Date Printed: 10/5/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

3695-24 Certificate Number

SAND CUB SB MUNI CUST FOR Applicant Name

4/28/2026 Application Date

12/8/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,344.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		4,011.64
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		12,881.05
7. Total Interest Accrued by Tax Collector		772.86
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]		124.56
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)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
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		14,110.47
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		799.43
20. Total of Lines 18 & 19		14,909.90
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*	**$**	**14,933.15**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		14,909.90
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**14,909.90**

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

Must be paid by 9:00 AM on 12/8/2026

REFUND TO CLERK

$13.84

Created by: _____

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **SAND CUB SB MUNI CUST FOR** 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. **3695-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 813011460090 LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888**

Name in which assessed **SUNROCK CAPITAL 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 **8TH** day of **DECEMBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 16TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
S LABAW
By: _____
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.

NOVEMBER 5, 2026

CL-0916-1803

Date Printed: 9/9/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

3695-24 Certificate Number

SAND CUB SB MUNI CUST FOR Applicant Name

4/28/2026 Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,344.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	$	-
3. Total of Current Taxes Paid by Tax Deed Applicant	$	4,011.64
4. Property Information Report Fee	$	300.00
5. Tax Deed Application Fee	$	225.00
6. Total Interest Accrued by Tax Collector	$	772.86
7. Total (Lines 1-6)	$	13,653.91
8. Clerk of Court Statutory fee [per Sect. 28.24] **{REFUND TO CLERK}**	$	60.00
9. Record Notice of Application fee [per Sect. 197.502] **{REFUND TO CLERK}**	$	-
10. Record Release of Notice of Application [per 197.502] **{REFUND TO CLERK}**	$	-
11. Prepare Release of Notice of Application [per Sect. 28.24] **{REFUND TO CLERK}**	$	-
12. Interest Computed by Clerk of Courts [per Sect. 197.542]	$	193.22
13. Total of Lines 7-10	$	13,907.13
14. Tax Collector's Redemption Fee	$	6.25
15. TOTAL AMOUNT TO REDEEM*	**$**	**13,913.38**

This payoff good through 9/17/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Accepted by: _____

CL-0924-2101

Date Printed: 8/12/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

3695-24 Certificate Number

SAND CUB SB MUNI CUST FOR Applicant Name

4/28/2026 Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,344.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	$	-
3. Total of Current Taxes Paid by Tax Deed Applicant	$	4,011.64
4. Property Information Report Fee	$	300.00
5. Tax Deed Application Fee	$	225.00
6. Total Interest Accrued by Tax Collector	$	772.86
7. Total (Lines 1-6)	$	13,653.91
8. Clerk of Court Statutory fee [per Sect. 28.24] **{REFUND TO CLERK}**	$	60.00
9. Record Notice of Application fee [per Sect. 197.502] **{REFUND TO CLERK}**	$	-
10. Record Release of Notice of Application [per 197.502] **{REFUND TO CLERK}**	$	-
11. Prepare Release of Notice of Application [per Sect. 28.24] **{REFUND TO CLERK}**	$	-
12. Interest Computed by Clerk of Courts [per Sect. 197.542]	$	-
13. Total of Lines 7-10	$	13,713.91
14. Tax Collector's Redemption Fee	$	6.25
15. TOTAL AMOUNT TO REDEEM*	**$**	**13,720.16**

This payoff good through 8/19/2026

BP

Redemption Date: _____

BP

Name & Address: _____

_____

_____

Accepted by: _____

CL-0924-2101

Date Printed: 9/25/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

3695-24 Certificate Number

SAND CUB SB MUNI CUST FOR Applicant Name

4/28/2026 Application Date

12/8/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,344.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		4,011.64
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		12,881.05
7. Total Interest Accrued by Tax Collector		772.86
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]		110.72
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)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
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		14,096.63
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		799.43
20. Total of Lines 18 & 19		14,896.06
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*	**$**	**14,919.31**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		14,896.06
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**14,896.06**

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

Must be paid by 9:00 AM on 12/8/2026

Added Addtl Mailing per TH wrksht 10-5-26 SR

Created by: BP

CL-0192-2301

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 813011460090
Tax Deed #: 32272
Situs Address: 1481 PROVIDENCE BLVD

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
SAND CUB
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33613-1391

Owner on Current Tax Roll
SUNROCK CAPITAL LLC
3820 W GARY AVE
LAS VEGAS, NV 89139

Billing Address on Current Tax Roll

Additional Parties, Per Search

WILMINGTON SAVINGS FUND SOCIETY, FEDERAL SAVINGS BANK
500 DELAWARE AVENUE
WILMINGTON, DE 19801
Mortgage Holder

WILMINGTON SAVINGS FUND SOCIETY, FSB, OWNER TRUSTEE OF CIM TRUST 2023-I1
C/O SELECT PORTFOLIO SERVICING, INC
3217 S DECKER LAKE DRIVE
SALT LAKE CITY, UT 84119
Mortgage Holder

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

CORPORATION SERVICE COMPANY, REGISTERED AGENT O/B/O WILMINGTON SAVINGS FUND SOCIETY, FEDERAL SAVINGS BANK 1201 HAYS STREET TALLAHASSEE, FL 32301-2525	Mortgage Holder's Agent/Rep
SUNROCK CAPITAL II LLC 108 LAKELAND AVE DOVER, DE 19901	Title Holder
SUNROCK CAPITAL II LLC 3214 ANCHOR BAY TRAIL BRADENTON, FL 34211	Title Holder
CAPITOL CORPORATE SERVICES, INC., REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC 515 EAST PARK AVENUE 2ND FL TALLAHASSEE, FL 32301	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	SAND CUB SB MUNI CUST FOR PO BOX 31191 TAMPA, FL 33613-1391	Application date	Apr 28, 2026
Situs address	1481 PROVIDENCE BLVD DELTONA 32725	Yr Issued/Certificate #	2024 / 3695
Parcel owner	SUNROCK CAPITAL LLC 3820 W GARY AVE LAS VEGAS, NV 89139	Date certificate issued	06/01/2024
		Deed application number	32272
Property description	See last page.	Account number	813011460090

