Date Printed: 9/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

2423-24	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	$	8,810.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		4,066.67
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		13,402.63
7. Total Interest Accrued by Tax Collector		603.12
8. Clerk of Court Statutory Fee [per Sect. 28.24]		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		160.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
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		14,461.79
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		623.64
20. Total of Lines 18 & 19		15,085.43
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*	S	15,108.68

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

PAYOFF GOOD THROUGH: 9/29/2026

Redemption Date 9/24/26

Name & Address ACL Realty LLC
2090 Spruce Creek Ct W
Pt. Orange, FL 32128

Created by

2478608

9/24/2026 3:23:50 PM
Instrument# 2026174816 1 page
Book: 8908 Page: 3572
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: **2103**

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

Certificate No. **2423-24** Year of Issuance **JUNE 1, 2024**

Description of Property **412505001540**
LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978

Name in which assessed **ACL REALTY LLC**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON

S PEARSON
Deputy Clerk

Dated: 9/24/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/24/2026 3:23 PM
Receipt: 303175584 Drawer: 155818

TAX DEEDS DELAND
Operator: spearson

Instrument #: 2026174816 Type: RE
Book #: 6908 Page #: 3572 Time: 3:23 PM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT#2423-24 / KEYS FUNDING LLC - 5024

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 9/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

2423-24 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	$	8,810.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		4,066.67
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		13,402.63
7. Total Interest Accrued by Tax Collector		603.12
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		160.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
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		14,461.79
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		623.64
20. Total of Lines 18 & 19		15,085.43
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*	**$**	**15,108.68**

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

PAYOFF GOOD THROUGH: 9/29/2026

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

Date Printed: 7/28/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

2423-24 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	$	8,810.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		4,066.67
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		13,402.63
7. Total Interest Accrued by Tax Collector		603.12
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		160.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
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		14,461.79
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		623.64
20. Total of Lines 18 & 19		15,085.43
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*	**$**	**15,108.68**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		15,085.43
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**15,085.43**

***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. **2423-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978**

Name in which assessed **ACL REALTY LLC**

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 #: 412505001540
Tax Deed #: 32227
Situs Address: 154 INGLEWOOD CT

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
ACL REALTY LLC
2090 SPRUCE CREEK CT W
PORT ORANGE, FL 32128

Billing Address on Current Tax Roll
ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE, FL 32128

Additional Parties, Per Search

CHARLES LYNCH AND KELLY LYNCH PO BOX 4151 ORMOND BEACH, FL 32175	Mortgage Holder
SOUTHERN STATES MANAGEMENT GROUP, INC., REGISTERED AGENT O/B/O TYMBER CREEK HOMEOWNERS ASSOCIATION, INC. 785 WEST GRANADA BOULEVARD SUITE 5 ORMOND BEACH, FL 32174	Other Party

ACL REALTY, LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE, FL 32128

Title Holder

ACL REALTY, LLC
2090 SPRUCE CREEK CR WEST
PORT ORANGE, FL 32128

Title Holder

ACL REALTY, LLC
2090 SPRUCE CREEK CIRCLE WEST
PORT ORANGE, FL 32128

Title Holder

CARLOS LIRA, REGISTERED AGENT
O/B/O ACL REALTY, LLC
444 SEABREEZE BLVD., SUITE 900
DAYTONA BEACH, FL 32118

Title Holder's Agent/Rep

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	154 INGLEWOOD CT ORMOND BEACH 32174	Yr Issued/Certificate #	2024 / 2423
Parcel owner	ACL REALTY LLC 2090 SPRUCE CREEK CT W PORT ORANGE, FL 32128	Date certificate issued	06/01/2024
		Deed application number	32227
Property description	See last page.	Account number	412505001540

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)
# 2024/2423	05/31/2024	4,096.38	204.82	4,301.20
			Part 2: Total*	**4,301.20**

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)
# 2025/2344	05/31/2025	4,278.02	6.25	225.49	4,509.76
				Part 3: Total*	**4,509.76**

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)	8,810.96
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,066.67
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)	603.12
7. **Total Paid** (Lines 1-6)	14,005.75

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)	14,005.75
18. Redemption fee	6.25
19. Total amount to redeem	14,012.00

Sign here: _____ Date of sale

Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Legal information for 412505001540, 2023

Property description (continued from Page 1):

LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 51
31 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978

LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 51
31 PG 4003 PER OR 5605 PG 1958 PER OR 8 (Full legal attached.)

TDA #: 32227

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
412505001540	2478608	154 INGLEWOOD CT ORMOND BEACH 32174

Legal Description
LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-2423	$241,282	No	No	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
ACL REALTY LLC	ACL REALTY LLC
2090 SPRUCE CREEK CT W PORT ORANGE FL 32128	2090 W SPRUCE CREEK CT PORT ORANGE FL 32128

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: 06/01/2026 **Search covers** **20 years** **through:** 05/19/2026

Ashley Reeves
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ACL REALTY, LLC 2090 SPRUCE CREEK COURT WEST PORT ORANGE FL 32128	Warranty Deed Bk:8180 Pg:3978	
ACL REALTY, LLC 2090 SPRUCE CREEK CR WEST PORT ORANGE FL 32128	Sunbiz Owner	
CARLOS LIRA, REGISTERED AGENT O/B/O ACL REALTY, LLC 444 SEABREEZE BLVD., SUITE 900 DAYTONA BEACH FL 32118	Sunbiz Owner	
ACL REALTY, LLC 2090 SPRUCE CREEK CIRCLE WEST PORT ORANGE FL 32128	Mortgage 8393-4583	

Related Documents (for Reference)

Warranty Deed
Bk:5605 Pg:1958

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
CHARLES LYNCH AND KELLY LYNCH PO BOX 4151 ORMOND BEACH FL 32175	Mortgage Bk:8393 Pg:4583	

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
SOUTHERN STATES MANAGEMENT GROUP, INC., REGISTERED AGENT O/B/O TYMBER CREEK HOMEOWNERS ASSOCIATION, INC. 785 WEST GRANADA BOULEVARD SUITE 5 ORMOND BEACH FL 32174	Sunbiz HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

1/3/2022 7:54:29 AM Instrument #2022000037 #1 Book:8180 Page:3978
Doc Stamps $798.00 Transfer Amt $114,000.00

Prepared by and return to:
This instrument prepared by: **Mindi Dick**
Robert Kit Korey, P.A.
595 W Granada Boulevard
Suite A
Ormond Beach, FL 32174
(386) 677-3431
File No.: **2021-519**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed Made this **30th day of December, 2021** by **Navarra Construction, Inc., a Florida Corporation** hereinafter called the grantor, whose post office address is: **6310 Palmas Bay Circle, Port Orange, FL 32127**

to: **ACL Realty, LLC, a Florida Limited Liability Company** whose post office address is: **2090 Spruce Creek Court West, Port Orange, FL 32128** hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Volusia County, Florida**, viz:

Lot 154, Tymber Creek Phase II, according to the map or plat thereof as recorded in Plat Book 35, Page 116, Public Records of Volusia County, Florida.

Parcel Identification Number: 4125-05-00-1540

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 12/31/2021, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Navarra Construction, Inc.

Witness

By: _____
Michael Navarra, President

Printed Witness Name

Witness

Printed Witness Name

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization, this 30th day of December, 2021 by Michael Navarra, President of Navarra Construction, Inc., a Florida Corporation, on behalf of said corporation who [_] is personally known or [✓] has produced a driver's license as identification.

