENT ASSOCIATION INC
1 LEISURE WORLD DRIVE SOUTH
DEBARY FL 32713

2366-24

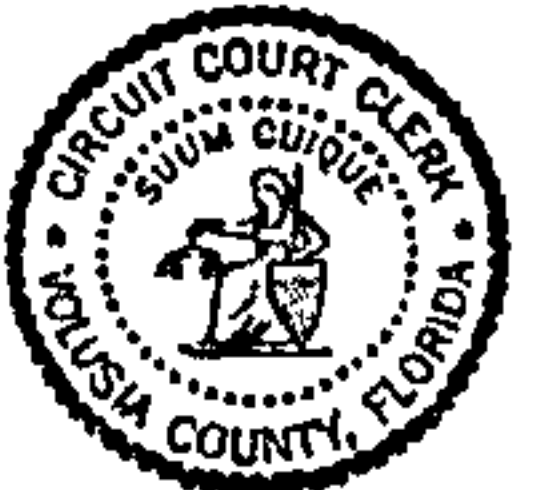
OCTOBER 27, 2026

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AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM**
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DEPARTMENT**, 101 N. ALABAMA AVE, P O BOX
6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

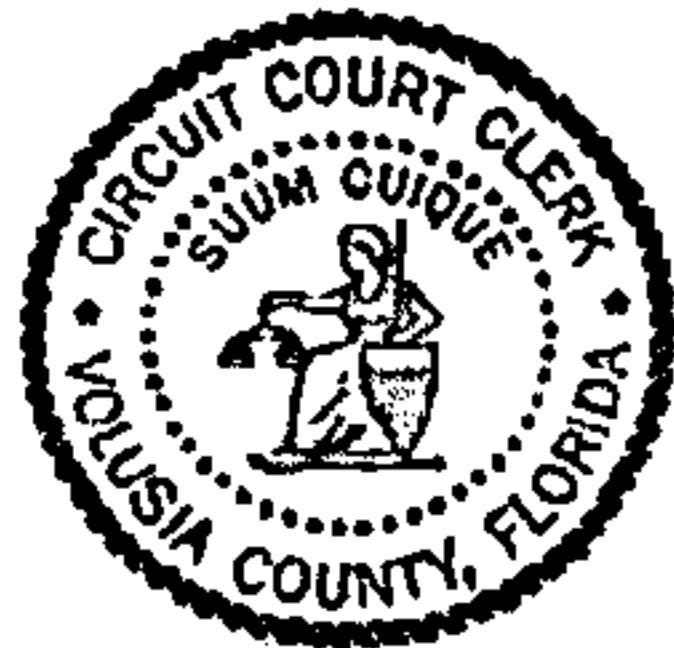
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Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,017.54**

OPENING BID AMOUNT: \$29,956.29

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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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.: **2366-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,017.54***

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

MEADOWLEA IMPROVEMENT ASSOCIATION INC
1 LEISURE WORLD DRIVE SOUTH
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]

94 255E 9800 0086 5270 0710 0120 6856

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Certified Mail Fee

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

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

Postmark
Here

USPS-32724

Postage

\$

Total

\$

Sent

Street

City

MEADOWLEA IMPROVEMENT ASSOCIATION
INC
1 LEISURE WORLD DRIVE SOUTH
DEBARY FL 32713

2366-24 OCTOBER 27, 2026

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEADOWLEA IMP
INC
1 LEISURE WORLD
DEBARY FL 32713

MENT ASSOCIATION

SOUTH

2366-24 OCTOB 26



9590 9402 9257 4295 8597 77

2. Article Number (Transfer from service label)

9589 0710 5270 0086 3352 46

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery****D. Is delivery address different from item 1? If YES, enter delivery address below:**☐ Yes☐ No**3. Service Type**☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

all

all Restricted Delivery

(over 500)