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)
# 2024/3695	05/31/2024	3,729.74	375.31	4,105.05
			Part 2: Total*	**4,105.05**

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)
# 2025/3432	05/31/2025	4,012.43	6.25	220.68	4,239.36
				Part 3: Total*	**4,239.36**

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)	8,344.41
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,011.64
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)	772.86
7. **Total Paid** (Lines 1-6)	13,653.91

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 08/05/2026

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)	13,653.91
18. Redemption fee	6.25
19. Total amount to redeem	13,660.16

Sign here: _____ Date of sale

Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PE
R OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PE
R OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PE
R OR 8142 PG 0888

LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PE
R OR 4240 PG 2014 PER OR 6524 PG 0806 P (Full legal attached.)

TDA #: 32272

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
813011460090	2677961	1481 PROVIDENCE BLVD DELTONA 32725

Legal Description

LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-3695	$183,774	No	No	Yes	No

Owner of Record on Current Tax Roll

SUNROCK CAPITAL LLC

Billing Name & Address

3820 W GARY AVE
LAS VEGAS NV 89139

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 07/09/2026 **Search covers** **20 years** **through:** 06/17/2026

Ashley Reeves
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
SUNROCK CAPITAL II LLC 108 LAKELAND AVE DOVER DE 19901	Warranty Deed Bk:8285 Pg:2507	
SUNROCK CAPITAL II LLC 3214 ANCHOR BAY TRAIL BRADENTON FL 34211	Sunbiz Owner	
CAPITOL CORPORATE SERVICES, INC., REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC 515 EAST PARK AVENUE 2ND FL TALLAHASSEE FL 32301	Sunbiz Owner	

Related Documents (for Reference)

Warranty Deed
Bk:4240 Pg:2014

Certificate of Title
Bk:6524 Pg:806

Warranty Deed
Bk:6736 Pg:2633

Quit Claim Deed
Bk:6914 Pg:4618

Quit Claim Deed
Bk:7677 Pg:2607

Quit Claim Deed
Bk:7724 Pg:4086

Warranty Deed
Bk:8142 Pg:888

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
WILMINGTON SAVINGS FUND SOCIETY, FSB, OWNER TRUSTEE OF CIM TRUST 2023-I1 C/O SELECT PORTFOLIO SERVICING, INC 3217 S DECKER LAKE DRIVE SALT LAKE CITY UT 84119	Assignment of Mortgage Bk:8856 Pg:4265	

Name & Address of Record	Document	Examiner Comments
WILMINGTON SAVINGS FUND SOCIETY, FEDERAL SAVINGS BANK 500 DELAWARE AVENUE WILMINGTON DE 19801	Sunbiz Mtg	
CORPORATION SERVICE COMPANY, REGISTERED AGENT O/B/O WILMINGTON SAVINGS FUND SOCIETY, FEDERAL SAVINGS BANK 1201 HAYS STREET TALLAHASSEE FL 32301-2525	Sunbiz Mtg	

Related Documents (for Reference)

Mortgage
Bk:8285 Pg:2512

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

7/19/2022 12:30:24 PM Instrument #2022168627 #1 Book:8285 Page:2507
Doc Stamps $0.70 Transfer Amt $10.00

Commitment Number: 220239168
Seller's Loan Number: 27846327

After Recording Return To:
SUNROCK CAPITAL II LLC
108 Lakeland Ave
Dover DE 19901

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
813011460090

WARRANTY DEED

This indenture made this 27 day of MAY, 2022 between **SUNROCK CAPITAL LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) consideration paid, has granted, bargained and sold to **SUNROCK CAPITAL II LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter, grantee, whose address is **108 Lakeland Ave, Dover DE 19901** the following described real property:

All the certain land situated in the County of Volusia, State of Florida, to wit: Lot 9, Block 413, Deltona Lakes Unit Eleven, according to the map or plat thereof, as recorded in Map Book 25, Page 193 through 206, inclusive, of the Public Records of Volusia County, Florida. Commonly known as: 1481 Providence Blvd, Deltona, FL 32725 Parcel number: 813011460090
Property Address is: 1481 Providence Blvd., Deltona, FL 32725

Prior instrument reference: BOOK 8142, PAGE 888
GRANTOR DOES FULLY WARRANT THE TITLE TO SAID LAND, AND WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHATSOEVER.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on May 27, 2022

SUNROCK CAPITAL LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____

Name: Carl Bassett

Its: MANAGER

Witnesses:

_____
Witness Signature

Bianca Lopez
Print Name of Witness

_____
Witness Signature

Kate Bright
Print Name of Witness

STATE OF Nevada
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 27 day of May, 2022, by Carl Bassett of **SUNROCK CAPITAL LLC, A FLORIDA LIMITED LIABILITY COMPANY**, a Florida corporation, on behalf of the corporation.