[Seal]

CYNTHIA C. FENNELL
MY COMMISSION # GG 227954
EXPIRES: October 12, 2022
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: _____
My Commission Expires: _____

FLORIDA DEPARTMENT of STATE DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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

Detail by Entity Name

Florida Limited Liability Company
ACL REALTY, LLC

Filing Information

Document Number	L15000085639
FEI/EIN Number	47-4035699
Date Filed	05/14/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/15/2025

Principal Address

2090 SPRUCE CREEK CR. W.
PORT ORANGE, FL 32128

Mailing Address

2090 SPRUCE CREEK CR. W.
PORT ORANGE, FL 32128

Registered Agent Name & Address

Lira, Carlos
444 SEABREEZE BLVD., SUITE 900
DAYTONA BEACH, FL 32118

Name Changed: 10/15/2025

Authorized Person(s) Detail

Name & Address

Title MGR

LIRA, CARLOS
2090 SPRUCE CREEK CR. W.
PORT ORANGE, FL 32128

Annual Reports

Report Year	Filed Date
2023	03/09/2023
2024	04/24/2024
2025	10/15/2025

Document Images

10/15/2025 -- REINSTATEMENT	View image in PDF format
04/24/2024 -- ANNUAL REPORT	View image in PDF format
03/09/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/22/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
02/13/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
05/14/2015 -- Florida Limited Liability	View image in PDF format

07/20/2005 02:27 PM
Doc stamps 819.00
(Transfer Amt $ 117000)
Instrument# 2005-194835 # 1
Book: 5605
Page: 1958
Diane M. Matousek
Volusia County, Clerk of Court

Prepared by and return to:
James G. Hahl
Van Houten, Ponder & Hahl, P.A.
114 South Palmetto Avenue_
Daytona Beach, FL 32114
386-257-1777
File Number: **6164-2**
Parcel Identification No. **4125-05-00-1540**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **13th** day of **July, 2005** between **Olga Ranger Graham, a married person** whose post office address is **159 Inglewood Court, Ormond Beach, FL 32174**, grantor, and **Navarra Contruction, Inc., a Florida corporation** whose post office address is **683 Reillys Road, Port Orange, FL 32127**, 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 154, Tymber Creek Phase II, according to the plat thereof, recorded in Map Book 35, Pages 116 through 126, inclusive, of the Public Records of Volusia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any member of the household of Grantor reside thereon.

SUBJECT TO covenants, conditions, restrictions, easements, and reservations of record, if any, the mention of which shall not be deemed to reimpose the same; taxes for the year 2005 and subsequent years.

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**.

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 Name: James G. Hahl

Witness Name: Robin C. Schmidt

Olga Ranger Graham (Seal)
Olga Ranger Graham

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 13 day of July, 2005 by Olga Ranger Graham, who [_] is personally known or [X] has produced ~~a driver's license~~ Employment Authorization Card as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

JAMES G. HAHL
MY COMMISSION # DD 359324
EXPIRES: November 27, 2008
Bonded Thru Notary Public Underwriters

DoubleTime®

4/17/2023 12:18:08 PM Instrument #2023075649 #1 Book:8393 Page:4583
Doc Stamps $700.00 Intang Tax $400.00

This instrument prepared by:
Jeffrey P. Brock, Esq.
SMITH BIGMAN BROCK, P.A.
444 Seabreeze Boulevard
Suite 900
Daytona Beach, FL 32118
82031.0175

REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Date: April 12, 2023

Mortgagor: ACL Realty, LLC
a Florida limited liability company
2090 Spruce Creek Circle West
Port Orange, FL 32128

Mortgagee/Lender: Charles Lynch and Kelly Lynch
P. O. Box 4151
Ormond Beach, FL 32175

Amount of indebtedness secured hereby: $200,000.00

Date final payment is due (Maturity Date): April 12, 2024

Mortgaged Property:

Lot 154, Tymber Creek Phase II, according to the map or plat thereof as recorded in Plat Book 35, Page 116, Public Records of Volusia County, Florida.

1. Mortgage. In consideration of the Loan herein described and evidenced by a promissory note in the principal sum of $200,000.00, (the "Note") and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mortgagor, does hereby grant, bargain, sell, convey, assign, transfer, pledge, mortgage and set over unto Lender, its successors in title and assigns as their interest may appear, the Mortgaged Property herein described and identified by the terms and provisions of this Real Estate Mortgage and Security Agreement (sometimes collectively referred to herein as the "Mortgage").

2. Improvements, fixtures, etc. This Mortgage extends to and shall encumber all buildings, improvements, fixtures or appurtenances now or hereafter erected or existing upon the Mortgaged Property, including all utility lines and equipment, all power systems, machines, appliances, fixtures and appurtenances, even though they be detached or detachable, all of which shall be deemed part of the Mortgaged Property and this lien shall be of first priority.

3. Rents and profits. All right, title and interest of Mortgagor in and to all leases, occupancy agreements, rents, royalties, issues, profits, revenues, income, accounts, accounts receivable, contract rights, general and tangibles, instruments, chattel paper and any and all rights of Mortgagor of any nature whatsoever to the payment of money, whether now existing or hereafter arising, affecting,

accruing or arising from or in connection with the Mortgaged Property or the use, leasing, occupancy or operation of the Mortgaged Property or any part thereof or the operation of any business enterprise thereon, together with all proceeds and products thereof (all of the foregoing being referred to in this Mortgage as the " Rents and Accounts").

4. Security interest in personalty. This Mortgage shall act as a security agreement and provide for a security interest in all rights and ownership interests of Mortgagor in and to the property (tangible and intangible). This Mortgage is a self-operative security agreement with respect to such Mortgaged Property, but Mortgagor agrees to execute and deliver on demand such other security agreements, financing statements and other instruments as Lender may request in order to perfect its security interest or to impose the lien hereof more specifically upon any such Mortgaged Property. Lender shall have all the rights and remedies in addition to those specified herein of a secured party under the Uniform Commercial Code.

5. Secured Indebtedness; future advances. This Mortgage shall secure (a) the initial indebtedness of Mortgagor to Lender, as evidenced by the Note of even date herewith and payable to Lender in the amount specified above, (b) any future advances made by Lender to Mortgagor, and (c) all other indebtedness of Mortgagor (and each of them, if more than one) to Lender, however and wherever incurred or evidenced, whether primary, secondary, direct, indirect, absolute, contingent, sole, joint or several, due or to become due, or which may be hereafter contracted or acquired, whether arising in the ordinary course of business or otherwise including, without limitation, as expressly set fort herein (collectively the "Secured Indebtedness"). The total amount of indebtedness secured hereby may be increased from time to time, pursuant to modification and future advance agreement(s) between Lender and Mortgagor and containing terms and provisions acceptable to Lender; provided, however, this Mortgage shall not secure any future advances made more than twenty years from the date hereof.

6. Payment of Secured Indebtedness. Mortgagor shall pay all Secured Indebtedness and perform all obligations secured hereby promptly when due.

7. Title covenants. Mortgagor covenants that the Mortgaged Property is free from all encumbrances (other than this Mortgage) except as may be specifically stated herein, that lawful seisin of and good right to encumber the Mortgaged Property is vested in Mortgagor, and that Mortgagor hereby fully warrants the title to the Mortgaged Property and will defend the same against the lawful claims of all persons whomsoever.

8. Maintenance and repair. Mortgagor shall permit, commit, or suffer no waste, impairment, or deterioration of the Mortgaged Property. Mortgagor shall maintain the Mortgaged Property in good condition and repair. If Mortgagor fails to do so, then Lender, without waiving the option to foreclose, may take some or all measures that Lender reasonably deems necessary or desirable for the maintenance, repair, preservation, or protection of the Mortgaged Property, and any expenses reasonably incurred by Lender in so doing shall become part of the indebtedness secured hereby, shall, at the option of Lender become immediately due and payable, and shall bear interest at the highest

lawful rate specified in any Note evidencing any indebtedness secured hereby. Lender shall have no obligation to care for and maintain the Mortgaged Property, or, having taken some measures therefore, to continue the same or take other measures.

9. Inspection. Lender and Lender's representatives may enter upon the Mortgaged Property for inspection at all reasonable times and in a reasonable manner, both before and after the occurrence of a Default.