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

WARNING

TAX DEED CERTIFICATE NO.: 2366-24

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

DAVID LUTHER GRANDALL AND SCHYLER ZOE
GRANDALL
102 S OAK TREE DRIVE
DEBARY FL 32713

2366-24

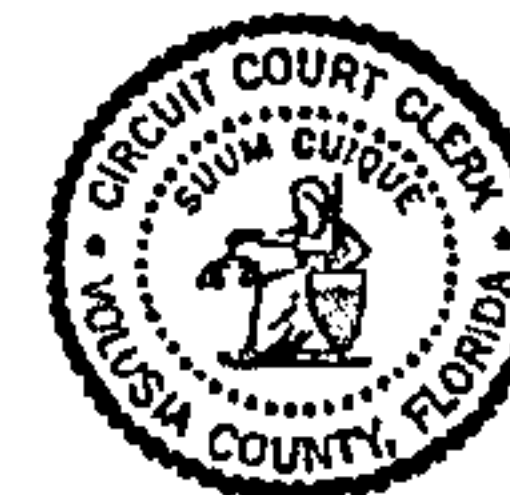
OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

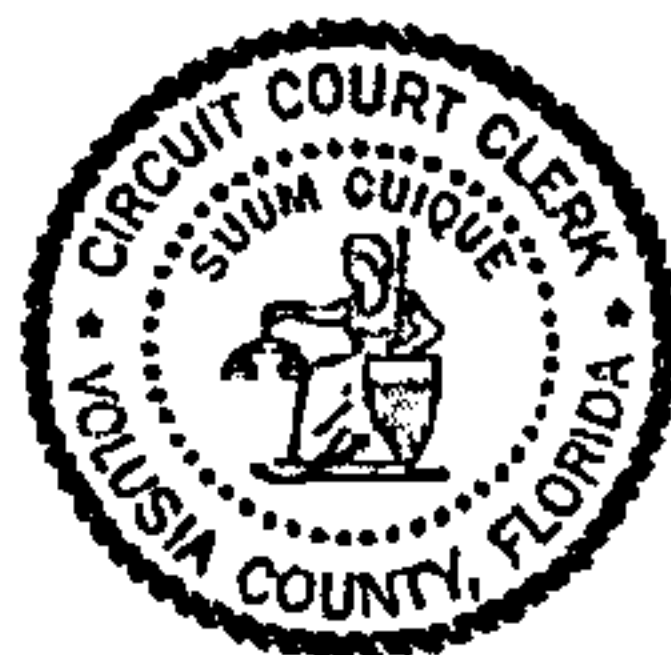
NOTICE IS HEREBY GIVEN, that **FTK INC & BANESCO USA** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of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

Certificate No.: **2366-24** Name in which assessed: **GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE**
Description of Property: **Parcel # 900801020380 8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV LOT 2 AKA LOT 38 BLK B LEISURE WORLD PARK UNREC SUB NO 229 PER OR 4819 PG 3830 PER OR 5632 PG 3617 PER OR 7624 PG 3465.**

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

Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,017.54**

OPENING BID AMOUNT: \$29,956.29

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.: **2366-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,017.54***

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

DAVID LUTHER GRANDALL AND SCHYLER ZOE GRANDALL
102 S OAK TREE DRIVE
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]