Personally Known ☐ OR Produced Identification ☑
Type of Identification Produced: NV DL

_____
(Signature of Notary Public)

Kate Bright
(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 10.24.24
Affix Notary SEAL

KATE BRIGHT
Notary Public, State of Nevada
No. 20-0062-01
My Appt. Exp. Oct. 26, 2024

Online Notary: ☐ (Check Box if acknowledgment done by Online Notarization)

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

Electronic Articles of Organization For Florida Limited Liability Company

L20000350484
FILED 8:00 AM
November 04, 2020
Sec. Of State
dlokeefe

Article I

The name of the Limited Liability Company is:

SUNROCK CAPITAL LLC

Article II

The street address of the principal office of the Limited Liability Company is:

5260 S DECATUR BLVD #6
LAS VEGAS, NV. US 89118

The mailing address of the Limited Liability Company is:

3225 MCLEOD DR, SUITE 100
LAS VEGAS, NV. US 89121

Article III

The name and Florida street address of the registered agent is:

ANDERSON REGISTERED AGENTS, INC
12001 RESEARCH PARKWAY, SUITE 236-K
ORLANDO, FL. 32826

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: A.T. MATHIS

L20000350484
FILED 8:00 AM
November 04, 2020
Sec. Of State
dlokeefe

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
CARL BASSETT
5260 S DECATUR BLVD #6
LAS VEGAS, NV. 89118 US

Title: AMBR
JEREMY PAGE
5260 S DECATUR BLVD #6
LAS VEGAS, NV. 89118 US

Title: AMBR
TIMOTH RACICH
5260 S DECATUR BLVD #6
LAS VEGAS, NV. 89118 US

Title: AMBR
GRANT S BARLOW
5260 S DECATUR BLVD #6
LAS VEGAS, NV. 89118 US

Signature of member or an authorized representative
Electronic Signature: MARY BROOKS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Detail by Entity Name

Foreign Limited Liability Company
SUNROCK CAPITAL II LLC

Filing Information

Document Number	M22000006552
FEI/EIN Number	88-2089542
Date Filed	04/27/2022
State	DE
Status	ACTIVE

Principal Address

3214 ANCHOR BAY TRAIL
BRADENTON, FL 34211

Changed: 04/29/2025

Mailing Address

3214 ANCHOR BAY TRAIL
BRADENTON, FL 34211

Changed: 04/29/2025

Registered Agent Name & Address

CAPITOL CORPORATE SERVICES, INC.
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MEMBER

BASSETT, CARL
3214 ANCHOR BAY TRAIL
BRADENTON, FL 34211

Title MEMBER

PAGE, JEREMY
3214 ANCHOR BAY TRAIL
BRADENTON, FL 34211

Title MEMBER

RACICH, TIMOTHY
3214 ANCHOR BAY TRAIL
BRADENTON, FL 34211

Title MEMBER

BARLOW, GRANT S
3214 ANCHOR BAY TRAIL
BRADENTON, FL 34211

Annual Reports

Report Year	Filed Date
2024	04/24/2024
2025	04/29/2025
2026	04/17/2026

04/17/2026 -- ANNUAL REPORT	View image in PDF format
04/29/2025 -- ANNUAL REPORT	View image in PDF format
04/24/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
04/27/2022 -- Foreign Limited	View image in PDF format

10/03/1997 11:07
Doc stamps 385.00
(Transfer Amt $ 55000)
Instrument # 97165611
Book: 4240
Page: 2014
Diane M. Matousek
Volusia County, Clerk of Court

WD28LLBR
9721534
Prepared By & Return To:
ROSE MARIE HOLLY
DELTONA TITLE INSURANCE COMPANY, INC.
1670 PROVIDENCE BOULEVARD, DELTONA, FL 32725
Prepared Incidental to the Issuance of a policy of title insurance.
Tax Parcel #: 8130-11-48-0090 Rec. $5.00 Doc.St. $385.00 Assumption Doc.St. $0.00

Space above this line for recording data

W A R R A N T Y D E E D

THIS INDENTURE *made this 29TH day of SEPTEMBER, 1997 between* **JENNIE L. RIGLIONI, A Single Woman,** *whose mailing address is* 3050 Millstone Avenue, Deltona, FL 32725 *(GRANTOR*), and* **JAMES W. OWENS** *, whose mailing address is 1481 PROVIDENCE BOULEVARD, DELTONA, FL 32725 (GRANTEE*),*

WITNESSETH: *That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($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 situate in the County of VOLUSIA, State of Florida, to-wit:*

Lot 9, Block 413, DELTONA LAKES UNIT ELEVEN, according to the Plat thereof as recorded in Map Book 25, Pages 193 through 206, inclusive, of the Public Records of Volusia County, Florida.

TOGETHER WITH *all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. 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 does hereby fully warrant 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, 1996, and mortgages or other matters, if any, disclosed herein above.*

[*singular and plural are interchangeable as context requires.]

IN WITNESS WHEREOF, *Grantor has hereunto set grantor's hand and seal.*

WITNESSES:
[Names MUST be typed/printed below signature]

Signature: Mercedes Chavez
Printed Name: Mercedes Chavez

Signature: Emory H. Sifer, Jr.
Printed Name: Emory H. Sifer, Jr.

Jennie L. Riglioni (SEAL)
JENNIE L. RIGLIONI

_____ *(SEAL)*

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY *that the foregoing instrument was affirmed, subscribed and acknowledged before me under oath this 29TH day of SEPTEMBER, 1997, by* **JENNIE L. RIGLIONI, A Single Woman,** *who is/are personally known to me, or who produced a drivers license or* _____ *as identification.*

_____
Notary Signature
Notary Typed/Printed Name: _____
Commission Expiration Date: _____
Commission Number: _____

Notary Seal

EMORY H. SIFER, JR.
MY COMMISSION # CC 39229
EXPIRES: January 30, 1999
Bonded Thru Notary Public Underwriters

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR VOLUSIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 2008-13302-CIDL-02

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC3
PLAINTIFF
VS.