10. Hazard insurance. If any buildings or other improvements now or hereafter constitute part of the Mortgaged Property, Mortgagor shall keep the same insured against loss or damage by fire and other hazards included within the term "extended coverage," and against such other hazards as Lender may require, for the full replacement value of the Mortgaged Property, and in no event less than the principal sum secured by this Mortgage, with an insurer having an "A" or "A+ rating with a classification of at least a "Class VII" according to a current Best's Key Rating Guide. The policy or policies of insurance shall contain a standard mortgagee clause in favor of Lender and shall be delivered to Lender. Mortgagor shall pay all premiums and charges for the maintenance and renewal of the insurance, and shall furnish Lender with receipts and proofs thereof not less than ten (10) days before the expiration thereof, without notice or demand from Lender. If Mortgagor fails to do so, then Lender, without waiving the option to foreclose, may obtain such insurance for the protection of Lender, and any expenses reasonably incurred by Lender in so doing shall become part of the indebtedness secured hereby, shall, at the option of Lender, become immediately due and payable, and shall bear interest at the highest lawful rate specified in any Note evidencing any indebtedness secured hereby. In the event of loss, the insurance proceeds shall be applied by Lender to the reduction of the indebtedness secured hereby, or to the restoration and repair of the Mortgaged Property, at the option of Lender. Lender shall have the full power to settle or compromise claims under all policies and to demand, receive, and receipt for all moneys becoming payable thereunder. In the event of foreclosure of this Mortgage or transfer of the Mortgaged Property in full or partial satisfaction of the indebtedness secured hereby, all interest of Mortgagor in the policy or policies of insurance (including any claim to proceeds attributable to losses theretofore occurring but not yet paid to Mortgagor) shall pass to the purchaser, grantee, or transferee.

11. Eminent domain. This Mortgage extends to and shall encumber any judgments, awards, damages, and settlements hereafter rendered or paid and resulting from condemnation proceedings with respect to the Mortgaged Property or the taking of the Mortgaged Property or any part thereof under the power of eminent domain, and Lender may require that any sums payable to Mortgagor and arising out of the power of eminent domain with respect to the property shall be applied to the indebtedness secured hereby.

12. Taxes, assessments and liens. Mortgagor shall pay all taxes, assessments, liens and other charges upon or with respect to the Mortgaged Property before the same become delinquent, and shall furnish Lender with receipts and proofs thereof at least ten (10) days before the last day allowed for payment free from penalty, without notice or demand from Lender. If Mortgagor fails to do so, then Lender, without waiving the option to foreclose, may pay the same, together with any penalty that may have accrued thereon, and with any expense attending the same, including the reasonable charge for services of counsel, or for any person employed to aid in the discharge or in the matter of the adjustment thereof, or for advice in respect thereto, and any amounts so paid shall become part of the indebtedness secured hereby, shall, at the option of Lender, become immediately due and payable, and shall bear interest at the highest lawful rate.

13. Default and Remedies.

The terms "Default" or "Defaults" or "Event of Default" wherever used in this Mortgage, shall mean, in addition to such other events or circumstances expressly described herein, any one or more of the following material events:

(a) Failure by the Mortgagor to pay as and when due and payable any portion of the Secured Indebtedness; or

(b) Failure by the Mortgagor duly to observe or perform any other term, covenant, condition or agreement of this Real Estate Mortgage and Security Agreement; or

(c) Failure by the Mortgagor to duly observe or perform any term, covenant, condition or agreement as may be provided in or the occurrence of a default or event of default under any loan agreement, loan commitment letter, construction loan agreement, development loan agreement, or any other agreement or document now or hereafter securing or otherwise relating to this Mortgage or the Note secured by this Mortgage or the Mortgaged Property or the Secured Indebtedness, the terms of all of which are deemed incorporated herein and made a part hereof; or

(d) Any warranty of the Mortgagor contained in this Mortgage, or in any other document or agreement now or hereafter evidencing or securing or otherwise relating to the Note or this Mortgage or the Secure Indebtedness proves to be untrue or misleading on any material respect; or

(e) The filing by the Mortgagor, or any endorser or guarantor of the Note of a voluntary petition in bankruptcy, or the filing by the Mortgagor or any endorser or guarantor of any petition or answer seeking or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief for itself under any present or future federal, state or other law or regulation relating to bankruptcy, insolvency or other relief for debtors; or the Mortgagor or any endorsers or guarantors seeking or consenting to or acquiescing in the appointment of any trustee, receiver or liquidator of the Mortgagors or of endorser or guarantor or of any or all of the income, rents, issues, profits or revenues thereof, or the making by the Mortgagor or any endorser or guarantor of any general assignment for the benefit of creditors, or the admission in writing by the Mortgagor or by any endorser or guarantor of its inability to pay its debts generally as they become due, or the commission by the Mortgagor or either of them, or any endorser or guarantor of an act or bankruptcy; or

(f) The filing of a petition against the Mortgagor or any endorser or guarantor of the Note, seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future federal, state or other law or regulation relating to bankruptcy, insolvency or other relief for debts, or the appointment of any trustee, receiver or liquidator of the Mortgagor or of any endorser or guarantor or of all or any substantial part of the Mortgaged Property or

of any or all of the income, rents, issues, profits or revenues thereof unless such petition shall be dismissed within thirty (30) days after such filing, but in any event prior to the entry of an order, judgment or decree approving such petition; or

(g) The Mortgaged Property is subjected to actual or threatened waste, or any part thereof is removed, demolished or altered without the prior written consent of Lender; or

14. Receiver. Upon the occurrence of a Default, Lender shall be entitled to the appointment of a receiver to take charge of the Mortgaged Property, and the rents, issues, profits, proceeds, and revenues arising therefrom, and hold the same subject to the direction of a court of competent jurisdiction, regardless of the solvency of Mortgagor or the adequacy of the security.

15. Enforcement and collection expenses. Incident to and in connection with any Event of Default, the Mortgagor shall pay all costs, professional fees, and expenses, including attorney's fees, reasonably incurred by Lender, whether or not legal action is instituted, with respect to collection of the indebtedness secured hereby or the enforcement of Lender's rights hereunder, including but not limited to such fees, expenses, and costs incurred in any phase of litigation in the trial court or on appeal, and all matters and appearances connected with any bankruptcy or creditor's reorganization proceedings. All of such costs, fees and expenses shall become a part of the indebtedness secured hereby, shall, at the option of Lender, become immediately due and payable, and shall bear interest at the highest lawful rate.

16. Acceleration upon Default. Upon occurrence of an Event of Default hereunder, then Lender may declare all indebtedness secured hereby to be accelerated and immediately due and payable. Lender's failure to declare an acceleration shall not impair the right to do so in the event of a continuing or subsequent breach or Default.

17. Prohibition against additional financing or other liens. An important component of the consideration for the extension of credit evidenced by the Note secured by this Mortgage is the Mortgagor's equity in the Mortgaged Property and the maintenance of such equity (as increased through future appreciation, if any) during the term of this Mortgage. The lien priorities of this Mortgage as stated hereinabove, shall be maintained and the Mortgagor covenants and agrees not to create or permit the creation of any other mortgage, charge, lien or encumbrance against the Mortgaged Property or any portion thereof without first obtaining the written consent of Lender. Any Default in the provisions of this paragraph shall entitle Lender, at its option, to declare all sums secured by this Mortgage to be immediately due and payable.

18. Acceleration upon sale or transfer of Mortgaged Property. If all or any part of the Mortgaged Property or an interest therein is sold or transferred by Mortgagor without Lender's prior written consent; Lender may, at Lender's option, declare all of the sums secured by this Mortgage to be accelerated and immediately due and payable. Lender shall have waived such option to accelerate if, and only if, prior to the sale or transfer, Lender and the person or persons to whom the property is to be sold or transferred reach agreement in writing that (i) the credit and such other matters as may be required by Lender (including, without limitation Lender's approval of the skill, knowledge, ability, business performance, and experience) of such person or persons is satisfactory to Lender, and (ii) the interest payable on the sums secured by this Mortgage shall be at such rate and the principal and interest shall be payable on such terms and in such amounts as Lender in its sole discretion shall determine; and (iii) Lender shall have received payment of such amount as an assumption or other fees

as Lender in its sole discretion shall determine. The limitations contained in this paragraph shall be strictly construed against the Mortgagor and Mortgagor's successor(s) in interest and in favor of Lender. Lender may deal with the successor or successors in interest without in any way discharging or reducing Mortgagor's liability for Mortgagor's obligations secured hereby.