9589 0710 0225 0086 9800 3333 2525 53

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICE

DEBARY, FL

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 | \$ | |

SEP 04 2026

Postmark
Here

USPS-32724

Postage

\$

Total

DAVID LUTHER GRANDALL AND SCHYLER

ZOE GRANDALL

\$

Sent

102 S OAK TREE DRIVE

DEBARY FL 32713

Street

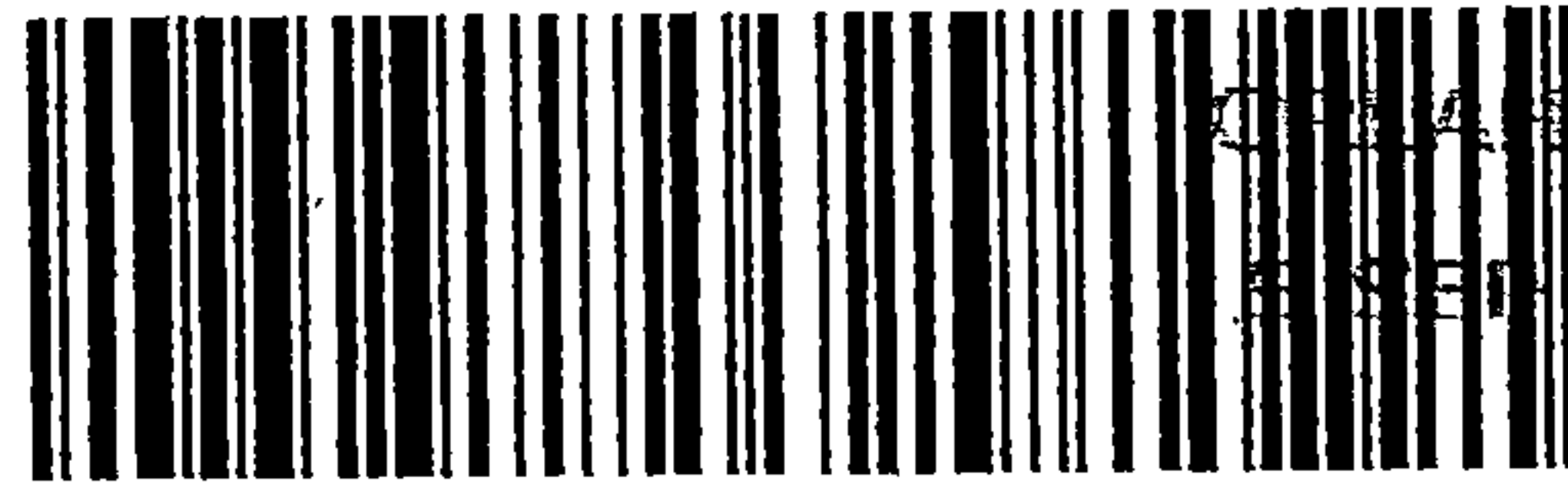
2366-24 OCTOBER 27, 2026

City,

CERTIFIED MAIL

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

TAX DEED DEPT

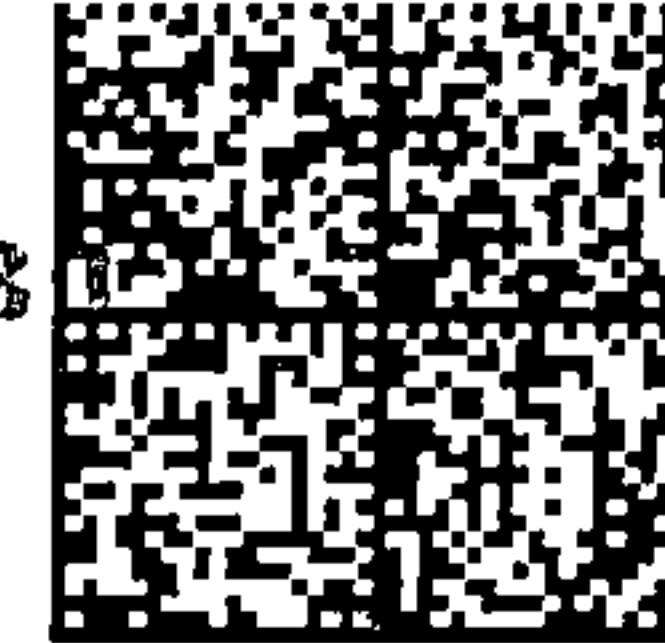


9589 0710 5270 0086 3352 53

DELAND FL 328

SEP 2026

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



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

CLERK OF THE CIRCUIT
& CITY COURT VOLUSIA CO. FL
CC 40

2026 SEP 22 AM 10:57

FILED

09/17/26

DAVID LUTHER GRANDALL AND SCHYLER ZOFER
GRANDALL
102 S OAK TREE DRIVE
DEBARY FL 32713

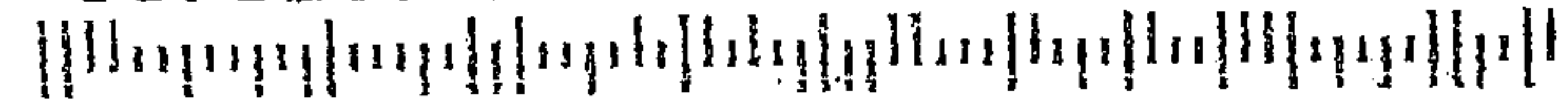