JAMES W. OWENS; ROBIN OWENS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE , WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS; JOHN DOE AND JANE DOE AS UNKNOWN TENANTS IN POSSESSION
DEFENDANT(S)

10/11/2010 09:52 AM
Doc stamps .70
(Transfer Amt $ 100)
Instrument# 2010-184220 # 1
Book: 6524
Page: 806
Diane M. Matousek
Volusia County, Clerk of Court

This space is for recording purposes only

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on September 27, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in VOLUSIA County, Florida:

LOT 9, BLOCK 413, DELTONA LAKES UNIT ELEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 193 THROUGH 206, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

was sold to THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-BC3
c/o COUNTRYWIDE HOME LOANS SERVICING LP, 7105 CORPORATE DRIVE, MAIL STOP PTX-B-35, PLANO, TX 75024

WITNESS my hand and the seal of this Court on October 08, 2010.

(SEAL)

DIANE M. MATOUSEK
Clerk of Circuit Court
BY: /s/ Lesa MacDonald
Deputy Clerk

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

CLERK OF THE CIRCUIT CT. COURT VOLUSIA CTY., FL CC 65

FILED
OCT -8 2010

This document prepared by:

THE LAW OFFICES OF DAVID J. STERN, P.A.
900 South Pine Island Road Suite 400
Plantation, FL 33324-3920
08-90767 CWF

.7005 VOC M8M Parcel# 813011460090

PBM *F08-90767* *D1113*

07/18/2012 03:55 PM
Doc stamps 168.70
(Transfer Amt $ 24100)
Instrument# 2012-127663 # 1
Book: 6736
Page: 2633

Prepared by and Return to:
Kimberly Keator, on behalf of/direction of
Landsafe Title c/o First American Title Insurance Company
1949 N. University Drive
Coral Springs, Florida 33071 (LND#10-4-533739)
866-942-4710

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on June 7, 2012, between

The Bank of New York Mellon F/k/A The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-BC3

having a business address at: 400 National Way, Simi Valley, CA 93065
("Grantor") and

John Egner, a married man

having a mailing address of: 495 Pickford Point, Longwood, FL 32779
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Volusia**, State of **Florida**, to-wit:
Lot 9, Block 413, DELTONA LAKES UNIT ELEVEN, according to the Plat thereof as recorded in Map Book 25, Pages 193 through 206, inclusive, of the Public Records of Volusia County, Florida.

Property Address: 1481 Providence Blvd, Deltona, FL 32725

Tax Parcel Identification Number: **8130-11-46-0090**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2012.** That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

The Bank of New York Mellon F/k/A The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-BC3

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact

By: Cory Klapperich,
Title: Assistant Vice President

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Judy Shu

Witness Signature

Print Name: Irene Carrillo

Instrument# 2012-127663 # 3
Book: 6736
Page: 2635
Diane M. Matousek
Volusia County, Clerk of Court

State of ARIZONA

County of MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on June 7, **2012**, by Cory Klapperich, **as** Assistant Vice President, **a duly authorized officer of Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact for the Grantor The Bank of New York Mellon F/k/A The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-BC3,** existing under the laws of the State of _____, who is/are personally known to me or who has/have produced a valid drivers license as identification.

NOTARY PUBLIC

J. Yetton

Printed Name of Notary

My Commission Expires: 06/21/2015

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

10/04/2013 09:23 AM
Instrument# 2013-192425 # 1
Book: 6914
Page: 4618
Diane M. Matousek
Volusia County, Clerk of Court

PREPARED BY AND RETURN TO:
R. Edward Cooley, Esq.
2965 S.R. 434 West, Suite 200
Longwood, FL 32779

Parcel ID Number: 16-17-30-30-13-0150
30-18-31-11-46-0090

QUIT CLAIM DEED

THIS QUIT CLAIM DEED Made and executed the 26 day of September 2013 by JOHN EGNER, a married man, hereinafter called the Grantor, to SSS 6 Corp., a Florida Corporation, whose post office address is 495 Pickford Pt., Longwood, FL 32779, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

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

Lot O, Plat of Redivision of the North half (N1/2) of Block 13, of Howry's Addition to Deland, according to the map in Map Book 4, Page 66, of the Public Records of Volusia County, Florida
Parcel ID #: 16-17-30-30-13-0150 Address: 234 E. Voorhis, Deland, Florida

Lot 9, Block 413, DELTONA LAKES UNIT ELEVEN, according to the plat thereof as recorded in Map Book 25, Pages 193 through 206, inclusive, of the Public Records of Volusia County, Florida
Parcel ID #: 30-18-31-11-46-0090 Address: 1481 Providence Blvd., Deltona, Florida

THIS IS A GIFT IN CONTEMPLATION OF LOVE AND AFFECTION TO CORPORATIONS WHOLLY OWNED BY MY WIFE

THE PROPERTIES ARE NOT NOW AND NEVER HAVE BEEN THE HOMESTEAD OF GRANTOR OR ANYONE TO WHOM GRANTOR OWES A DUTY OF SUPPORT

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

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

Signed, sealed and delivered in the presence of:

Cynthia L. Werner
Witness Signature

Cynthia L. Werner
Printed Name

Ginger Cooley
Witness Signature

Ginger Cooley
Printed Name

Grantor Signature

JOHN EGNER
Printed Name

495 Pickford Pt., Longwood, FL 32779
Post Office Address

STATE OF FLORIDA
COUNTY OF Seminole

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOHN EGNER, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) ✓ Said person is personally known to me. ___ Said person provided the following type of identification:_____.