19. No waiver. No delay by Lender in exercising any option, right, or remedy hereunder or otherwise afforded by law shall waive or preclude the exercise thereof during the continuance of any breach or Default hereunder. No waiver by Lender of any provision, breach, or Default shall be a waiver of any other provision or a consent to any subsequent breach or Default.

20. Cross Default under other mortgages. If the Mortgaged Property or any part thereof or any other property, real or personal, is now or hereafter encumbered by any other mortgage or security agreement held by Lender, then, at the option of Lender, any Default hereunder shall also be a Default under each and all of such other mortgages and security agreements and any Default under any of such other mortgages and security agreements shall also, at Lender's option, be a Default hereunder. Any Default by Mortgagor in any term, covenant, or provision of any other mortgage held by any other party that may now or hereafter encumber the Mortgaged Property, or any part thereof, shall, at the option of Lender, also constitute a Default hereunder.

21. Extensions, leniency(s), and releases. Lender may grant extensions of time for payment and other leniency(s) with respect to any indebtedness secured hereby, and may waive or fail to enforce any of Lender's rights hereunder and may release a portion or portions of the Mortgaged Property from the lien hereof, without releasing or diminishing the obligation or liability of any person constituting Mortgagor, or any guarantor or endorser.

22. Subrogation. Lender shall be subrogated to the lien (notwithstanding its release of record) of any vendor, mortgagee, or other lienholder paid or discharged by the proceeds of any loan or advance made by Lender to the Mortgagor and secured hereby.

23. Waiver of Jury Trial.

MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON THIS MORTGAGE, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE OR ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONNECTION WITH THIS MORTGAGE, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY WITH RESPECT HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE'S ACCEPTING THIS MORTGAGE FROM MORTGAGOR.

24. Affirmative covenants of the Mortgagor. The Mortgagor covenants and agrees that from the date hereof until payment in full of the Secured Indebtedness the Mortgagor shall comply fully with all applicable statutes, laws and regulations pertaining to the Mortgaged Property.

25. Release or satisfaction. Whenever there is no outstanding obligation secured hereby and no commitment to make advances, Lender shall on written demand by Mortgagor give a release hereof, in recordable form.

26. General provisions.

(a) The singular shall include the plural and any gender shall be applicable to all genders when the context permits or implies.

(b) Lender's rights expressed herein are in addition to and cumulative of any other rights and remedies provided by law or equity.

(c) Wherever the context permits or requires, the terms "Mortgagor" and "Lender" shall extend to and include their respective successors and assigns.

(d) Any agreement hereafter made by Mortgagor and Lender pursuant to and as permitted by this Mortgage or the laws of Florida shall be superior to the rights of the holder of any intervening lien or encumbrance.

(e) Time is of the essence as to all matters, obligations and duties herein provided and required.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage as of the date first stated above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

MORTGAGOR:

ACL REALTY, LLC,
a Florida limited liability company

By: _____
Carlos Lira, Manager

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on April 12th, 2023 by Carlos Lira, in his capacity as Manager of ACL Realty, LLC, a Florida limited liability company. He is personally known to me.

_____
Notary Public, State of Florida

[NOTARY SEAL]

JEFFREY P. BROCK
Commission # GG 336860
Expires July 23, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Detail by Entity Name

Florida Not For Profit Corporation
TYMBER CREEK HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	736764
FEI/EIN Number	59-1835729
Date Filed	09/08/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/15/1992
Event Effective Date	NONE

Principal Address

785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Changed: 04/22/2024

Mailing Address

785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Changed: 04/22/2024

Registered Agent Name & Address

SOUTHERN STATES MANAGEMENT GROUP, INC.
785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Name Changed: 04/24/2013

Address Changed: 04/22/2024

Officer/Director Detail

Name & Address

Title DS

REITANO, JERRY
785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Title PD

HUGHES, LINDA
785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Title VPD

BUCKWALD, SCOTT
785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Title TD

SMITH, WILLIAM KERR
785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Title VPD

NEITZKE, ERIC
785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Title D

MCNAMARA, CHRISTINE
785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Title D

WASDIN, SCOTT
785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

Annual Reports

Report Year	Filed Date
2024	04/22/2024

2025	04/21/2025
2026	04/15/2026

Document Images

04/15/2026 -- ANNUAL REPORT	View image in PDF format
04/21/2025 -- ANNUAL REPORT	View image in PDF format
04/22/2024 -- ANNUAL REPORT	View image in PDF format
04/23/2023 -- ANNUAL REPORT	View image in PDF format
04/24/2022 -- ANNUAL REPORT	View image in PDF format
04/22/2021 -- ANNUAL REPORT	View image in PDF format
04/27/2020 -- ANNUAL REPORT	View image in PDF format
04/18/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
09/29/2011 -- ANNUAL REPORT	View image in PDF format
01/04/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
02/06/2009 -- ANNUAL REPORT	View image in PDF format
01/11/2008 -- ANNUAL REPORT	View image in PDF format
02/01/2007 -- ANNUAL REPORT	View image in PDF format
02/22/2006 -- ANNUAL REPORT	View image in PDF format
05/16/2005 -- ANNUAL REPORT	View image in PDF format
03/18/2004 -- ANNUAL REPORT	View image in PDF format
03/20/2003 -- ANNUAL REPORT	View image in PDF format
03/24/2002 -- ANNUAL REPORT	View image in PDF format
03/21/2001 -- ANNUAL REPORT	View image in PDF format
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05/05/1998 -- ANNUAL REPORT	View image in PDF format
04/22/1997 -- ANNUAL REPORT	View image in PDF format
02/28/1996 -- ANNUAL REPORT	View image in PDF format
04/12/1995 -- ANNUAL REPORT	View image in PDF format

LARRY BARTLETT, JD, CFA
Volusia County Property Appraiser
We Value Volusia

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:	2478608
Parcel ID:	412505001540
Township-Range-Section:	14 - 31 - 25
Subdivision-Block-Lot:	05 - 00 - 1540
Owner(s):	ACL REALTY LLC - FS - Fee Simple - 100%
Mailing Address On File:	2090 W SPRUCE CREEK CT PORT ORANGE FL 32128
Physical Address:	154 INGLEWOOD CT, ORMOND BEACH 32174
Building Count:	1
Neighborhood:	2916 - TYMBER CREEK PHASES I AND II
Subdivision Name:	TYMBER CREEK PHASE II
Property Use:	0100 - SINGLE FAMILY
Tax District:	201-ORMOND BEACH
2025 Final Millage Rate:	16.3635
Homestead Property:	No
Agriculture Classification:	No
Short Description:	LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 51 31 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978

Property Values

	2026 Working	2025 Final	2024 Final
Tax Year:			
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	$204,539	$207,082	$207,515
Land Value:	$31,500	$34,200	$34,200
Just/Market Value:	$236,039	$241,282	$241,715

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.