2366-24 OCTOBER 27, 2026

32721-6043

NIXIE 326 FE 1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

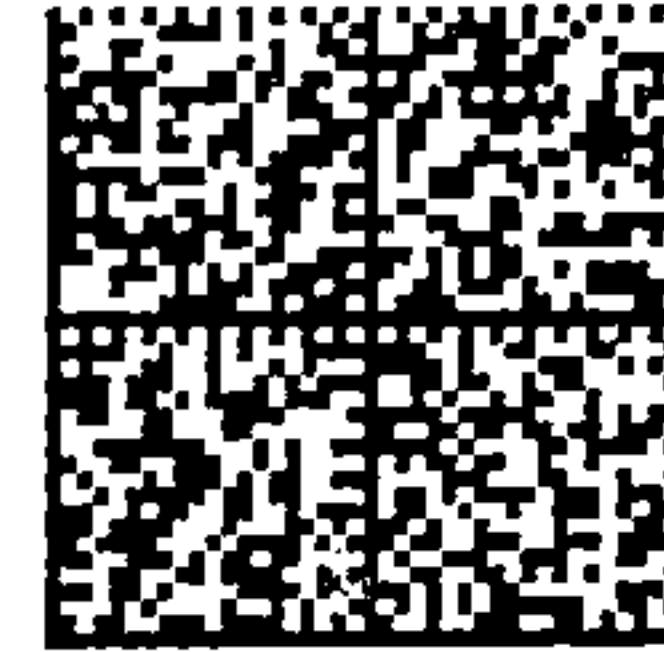
BC: 32721604343 *0374-05998-05-36



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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE IM PITNEY BOWES



ZIP 32724 **\$ 000.72¹**
02 7W
0008028897 SEP. 04. 2026

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY
CC 40

2026 SEP 22 AM 10:57

FILED

09/17/26

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NIXIE

326 7E 1270

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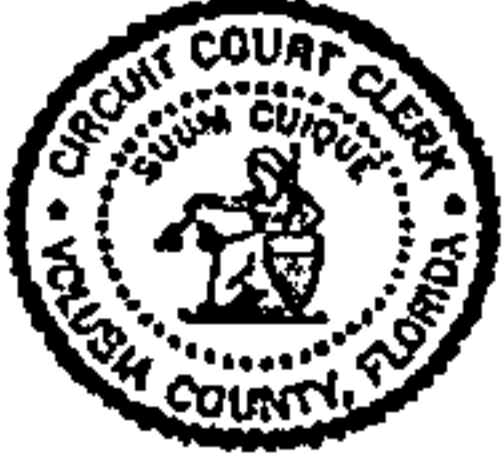
EC: 32721604343

*1991-01076-11-35



2266-24 OCTOBER 27 2026

160 327216043
CMCKMP



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 26, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 27, 2026**
Service of Process must be completed by: **Tuesday, October 06, 2026**