NOTARY RUBBER STAMP SEAL

CYNTHIA L WERNER
MY COMMISSION # EE088820
EXPIRES June 25, 2015
(407) 398-0153
FloridaNotaryService.com

Witness my hand and official seal in the County and State last aforesaid this 26 day of Sept, 2013.

Cynthia L. Werner
Notary Signature

Cynthia L. Werner
Printed Name

4/4/2019 1:56:29 PM Instrument #2019066476 #1 Book:7677 Page:2607 Laura E. Roth, Volusia County Clerk of Court
Doc Stamps $0.70 Transfer Amt $10.00

PREPARED BY AND RETURN TO:
John Egner
495 Pickford Pt.
Longwood, FL 32779

Parcel ID Number: 17-17-30-25-01-0140
30-18-31-11-46-0090

QUIT CLAIM DEED

THIS QUIT CLAIM DEED Made and executed the 10 day of March, 2019 by SSS 6 Corp., a dissolved Florida corporation with its permanent post office address at 495 Pickford Pt., Longwood, FL 32779, hereinafter called the Grantor, to SSS 6 SIX, LLC, a Limited Liability Company existing under the laws of the State of Florida, with its permanent post office address at 495 Pickford Pt., Longwood, FL 32779, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

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

Lot 14, Block 1, ARMSTRONG'S ADDITION TO DELAND, according to the Plat thereof as recorded in Map Book 1, Page 120, of the Public Records of Volusia County, Florida. Parcel ID #: 17-17-30-25-01-0140
Address: 535 W. Division St., Deland, Florida 32720

Lot 9, Block 413, DELTONA LAKES UNIT ELEVEN, according to the plat thereof as recorded in Map Book 25, Pages 193 through 206, inclusive, of the Public Records of Volusia County, Florida. Parcel ID #: 30-18-31-11-46-0090
Address 1481 Providence Blvd., Deltona, Florida

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

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

Signed, sealed and delivered in the presence of:

Witness Signature

Niki Crawford
Printed Name

Witness Signature

Cynthia L. Werner
Printed Name

SSS 6 CORP.

Grantor Signature

By: Brenda Egner, President
Printed Name

495 Pickford Pt., Longwood, FL 32779
Post office address

STATE OF FLORIDA
COUNTY OF SEMINOLE I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared BRENDA EGNER, as President, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ✓ Said person(s) is/are personally known to me. ___ Said person(s) provided the following type of identification:_____.

NOTARY RUBBER STAMP SEAL

CYNTHIA L. WERNER
MY COMMISSION # FF 217632
EXPIRES: June 25, 2019
Bonded Thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid this 10 day of March, 2019.

Notary Signature
Cynthia L. Werner
Printed Name

PREPARED BY AND RETURN TO:
John Egner
495 Pickford Pt.
Longwood, FL 32779

Parcel ID Number: 30-18-31-11-46-0090

QUIT CLAIM DEED

THIS QUIT CLAIM DEED Made and executed the 14 day of July, 2019 by SSS 6 SIX, LLC, a Florida Limited Liability Company with its permanent post office address at 495 Pickford Pt., Longwood, FL 32779, hereinafter called the Grantor, to SSS 26, LLC, a Limited Liability Company existing under the laws of the State of Florida, with its permanent post office address at 495 Pickford Pt., Longwood, FL 32779, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

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

Lot 9, Block 413, DELTONA LAKES UNIT ELEVEN, according to the plat thereof as recorded in Map Book 25, Pages 193 through 206, inclusive, of the Public Records of Volusia County, Florida. Parcel ID #: 30-18-31-11-46-0090
Address 1481 Providence Blvd., Deltona, Florida

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

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

Signed, sealed and delivered in the presence of:

Witness Signature

Teena Sutton Donovan
Printed Name

Witness Signature

Cynthia L. Werner
Printed Name

SSS 6 SIX, LLC.

Grantor Signature

By: Brenda Egner, Managing Member
Printed Name

495 Pickford Pt., Longwood, FL 32779
Post office address

STATE OF FLORIDA
COUNTY OF SEMINOLE I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared BRENDA EGNER, as Managing Member, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ✓ Said person(s) is/are personally known to me. ___ Said person(s) provided the following type of identification: N/A.

NOTARY RUBBER STAMP SEAL

CYNTHIA L. WERNER
Notary Public-State of Florida
Commission # GG 338986
My Commission Expires
June 25, 2023

Witness my hand and official seal in the County and State last aforesaid this 14 day of July, 2019.