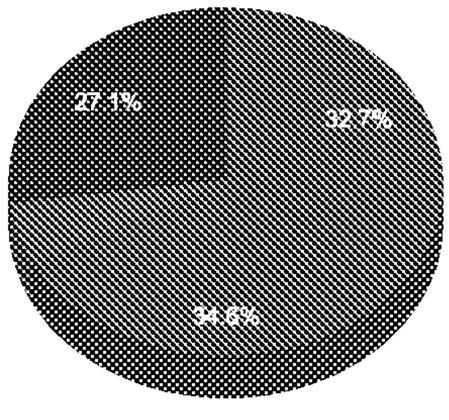
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$236,039	$236,039	$0	$236,039	1.5000	$354.06
0012	DISCRETIONARY	$236,039	$236,039	$0	$236,039	0.7480	$176.56
0011	REQ LOCAL EFFORT	$236,039	$236,039	$0	$236,039	3.0310	$715.43
0050	GENERAL FUND	$236,039	$236,039	$0	$236,039	3.2007	$755.49
0053	LAW ENFORCEMENT FUND	$236,039	$236,039	$0	$236,039	1.5994	$377.52
0055	LIBRARY	$236,039	$236,039	$0	$236,039	0.3697	$87.26
0520	MOSQUITO CONTROL	$236,039	$236,039	$0	$236,039	0.1573	$37.13
0530	PONCE INLET PORT AUTHORITY	$236,039	$236,039	$0	$236,039	0.0660	$15.58
0058	VOLUSIA ECHO	$236,039	$236,039	$0	$236,039	0.2000	$47.21
0057	VOLUSIA FOREVER	$236,039	$236,039	$0	$236,039	0.2000	$47.21
0065	FLORIDA INLAND NAVIGATION DISTRICT	$236,039	$236,039	$0	$236,039	0.0270	$6.37
0100	HALIFAX HOSPITAL AUTHORITY	$236,039	$236,039	$0	$236,039	0.7019	$165.68
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$236,039	$236,039	$0	$236,039	0.1793	$42.32
0180	ORMOND BEACH	$236,039	$236,039	$0	$236,039	4.3202	$1,019.74
0184	ORMOND BEACH I&S 2010	$236,039	$236,039	$0	$236,039	0.0630	$14.87
						16.3635	$3,862.42

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax	$3,862.42
Estimated Non-Ad Valorem Tax	$0.00
Estimated Taxes:	**$3,862.42**
Estimated Tax Amount without SOH/10CAP ⓘ	$3,862.42

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	$34,200	$207,082	$241,282	$241,282	$0	$241,282	$0
2024	$34,200	$207,515	$241,715	$241,715	$0	$241,715	$0
2023	$34,200	$200,434	$234,634	$228,011	$0	$228,011	$0
2022	$30,600	$176,683	$207,283	$207,283	$0	$207,283	$0
2021	$29,610	$126,017	$155,627	$155,627	$0	$155,627	$0
2020	$29,610	$119,585	$149,195	$141,972	$0	$141,972	$0
2019	$19,800	$113,106	$132,906	$129,065	$0	$129,065	$0
2018	$18,450	$101,445	$119,895	$117,332	$0	$117,332	$0
2017	$18,450	$95,093	$113,543	$106,665	$0	$106,665	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	U-UNIT	1					35,000	$31,500
									Total Land Value:	$31,500

Building(s) - Residential

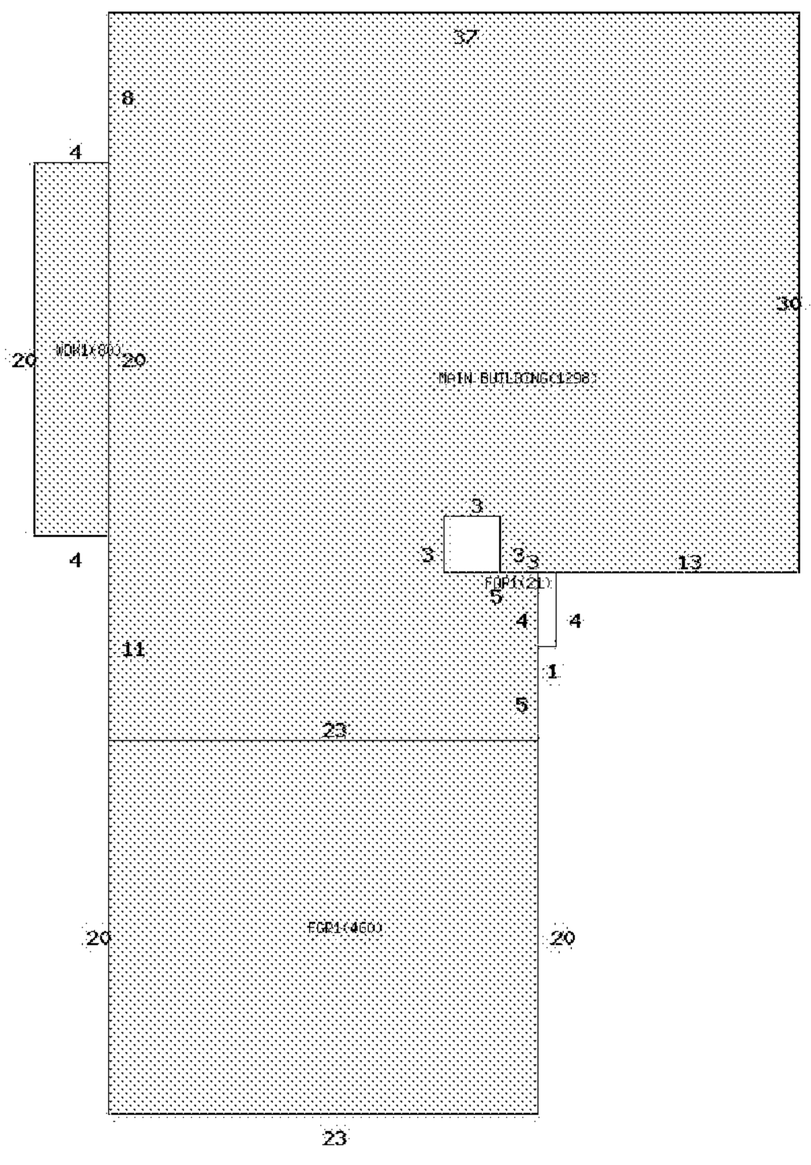
Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	**# Stories:**	1	**2 Fixture Baths:**	0
		# Bedrooms:	3	**3 Fixture Baths:**	2
Description:	R1 - Single Family	**Floor Type:**	20 - COMBINATION	**4 Fixture Baths:**	0
Quality Grd:	300	**Wall Type:**	5 - DRYWALL	**5 Fixture Baths:**	0
Arch Design:		**Exterior Wall:**	17 - CONCRETE BLOCK STUCCO	**6 Fixture Baths:**	0
Year Built:	2004			**7 Fixture Baths:**	0
Total SFLA:	1,298	**Foundation:**	3 - CONCRETE SLAB	**Add'l Fixtures:**	1
HVAC:	Y - AIR CONDITIONING	**Roof Cover:**	3 - ASPHALT SHINGLE		
		Roof Type:	14 - HIP		
Heat Method:	6 - FORCED DUCTED	**FPL:**	0 / 0 /		
Heat Source:	1 - ELECTRICITY				

Total Building Value: $204,539

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

Description	Area	Year Built
MAIN BUILDING	1298	
Porch, Open Finished	21	
Wood Deck	80	
Finished Garage	460	
Total Building Area	1,859	



Miscellaneous Improvement(s)

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

Sales History

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

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
8180 / 3978	2021260337	12/30/2021	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$114,000
5605 / 1958	2005194835	07/13/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$117,000
5131 / 4003	2003183659	07/29/2003	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$20,000
4859 / 4187	2002098709	04/15/2002	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$52,000
4675 / 1560	2001081046	04/15/2001	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$38,610

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
LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978	201	14 - 31 - 25	05 - 00 - 1540	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
05/29/2020	20-4273	2.5 AC CHANGE OUT	$4,850
06/30/2004	20040630005	IMPACT CITY	$0
04/07/2004	04-00002389		$8,000
06/03/2003	03-00003794		$129,700

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 412505001540
Tax Deed #: 32227
Situs Address: 154 INGLEWOOD CT