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

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

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

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

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

TAX DEED CERTIFICATE NO.: 2366-24

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2366-24

OCTOBER 27, 2026

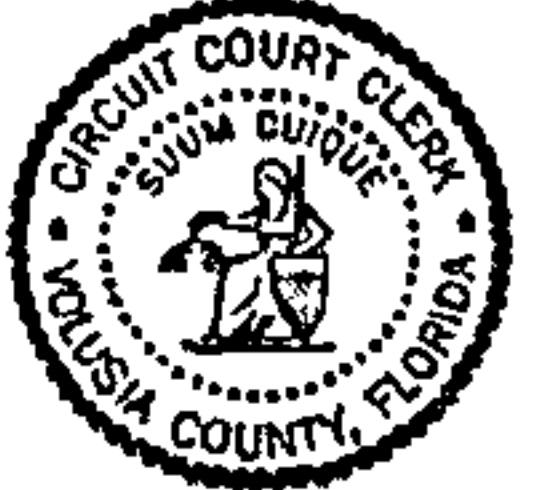
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6043, DELAND, FLORIDA 32721. TELEPHONE (386)
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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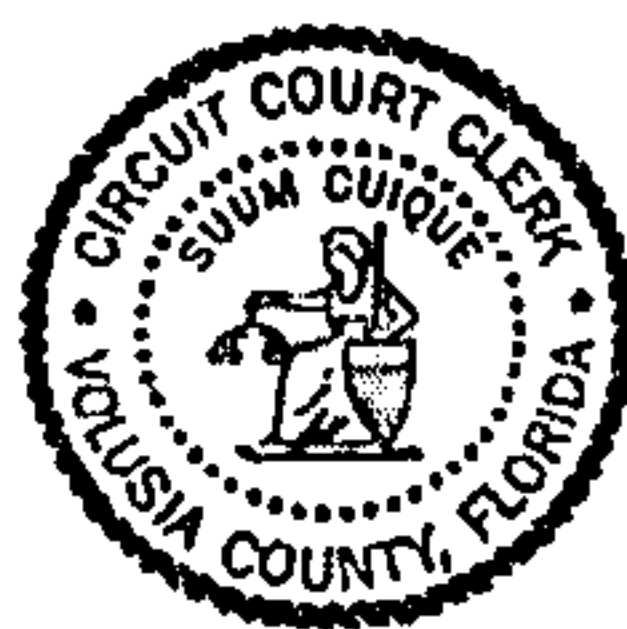
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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 27, 2026 at 9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

Laura E. Roth

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



REDEMPTION AMOUNT: **\$4,017.54**

OPENING BID AMOUNT: \$29,956.29

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MAIL TO:

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[Telephone: 386-736-5938]

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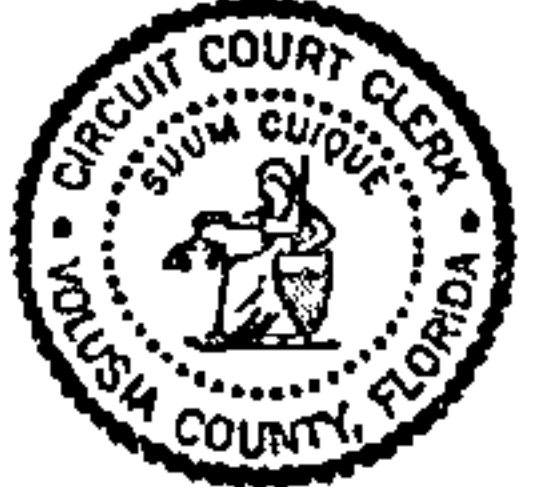
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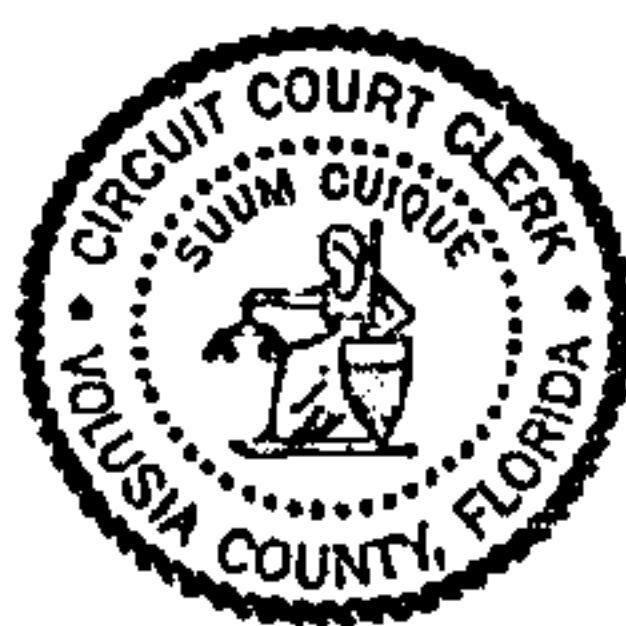
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Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



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[Telephone: 386-736-5938]

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

ATTORNEY / DEPOSITOR:

VOL CO CLERK OF CIRCUIT COURT
TAX DEEDS
125 E ORANGE AVE
RM #200
DAYTONA BEACH, FL 32114



SHERIFF'S #:
26019645

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: DAVID LUTHER GRANDALL AND SCHYLER ZOEGRANDALL

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/27/2026	9:00 AM	2366-24

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 8th day of September, 2026 at 8:25 AM, and that I served the same on the 14th day of September, 2026, at the hour of 7:40 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	DAVID LUTHER GRANDALL AND SCHLER ZOE GRANDALL	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:	102 S OAK TREE DRIVE DEBARY, FL 32713		
SERVICE STATUS:	Served	SERVICE BY:	Process Server Riccaboni, Tony 9836



VOLUSIA SHERIFF'S OFFICE

P.O. BOX 2658
DAYTONA BEACH, FL 32114
CLERK OF THE CIRCUIT COURT
JUL 12 2026 10:18 AM

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

2026 SEP 18 PM 3:39

DATE: 9/15/2026
ENTRD BY: GBONKOV

FILED

BY:

a Riccaboni 9836

RICCABONI, TONY 9836, PROCESS SERVER

260191645 000

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

**WARNING
SHERIFF'S
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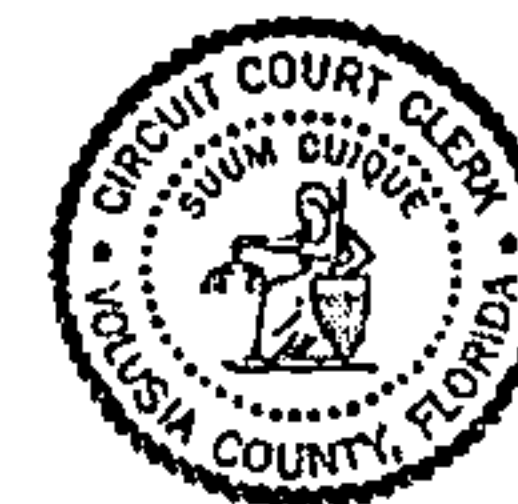
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DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 8 '26 8:25

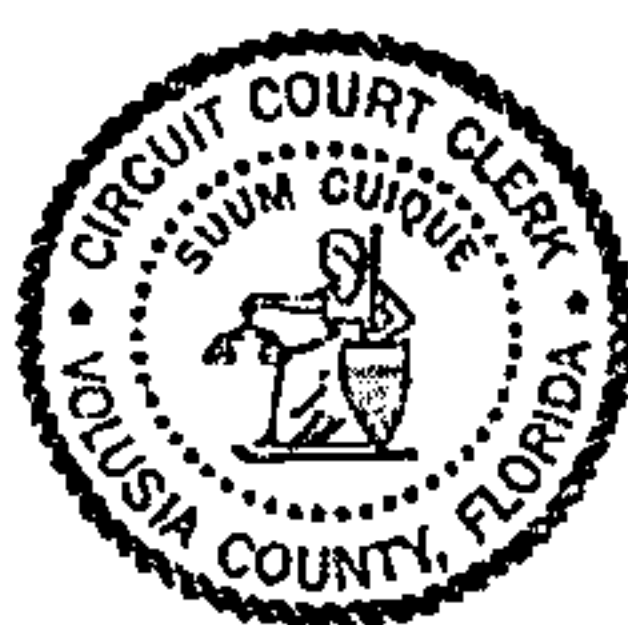
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Laura E. Roth
BY LAURA E ROTH
Clerk of the Circuit Court, Volusia County



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DAVID LUTHER GRANDALL AND SCHYLER ZOE
102 S OAK TREE DRIVE
DEBARY FL 32713

2026 SEP 18 PM 3:39

FILED

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[Telephone: 386-736-5938]



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COUNTY OF VOLUSIA

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VOL CO CLERK OF CIRCUIT COURT
TAX DEEDS
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ADDRESS SERVED:	102 S OAK TREE DRIVE DEBARY, FL 32713		
SERVICE STATUS:	Served	SERVICE BY:	Process Server Riccaboni, Tony 9836