Notary Signature
Cynthia L. Werner
Printed Name

14.2

10/25/2021 7:41:32 AM Instrument #2021254982 #1 Book:8142 Page:888
Doc Stamps $1,050.00 Transfer Amt $150,000.00

Prepared by and Return To:
Allyson McConnell
Fidelity National Title of Florida, Inc.
7208 W. Sand Lake Rd, Suite 102
Orlando, FL 32819

Order No.: 29-21-0700

For Documentary Stamp Tax purposes the consideration is $150,000.00

APN/Parcel ID(s): 813011460090

WARRANTY DEED

THIS WARRANTY DEED dated 21st October 2021, by SSS 26, LLC, a Limited Liability Company, hereinafter called the grantor, to SunRock Capital LLC, a Florida limited liability company, whose post office address is 3820 W Gary Avenue, Las Vegas, NV 89139, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Volusia, State of Florida, to wit:

Lot 9, Block 413, Deltona Lakes Unit Eleven, according to the map or plat thereof, as recorded in Map Book 25, Page 193 through 206, inclusive, of the Public Records of Volusia County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2020.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Print Name

Witness Signature

Print Name

SSS 26, LLC, a Limited Liability Company

BY: _____
Brenda Egner
Sole Member

Address: 495 PICKFORD PT.
Longwood 32779

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 21st day of October, 2021 by Brenda Egner, as Sole Member of SSS 26, LLC a limited liability company, to me known to be the person(s) described in or who has/have produced drivers license as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires: 3/14/2025

HAZEL PATRICIA THOMPSON
Notary Public - State of Florida
Commission # HH 084814
My Comm. Expires Mar 14, 2025

5/22/2026 10:49:38 AM Instrument #2026093186 #1 Book:8856 Page:4265 Laura E. Roth, Volusia County Clerk of Court

Recording Requested By:
Residential RealEstate Review

When Recorded Mail To:
Collateral Document Services
Residential RealEstate Review
3217 S. Decker Lake Drive
Salt Lake City, UT, 84119
(800) 258-8602

TS Ref #: 0009220000197860
Client Ref #: 13846659

CORPORATE ASSIGNMENT OF MORTGAGE

FL/VOLUSIA

Assignment Prepared on: March 05, 2026

Assignor: KIAVI FUNDING, INC., A DELAWARE CORPORATION, at 2 ALLEGHENY CENTER, NOVA TOWER 2, SUITE 200, PITTSBURGH, PA, 15212

Assignee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CIM TRUST 2023-I1, at C/O SELECT PORTFOLIO SERVICING, INC., 3217 S. DECKER LAKE DRIVE, SALT LAKE CITY, UT, 84119

For value received, the Assignor does hereby grant, sell, assign, transfer and convey, unto the above-named Assignee all interest under that certain Mortgage Dated: 5/26/2022, in the amount of $2,631,300.00, executed by SUNROCK CAPITAL II LLC, A DELAWARE LIMITED LIABILITY COMPANY to KIAVI FUNDING, INC., A DELAWARE CORPORATION and Recorded: 7/19/2022, Instrument #: 2022168628, Book: 8285, Page: 2512 in VOLUSIA County, State of Florida.

Property Address: 1481 PROVIDENCE BOULEVARD, DELTONA, FL, 32725

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

KIAVI FUNDING, INC., A DELAWARE CORPORATION

On: APR 2 8 2026

By: Barbara Sweazen

Name: Barbara Sweazen

Title: Post Close Team Lead

STATE OF Pa
COUNTY OF Allegheny

On April 28th 2026, before me, Roseandre S. Donatien a Notary Public in and for Allegheny in the State of Pennsylvania personally appeared Barbara Sweazen Post Close Lead, KIAVI FUNDING, INC., A DELAWARE CORPORATION, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Roseandre S. Donatien

Notary Expires: 1/23/2030 / #: 1466759

Roseandre S. Donatien
Commonwealth of Pennsylvania - Notary Seal
ROSEANDRE S DONATIEN - Notary Public
Allegheny County
My Commission Expires January 23, 2030
Commission Number 1466759

Document Prepared by: Select Portfolio Servicing, Inc., 3217 S DECKER LAKE DRIVE, SALT LAKE CITY, UT, 84119, (800) 258-8602

Detail by Entity Name

Foreign Profit Corporation
WILMINGTON SAVINGS FUND SOCIETY, FEDERAL SAVINGS BANK

Filing Information

Document Number	F25000002600
FEI/EIN Number	N/A
Date Filed	03/25/2025
State	DE
Status	ACTIVE

Principal Address

500 Delaware Avenue
Wilmington, DE 19801

Changed: 03/16/2026

Mailing Address

500 Delaware Avenue
Wilmington, DE 19801

Changed: 03/16/2026

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 01/08/2026

Address Changed: 01/08/2026

Officer/Director Detail

Name & Address

Title CEO, EVP, President, Director

Levenson, Rodger
500 Delaware Avenue
Wilmington, DE 19801

Title CFO

BURG, DAVID
500 Delaware Avenue
Wilmington, DE 19801

Title Secretary

Washington, Lisa
500 Delaware Avenue
Wilmington, DE 19801

Title Director

Bird, Anat
500 Delaware Avenue
Wilmington, DE 19801

Title Director

Brake, Francis B. (Ben)
500 Delaware Avenue
Wilmington, DE 19801

Title Director

Buchholz, Karen D.
500 Delaware Avenue
Wilmington, DE 19801

Title Director

Davis, Jennifer W.
500 Delaware Avenue
Wilmington, DE 19801

Title Director

Donahue, Michael J.
500 Delaware Avenue
Wilmington, DE 19801

Title Director

du Pont, Eluthere I.
500 Delaware Avenue
Wilmington, DE 19801

Title Director

Gheysens, Christopher
500 Delaware Avenue
Wilmington, DE 19801

Title Director

Turner, David J.
500 Delaware Avenue
Wilmington, DE 19801

Title Director

McKee, Lynn B.
500 Delaware Avenue
Wilmington, DE 19801

Title Director

Hong, Michelle
500 Delaware Avenue
Wilmington, DE 19801

Title SVP, Controller

Griffe, Michael
500 Delaware Avenue
Wilmington, DE 19801

Annual Reports

Report Year	Filed Date
2026	03/16/2026

03/16/2026 -- ANNUAL REPORT	View image in PDF format
01/08/2026 -- Reg. Agent Change	View image in PDF format
03/25/2025 -- Foreign Profit	View image in PDF format