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
ACL REALTY LLC
2090 SPRUCE CREEK CT W
PORT ORANGE, FL 32128

Billing Address on Current Tax Roll
(1) ACL REALTY LLC
SN 2090 W SPRUCE CREEK CT
(VOL) PORT ORANGE, FL 32128

Additional Parties, Per Search
(2) CHARLES LYNCH AND KELLY LYNCH — Mortgage Holder
PO BOX 4151
ORMOND BEACH, FL 32175

(3) SOUTHERN STATES MANAGEMENT GROUP, INC., REGISTERED AGENT O/B/O TYMBER CREEK HOMEOWNERS ASSOCIATION, INC. — Other Party
785 WEST GRANADA BOULEVARD
SUITE 5
ORMOND BEACH, FL 32174

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

SN (4) ☆ (VOL)

ACL REALTY, LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE, FL 32128

Title Holder

ACL REALTY, LLC
2090 SPRUCE CREEK CR WEST
PORT ORANGE, FL 32128

Title Holder

SN (5) ☆ (VOL)

ACL REALTY, LLC
2090 SPRUCE CREEK CIRCLE WEST
PORT ORANGE, FL 32128

Title Holder

SN (6) ☆ (VOL)

CARLOS LIRA, REGISTERED AGENT
O/B/O ACL REALTY, LLC
444 SEABREEZE BLVD., SUITE 900
DAYTONA BEACH, FL 32118

Title Holder's Agent/Rep

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Monday, July 13, 2026 8:36 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #2423-24 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 #2423-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
ACL REALTY LLC
2090 SPRUCE CREEK CT W
PORT ORANGE, FL 32128

Also the owner of Record for the base tax year is as follows:
ACL REALTY LLC
2090 SPRUCE CREEK CT W ADV
PORT ORANGE, FL 32128

SITUS ADDRESS
ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE, FL 32128

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: **2423-24**
PARCEL ID NUMBER: **412505001540**

REQUEST FOR DEPOSIT

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

Clerk of Court Statutory Fee [per Sect. 28.24]	$	60.00
Clerk of Court Mail Charge [per 28.24]		83.04
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		160.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
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]		101.50
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**576.04**

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.: **2423-24**
AMOUNT ENCLOSED: **$576.04**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

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.: **2423-24**
AMOUNT ENCLOSED: **$576.04**

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

CL-0142-1910

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

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

Applicant's Deposit

CERTIFICATE NUMBER: 2423-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	60.00
Postage	(PO)	83.04
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	160.00
Sheriff's Return Postage Fee	(PO)	4.00
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)	101.50
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 576.04

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/22/2026 1:57 PM
Receipt: 303140773 Drawer: 155124

KEYS FUNDING LLC - 5024
Operator: bpoitras

Instrument #: 2026132602 Type: NO
Book #: 8882 Page #: 2103 Time: 1:57 PM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
8304 Postage - $0.01 $83.04
5600 Advertising Fee - $0.01 $56.00
16000 Sheriffs Fee/Tax Deed - $0.01 $160.00
400 Postage - $0.01 $4.00
1 Tax Deed Proof of Pub / Cert Mail Recod - $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
10150 Tax Deed Deposit Escrow Doc Stamps only - $0.01 $101.50
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT# 2423-24 / KEYS FUNDING LLC - 5024

Subtotal: $576.04
Sales Tax: $0.00
Due: $576.04

CHK# 3461912 $576.04

7/22/2026 1:57:11 PM
Instrument# 2026132602 1 page
Book: 8882 Page: 2103
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. **2423-24** Year of Issuance **JUNE 1, 2024**

Description of Property **412505001540**
LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978

Name in which assessed **ACL REALTY LLC**

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

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.: 2423-24

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.

DATED THIS 14TH DAY OF AUGUST, 2026.

ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE FL 32128

2423-24 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.: **2423-24** Name in which assessed: **ACL REALTY LLC**
Description of Property: **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978.**

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: **$15,108.68**
OPENING BID AMOUNT: $15,085.43

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.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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 .**

ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE FL 32128

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

9589 0710 5270 1605 1525 97

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

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ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE FL 32128

2423-24 OCTOBER 6, 2026

DELAND, FL DELAND, FL
AUG 14 2026
Postmark Here
USPS-32724

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

TAX DEED DEPT

9589 0710 5270 1605 1525 97

ORLANDO FL 328
15 AUG 2026 PM 2 L
FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG. 14. 2026

FILED
2026 AUG 25 PM 12:01
CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CTY. FL
CC :40

UTF

ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE FL 32128

2423-24 OCTOBER 6, 2026

UTF
32128-744805
32721>6043

NIXIE 326 DE 1 0008/22/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0274-05917-15-38

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

TAX DEED DEPT

ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE FL 32128

2423-24 OCTOBER 6, 2026

150 32724N6P43

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72[1]
02 7W
0008028897 AUG 14. 2026

CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CT.
CC 40

2026 AUG 27 AM 7:50

FILED

NIXIE 326 DE 1270 0008/24/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-02675-24-09

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.: 2423-24

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.

CHARLES LYNCH AND KELLY LYNCH
PO BOX 4151
ORMOND BEACH FL 32175

DATED THIS 14TH DAY OF AUGUST, 2026.

2423-24 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.: **2423-24** Name in which assessed: **ACL REALTY LLC**
Description of Property: **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978.**

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: **$15,108.68**
OPENING BID AMOUNT: $15,085.43

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.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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 .**

CHARLES LYNCH AND KELLY LYNCH
PO BOX 4151
ORMOND BEACH FL 32175

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

9589 0710 5270 1405 1526 03

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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
$

Total Postage and Fees
$

Sent To

CHARLES LYNCH AND KELLY LYNCH
PO BOX 4151
ORMOND BEACH FL 32175

Street and Apt. No., or PO Box No.

2423-24 OCTOBER 6, 2026

City, State, ZIP+4®

DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

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

TAX DEED DEPT

9589 0710 5270 1605 1526 03

ORLANDO FL 328
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FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724
02 7W
$ 010.98⁰
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FILED
2026 AUG 25 PM 12:01
CLERK OF THE CIRCUIT
CIV. COURT VOLUSIA C. Y. FL
CC 40

CHARLES LYNCH AND KELLY LYNCH
PO BOX 4151
ORMOND BEACH FL 32175

2423-24 OCTOBER 6, 2026

NIXIE 326 DE 1 0008/22/26
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC
32175-4131
32721>6043

BC: 32721604343 *0274-05916-15-38

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 PITNEY BOWES
ZIP 32724 $ 000.72[1]
02 7W
0008028897 AUG 14 2026

FILED
2026 AUG 24 AM 11:53
CLERK OF THE CIRCUIT
CTY COURT VOLUSIA
CC 40

CHARLES LYNCH AND KELLY LYNCH
PO BOX 4151
ORMOND BEACH FL 32175

2423-24 OCTOBER 6, 2026

321 NFE 1270425I0008/20/26
FORWARD TIME EXP RTN TO SEND
LYNCH
160 COQUINA KEY DR
ORMOND BEACH FL 32176-8941

RETURN TO SENDER

32771>6043

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.: 2423-24

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.

SOUTHERN STATES MANAGEMENT GROUP INC
REGISTERED AGENT O/B/O TYMBER CREEK
HOMEOWNERS ASSOCIATION INC
785 WEST GRANADA BOULEVARD SUITE 5
ORMOND BEACH FL 32174

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

2423-24 OCTOBER 6, 2026

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.: **2423-24** Name in which assessed: **ACL REALTY LLC**
Description of Property: **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978.**

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: **$15,108.68**
OPENING BID AMOUNT: $15,085.43

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.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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.**

SOUTHERN STATES MANAGEMENT GROUP INC REGISTERED AGENT O/B/O TYMBER CREEK
HOMEOWNERS ASSOCIATION INC
785 WEST GRANADA BOULEVARD SUITE 5
ORMOND BEACH FL 32174

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

9589 0710 5270 1605 1526 10

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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

$

DELAND POSTAL STORE DELAND, FL
AUG 14 2026
USPS 32724

Postmark Here

To

SOUTHERN STATES MANAGEMENT GROUP INC REGISTERED AGENT O/B/O TIMBER CREEK HOMEOWNERS ASSOCIATION INC
785 WEST GRANADA BOULEVARD SUITE 5
ORMOND BEACH FL 32174

2423-24 OCTOBER 6, 2026

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

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:

SOUTHERN STATES MANAGEMENT GROUP INC REGISTERED AGENT O/B/O TYMBER CREEK HOMEOWNERS ASSOCIATION INC
785 WEST GRANADA BOULEVARD SUITE 5
ORMOND BEACH FL 32174

2423-24 OCTOBER 6, 2026

9590 9402 8582 3244 8116 64

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1526 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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.: 2423-24

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.