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P.O. BOX 2658
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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

15 00
1103810 311 10 28270
2026 SEP 18 PM 3:39

FILED

BY:

a Riccaboni 9836

DATE: 9/15/2026
ENTRD BY: GBONKOV

RICCABONI, TONY 9836, PROCESS SERVER

26019647

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

**WARNING
SHERIFF'S
NOTICE**

TAX DEED CERTIFICATE NO.: 2366-24

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

GRANDALL DAVID LUTHER GRANDALL SCHYLER
ZOE
102 S OAK TREE DR
DEBARY FL 32713

2366-24

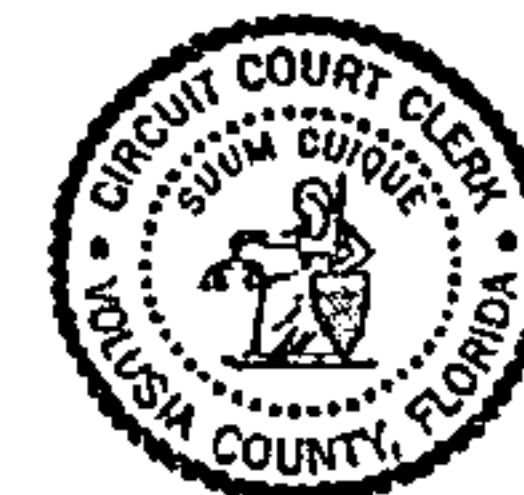
OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
PAYMENT, DETACH AND RETURN THE COUPON
WITH YOUR CASHIER'S CHECK, MONEY ORDER,
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A
PERSONAL CHECK.**

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

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 8 '26 8:25

NOTICE IS HEREBY GIVEN, that **FTK INC & BANESCO USA** 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.: **2366-24** Name in which assessed: **GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE**
Description of Property: **Parcel # 900801020380 8-19-30 E 90 FT OF W 420 FT OF S 60 FT OF N 1130 FT OF GOV LOT
2 AKA LOT 38 BLK B LEISURE WORLD PARK UNREC SUB NO 229 PER OR 4819 PG 3830 PER OR 5632 PG 3617
PER OR 7624 PG 3465.**

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

Dated this 4TH day of SEPTEMBER, 2026.

REDEMPTION AMOUNT: **\$4,017.54**

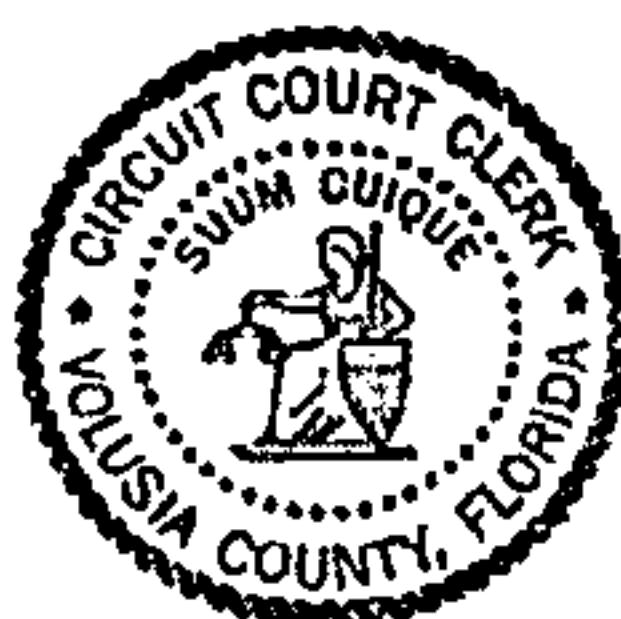
OPENING BID AMOUNT: \$29,956.29

The REDEMPTION AMOUNT & OPENING BID AMOUNT
are subject to change without notice. Call (386) 736-5938 to
determine the current totals.

Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



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

Certificate No.: **2366-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **\$4,017.54***

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

GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE
102 S OAK TREE DR
DEBARY FL 32713

2026 SEP 18 PM 3:39

FILED

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]



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