7/19/2022 12:30:24 PM Instrument #2022168628 #1 Book:8285 Page:2512
Doc Stamps $453.25 Intang Tax $259.00

THIS INSTRUMENT PREPARED BY:

Geraci Law Firm
90 Discovery
Irvine, California 92618

WHEN RECORDED, RETURN TO:

Kiavi Funding, Inc.
2 Allegheny Center, Nova Tower 2, Suite 200
Pittsburgh, Pennsylvania 15212

Loan No. 27846327
Property ID No.: 813011460090

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILINGS, AND SECURITY AGREEMENT
(*Commercial*)

Note Amount: **$2,631,300.00**
Property Address: **1481 Providence Boulevard, Deltona, Florida 32725**
****THE DOCUMENTARY STAMP TAX AND THE INTANGIBLE TAX WILL BE BASED ON THE LOAN AMOUNT OF $ 129,500.00**

THIS DOCUMENT CONSTITUTES A FIXTURE FILING IN ACCORDANCE WITH THE FLORIDA UNIFORM COMMERCIAL CODE.

This Mortgage, Assignment of Leases and Rents, Fixture Filings, and Security Agreement (the "Security Instrument" or "Mortgage") is made as of May 26, 2022, among SunRock Capital II LLC, a Delaware limited liability company ("Borrower"), whose address is 108 Lakeland Avenue, Dover, Delaware 19901; and Kiavi Funding, Inc., a Delaware corporation, as mortgagee ("Lender"), whose address is 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, Pennsylvania 15212.

TRANSFER OF RIGHTS IN THE PROPERTY

To secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations, Borrower MORTGAGES, WARRANTS, GRANTS, BARGAINS, SELLS, AND CONVEYS to Lender the Mortgaged Property, with power of sale and right of entry, subject only to the Permitted Encumbrances, to have and to hold the Mortgaged Property to Lender, its successors and assigns forever, and Borrower does hereby bind itself, its successors, and its assigns to warrant and forever defend the title to the Mortgaged Property to Lender against anyone lawfully claiming it or any part of it; provided, however, that if the Indebtedness is paid in full as and when it becomes due and payable and the Obligations are performed on or before the date they are to be performed and discharged, then the liens, security interests, estates, and rights granted by the Loan Documents shall terminate; otherwise, they shall remain in full force and effect. As additional security for the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations, Borrower grants to Lender a security

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interest in the Personalty, Fixtures, Leases, and Rents under Article Nine of the Uniform Commercial Code in effect in the state where the Mortgaged Property is located. Borrower further grants, bargains, conveys, assigns, transfers, and sets over to Lender, a security interest in and to all of Borrower's right, title, and interest in, to, and under the Personalty, Fixtures, Leases, Rents, and Mortgaged Property (to the extent characterized as personal property) to secure the full and timely payment of the Indebtedness and the full and timely performance and discharge of the Obligations.

Borrower agrees to execute and deliver, from time to time, such further instruments, including, but not limited to, security agreements, assignments, and UCC financing statements, as may be requested by Lender to confirm the lien of this Security Instrument on any of the Mortgaged Property. Borrower further irrevocably grants, transfers, and assigns to Lender the Rents. This assignment of Rents is to be effective to create a present security interest in existing and future Rents of the Mortgaged Property.

TO MAINTAIN AND PROTECT THE SECURITY OF THIS SECURITY INSTRUMENT, TO SECURE THE FULL AND TIMELY PERFORMANCE BY BORROWER OF EACH AND EVERY OBLIGATION, COVENANT, AND AGREEMENT OF BORROWER UNDER THE LOAN DOCUMENTS, AND AS ADDITIONAL CONSIDERATION FOR THE INDEBTEDNESS AND OBLIGATIONS EVIDENCED BY THE LOAN DOCUMENTS, BORROWER HEREBY COVENANTS, REPRESENTS, AND AGREES AS FOLLOWS:

DEFINITIONS.

1. **Definitions.** For purposes of this Security Instrument, each of the following terms shall have the following respective meanings:

1.1 "**Attorneys' Fees.**" Any and all attorney fees (including the allocated cost of in-house counsel), paralegal, and law clerk fees, including, without limitation, fees for advice, negotiation, consultation, arbitration, and litigation at the pretrial, trial, and appellate levels, and in any bankruptcy proceedings, and attorney costs and expenses incurred or paid by Lender in protecting its interests in the Mortgaged Property, including, but not limited to, any action for waste, and enforcing its rights under this Security Instrument.

1.2 "**Borrower.**"

1.2.1. The named Borrower in this Security Instrument;

1.2.2. The obligor under the Note, whether or not named as Borrower in this Security Instrument; and

1.2.3. Subject to any limitations of assignment as provided for in the Loan Documents, the heirs, legatees, devisees, administrators, executors, successors in interest to the Mortgaged Property, and the assigns of any such person.

All references to Borrower in the remainder of the Loan Documents shall mean the obligor under the Note.

1.3 **"Event of Default."** An Event of Default as defined in the Loan Agreement.

1.4 **"Fixtures."** All right, title, and interest of Borrower in and to all materials, supplies, equipment, apparatus, and other items now or later attached to, installed on or in the Land or the Improvements, or that in some fashion are deemed to be fixtures to the Land or Improvements under the laws of the state where the Mortgaged Property is located, including the Uniform Commercial Code. "Fixtures" includes, without limitation, all items of Personalty to the extent that they may be deemed Fixtures under Governmental Requirements.