ACL REALTY LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE FL 32128

DATED THIS 14TH DAY OF AUGUST, 2026.

2423-24 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.: **2423-24** Name in which assessed: **ACL REALTY LLC**
Description of Property: **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978.**

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: **$15,108.68**
OPENING BID AMOUNT: $15,085.43

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.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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 .**

ACL REALTY LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE FL 32128

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

9589 0710 5270 1405 1526 27

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

Postage

$

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AUG 14 2026
USPS-32724

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ACL REALTY LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE FL 32128

2423-24 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

TAX DEED DEPT

9589 0710 5270 1605 1526 27

ORLANDO FL 328
15 AUG 2026PM 3 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724
02 7W
0008028897 AUG. 14. 2026
$ 010.98⁰

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CLERK OF THE CIRCUIT
CT. COURT VOLUSIA CTY.
CC 40

2026 AUG 25 PM 12:01

FILED

ACL REALTY LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE FL 32128

2423-24 OCTOBER 6, 2026

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NIXIE 326 DE 1 0008/22/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0374-07186-15-38

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

TAX DEED DEPT

ACL REALTY LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE FL 32128

2423-24

OCTOBER 6, 2026

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150 32721604343

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES

ZIP 32724
02 7W
$ 000.72[1]
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CLERK OF THE CIRCUIT COURT
CITY, COURT VOLUSIA FL
CC 10

2026 AUG 27 AM 7:50

FILED

NIXIE 326 DE 1270 08/24/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-02674-24-09

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.: 2423-24

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.

ACL REALTY LLC
2090 SPRUCE CREEK CIRCLE WEST
PORT ORANGE FL 32128

DATED THIS 14TH DAY OF AUGUST, 2026.

2423-24 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.: **2423-24** Name in which assessed: **ACL REALTY LLC**
Description of Property: **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978.**

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: **$15,108.68**
OPENING BID AMOUNT: $15,085.43

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.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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.**

ACL REALTY LLC
2090 SPRUCE CREEK CIRCLE WEST
PORT ORANGE FL 32128

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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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

ACL REALTY LLC
2090 SPRUCE CREEK CIRCLE WEST
PORT ORANGE FL 32128

2423-24 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

TAX DEED DEPT

9589 0710 5270 1605 1526 34

ORLANDO FL 328
AUG 2026PM 3 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG 14 2026

JTE

CLERK OF THE CIRCUIT
CTY COURT VOLUSIA CT FL
CC 40

2026 AUG 25 PM 12:01

FILED

ACL REALTY LLC
2090 SPRUCE CREEK CIRCLE WEST
PORT ORANGE FL 32128

2423-24 OCTOBER 6, 2026

NIXIE 326 DE 1 0008/22/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0532-01567-22-20

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

TAX DEED DEPT

ACL REALTY LLC
2090 SPRUCE CREEK CIRCLE WEST
PORT ORANGE FL 32128

2423-24 OCTOBER 6, 2026

1 SO 32721604343

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72[1]
02 7W
0008028897 AUG. 14. 2026

FILED
2026 AUG 27 AM 7:58
CLERK OF THE CIRCUIT COURT & CTY. COMPTROLLER
VOLUSIA CO.

NIXIE 326 DE 1270 08/24/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-02676-24-09

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

WARNING

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TAX DEED CERTIFICATE NO.: 2423-24

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.

CARLOS LIRA REGISTERED AGENT O/B/O ACL REALTY LLC
444 SEABREEZE BLVD SUITE 900
DAYTONA BEACH FL 32118

DATED THIS 14TH DAY OF AUGUST, 2026.

2423-24 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:

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Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$15,108.68**
OPENING BID AMOUNT: $15,085.43

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.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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 .**

CARLOS LIRA REGISTERED AGENT O/B/O ACL REALTY LLC
444 SEABREEZE BLVD SUITE 900
DAYTONA BEACH FL 32118

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

9589 0710 5270 1405 1524 41

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

DELAND, FL DELAND, FL

AUG 14 2026

Postmark Here

USPS-3272⁴

CARLOS LIRA REGISTERED AGENT O/B/C
ACL REALTY LLC
444 SEABREEZE BLVD SUITE 900
DAYTONA BEACH FL 32118

2423-24 OCTOBER 6, 2026

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

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:

CARLOS LIRA REGISTERED AGENT O/B/C
ACL REALTY LLC
444 SEABREEZE BLVD SUITE 900
DAYTONA BEACH FL 32118

2423-24 OCTOBER 6, 2026

9590 9402 8582 3244 8116 95

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1526 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 8-17-26

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

CLERK OF THE CIRCUIT COURT
VOLUSIA CO. FL
2026 AUG 20 AM 8:05
FILED

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

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.: 2423-24

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

ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE FL 32128

2423-24 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.**

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.

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.: **2423-24** Name in which assessed: **ACL REALTY LLC**
Description of Property: **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978.**

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: **$15,108.68**
OPENING BID AMOUNT: $15,085.43

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.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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

ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE FL 32128

***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-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 2423-24

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

ACL REALTY LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE FL 32128

2423-24 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.: **2423-24** Name in which assessed: **ACL REALTY LLC**
Description of Property: **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978.**

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

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OPENING BID AMOUNT: $15,085.43

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ACL REALTY LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE FL 32128

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 2423-24

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

ACL REALTY LLC
2090 SPRUCE CREEK CIRCLE WEST
PORT ORANGE FL 32128

2423-24 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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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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: **$15,108.68**
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Certificate No.: **2423-24**
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PORT ORANGE FL 32128

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

WARNING
SHERIFF'S NOTICE

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CARLOS LIRA REGISTERED AGENT O/B/O ACL REALTY LLC
444 SEABREEZE BLVD SUITE 900
DAYTONA BEACH FL 32118

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

2423-24 OCTOBER 6, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$15,108.68**
OPENING BID AMOUNT: $15,085.43

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REDEMPTION AMOUNT: **$15,108.68***

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

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CARLOS LIRA REGISTERED AGENT O/B/O ACL REALTY LLC
444 SEABREEZE BLVD SUITE 900
DAYTONA BEACH FL 32118

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 #:
26018050

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: ACL REALTY LLC

 # 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	2423-24

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 1:39 PM, and that I served the same on the 18th day of August, 2026, at the hour of 1:05 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	ACL REALTY LLC	**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.

FILED
2026 AUG 31 PM 12:20
CLERK OF CIRCUIT & CTY. COURT VOLUSIA CO. FL

ADDRESS SERVED:	2090 W SPRUCE CREEK CT PORT ORANGE, FL 32128		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Fawcett, Heath 8925

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

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

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

DATE: 8/19/2026
ENTRD BY: KONEAL

BY: HFawcett 8925

FAWCETT, HEATH 8925, PROCESS SERVER

QUU10050

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 2423-24

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

ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE FL 32128

2423-24 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

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:

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Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$15,108.68**
OPENING BID AMOUNT: $15,085.49
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

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Certificate No.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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

ACL REALTY LLC
2090 W SPRUCE CREEK CT
PORT ORANGE FL 32128

***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-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 #:
26018052

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: ACL REALTY LLC

 # 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	2423-24

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 1:40 PM, and that I served the same on the 18th day of August, 2026, at the hour of 1:05 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	ACL REALTY LLC	**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.

FILED
2026 AUG 31 P 12:20
CLERK OF THE CIRCUIT COURT VOLUSIA CTY, FL
CC

ADDRESS SERVED:	2090 SPRUCE CREEK COURT WEST PORT ORANGE, FL 32128		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Fawcett, Heath 8925

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

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

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

DATE: 8/19/2026
ENTRD BY: KONEAL

BY: HFawcett 8925

FAWCETT, HEATH 8925, PROCESS SERVER

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 2423-24

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

ACL REALTY LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE FL 32128

2423-24 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.**

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.

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

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.: **2423-24** Name in which assessed: **ACL REALTY LLC**
Description of Property: **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978.**

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:	**$15,108.68**
OPENING BID AMOUNT:	$15,085.43

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.**

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

Certificate No.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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

ACL REALTY LLC
2090 SPRUCE CREEK COURT WEST
PORT ORANGE FL 32128

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 #:
26018055

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: CARLOS LIRA REGISTERED AGENT O/B/O ACL REALTY LLC

 # 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	2423-24

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 1:40 PM, and that I served the same on the 21st day of August, 2026, at the hour of 9:42 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	CARLOS LIRA REGISTERED AGENT O/B/O ACL REALTY LLC	**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:	444 SEABREEZE BLVD SUITE 900 DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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 CT
& CITY COURT VOLUSIA CTY FL
CC 40
2026 SEP -3 AM 9:45
FILED

DATE: 8/27/2026
ENTRD BY: HHENDRIX

BY: Robert Kowolchuk 8949
KOWOLCHUK, ROBERT 8949, PROCESS SERVER

26018055

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 2423-24

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

CARLOS LIRA REGISTERED AGENT O/B/O ACL REALTY LLC
444 SEABREEZE BLVD SUITE 900
DAYTONA BEACH FL 32118

2423-24 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.**

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.

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 13:40

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.: **2423-24** Name in which assessed: **ACL REALTY LLC**
Description of Property: **Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978.**

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: **$15,108.68**
OPENING BID AMOUNT: $15,085.43

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.: **2423-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$15,108.68***

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.**

CARLOS LIRA REGISTERED AGENT O/B/O ACL REALTY LLC
444 SEABREEZE BLVD SUITE 900
DAYTONA BEACH FL 32118

FILED
2026 SEP -3 AM 9:45
CLERK OF THE CIRCUIT & CITY COURT VOLUSIA CO. FL

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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 2423-24

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:

ACL REALTY LLC	at	2090 W SPRUCE CREEK CT, PORT ORANGE FL 32128,
CHARLES LYNCH AND KELLY LYNCH	at	PO BOX 4151, ORMOND BEACH FL 32175,
SOUTHERN STATES MANAGEMENT GROUP INC REGISTERED AGENT O/B/O TYMBER CREEK HOMEOWNERS ASSOCIATION INC	at	785 WEST GRANADA BOULEVARD SUITE 5, ORMOND BEACH FL 32174,
ACL REALTY LLC	at	2090 SPRUCE CREEK COURT WEST, PORT ORANGE FL 32128,
ACL REALTY LLC	at	2090 SPRUCE CREEK CIRCLE WEST, PORT ORANGE FL 32128,
CARLOS LIRA REGISTERED AGENT O/B/O ACL REALTY LLC	at	444 SEABREEZE BLVD SUITE 900, DAYTONA BEACH FL 32118,

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: S Pearson
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 #2423-24____ 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

(SEAL)

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

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. 2423-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 412505001540 LOT 154 TYMBER CREEK PHASE 2 MB 35 PGS 116-126 INC PER OR 5131 PG 4003 PER OR 5605 PG 1958 PER OR 8180 PG 3978
Name in which assessed: ACL REALTY LLC

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 24, 2026

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

RE: CERTIFICATE NO.: **2423-24**

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].....	$	101.50
TOTAL AMOUNT OF REFUND	**$**	**120.00**

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

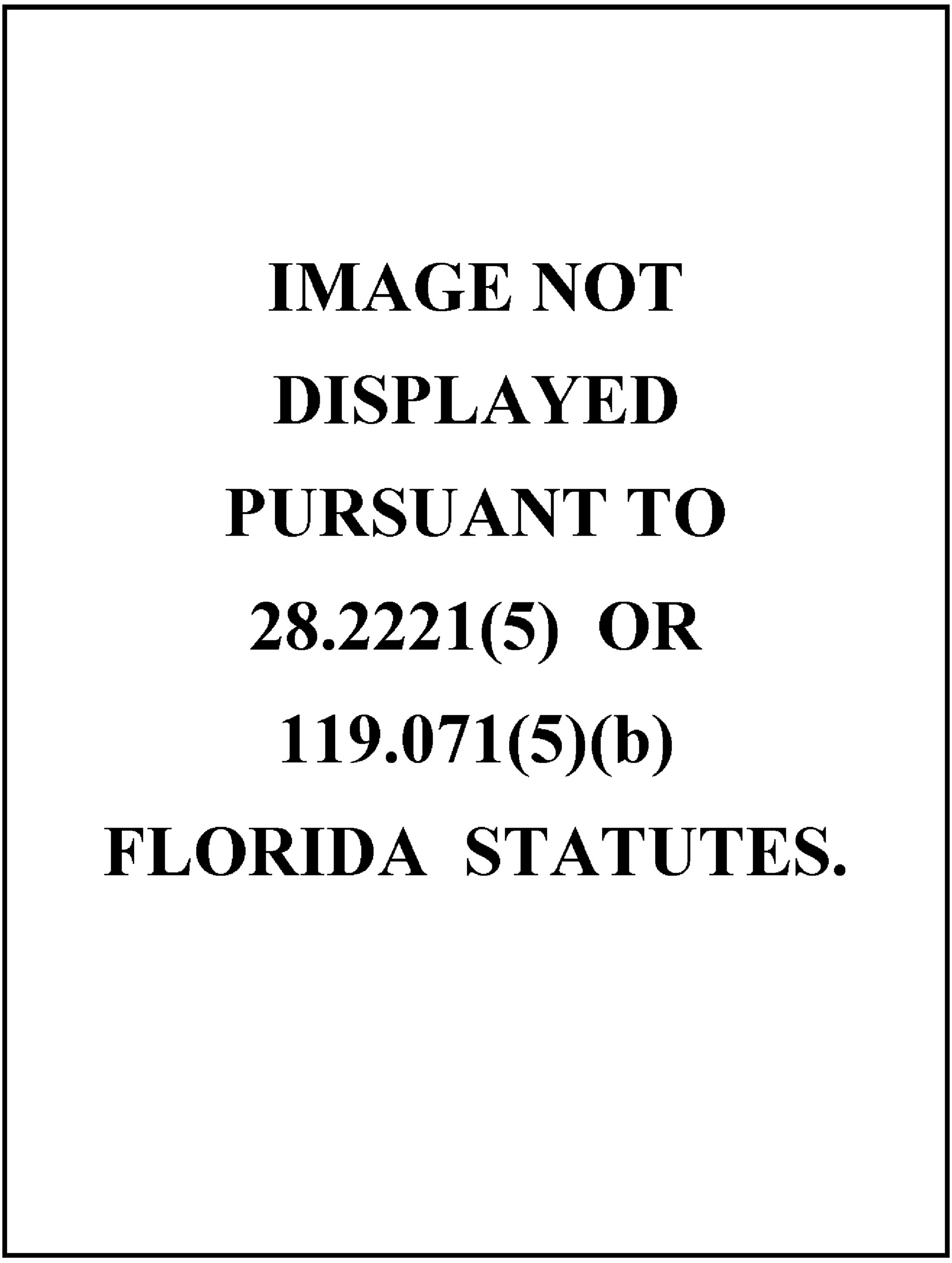
Sincerely,

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.