1.5 **"Governmental Authority."** Any and all courts, boards, agencies, commissions, offices, or authorities of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city, or otherwise) whether now or later in existence.

1.6 **"Governmental Requirements."** Any and all laws, statutes, codes, ordinances, regulations, enactments, decrees, judgments, and orders of any Governmental Authority.

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1.7 "Impositions." All real estate and personal property taxes, water, gas, sewer, electricity, and other utility rates and charges; charges imposed under any subdivision, planned unit development, or condominium declaration or restrictions; charges for any easement, license, or agreement maintained for the benefit of the Mortgaged Property, and all other taxes, charges, and assessments and any interest, costs, or penalties of any kind and nature that at any time before or after the execution of this Security Instrument may be assessed, levied, or imposed on the Mortgaged Property or on its ownership, use, occupancy, or enjoyment.

1.8 "Improvements." Any and all buildings, structures, improvements, fixtures, and appurtenances now and later placed on the Mortgaged Property, including, without limitation, all apparatus and equipment, whether or not physically affixed to the land or any building, which is used to provide or supply air cooling, air conditioning, heat, gas, water, light, power, refrigeration, ventilation, laundry, drying, dish washing, garbage disposal, or other services; and all elevators, escalators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, partitions, ducts, compressors, plumbing, ovens, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains, curtain rods, mirrors, cabinets, paneling, rugs, attached floor coverings, furniture, pictures, antennas, pools, spas, pool and spa operation and maintenance equipment and apparatus, and trees and plants located on the Mortgaged Property, all of which, including replacements and additions, shall conclusively be deemed to be affixed to and be part of the Mortgaged Property conveyed to Lender under this Security Instrument.

1.9 "Indebtedness." The principal of, interest on, and all other amounts and payments due under or evidenced by the following:

1.9.1. The Note (including, without limitation, the prepayment premium, late payment, and other charges payable under the Note);

1.9.2. The Loan Agreement;

1.9.3. This Security Instrument and all other Loan Documents;

1.9.4. All funds later advanced by Lender to or for the benefit of Borrower under any provision of any of the Loan Documents;

1.9.5. Any past or future loans or amounts advanced by Lender to Borrower when evidenced by a written instrument or document that specifically recites that the Obligations evidenced by such document are secured by the terms of this Security Instrument, including, but not limited to, funds advanced to protect the security or priority of the Security Instrument; and

1.9.6. Any amendment, modification, extension, rearrangement, restatement, renewal, substitution, or replacement of any of the foregoing.

1.10 "Land." The real estate or any interest in it described in Exhibit "A" attached to this Security Instrument and made a part of it, together with all Improvements and Fixtures and all rights, titles, and interests appurtenant to it.

1.11 "Leases." Any and all leases, subleases, licenses, concessions, or other agreements (written or verbal, now or later in effect) that grant a possessory interest in and to, or the right to extract, mine, reside in, sell, or use the Mortgaged Property, and all other agreements, including, but not limited to, utility contracts, maintenance agreements, and service contracts that in any way relate to the use, occupancy, operation, maintenance, enjoyment, or ownership of the Mortgaged Property, except any and all leases, subleases, or other agreements under which Borrower is granted a possessory interest in the Land.

1.12 "Lender." The named Lender in this Security Instrument and the owner and holder (including a pledgee) of any Note, Indebtedness, or Obligations secured by this Security Instrument, whether or not named as Lender in this Security Instrument, and the heirs, legatees, devisees, administrators, executors, successors, and assigns of any such person.

1.13 "Loan." The extension of credit made by Lender to Borrower under the terms of the Loan Documents.

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1.14 "Loan Agreement." The Loan and Security Agreement given by Borrower evidencing the Loan, in such form as is acceptable to Lender, together with any and all rearrangements, extensions, renewals, substitutions, replacements, modifications, restatements, and amendments thereto.

1.15 "Loan Documents." Collectively, this Security Instrument, the Note, and all other instruments and agreements required to be executed by Borrower or any guarantor in connection with the Loan.

1.16 "Mortgaged Property." The Land, Improvements, Fixtures, Personalty, Leases, and Rents that is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF,

commonly known as: **1481 Providence Boulevard, Deltona, Florida 32725**
Property ID No.: 813011460090

together with:

1.16.1. All right, title, and interest (including any claim or demand or demand in law or equity) that Borrower now has or may later acquire in or to such Mortgaged Property; all easements, rights, privileges, tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Mortgaged Property; all of the estate, right, title, interest, claim, demand, reversion, or remainder of Borrower in or to the Mortgaged Property, either at law or in equity, in possession or expectancy, now or later acquired; all crops growing or to be grown on the Mortgaged Property; all development rights or credits and air rights; all water and water rights (whether or not appurtenant to the Mortgaged Property) and shares of stock pertaining to such water or water rights, ownership of which affects the Mortgaged Property; all minerals, oil, gas, and other hydrocarbon substances and rights thereto in, on, under, or upon the Mortgaged Property and all royalties and profits from any such rights or shares of stock; all right, title, and interest of Borrower in and to any streets, ways, alleys, strips, or gores of land adjoining the Land or any part of it that Borrower now owns or at any time later acquires and all adjacent lands within enclosures or occupied by buildings partly situated on the Mortgaged Property;

1.16.2. All intangible Mortgaged Property and rights relating to the Mortgaged Property or its operation or used in connection with it, including, without limitation, permits, licenses, plans, specifications, construction contracts, subcontracts, bids, deposits for utility services, installations, refunds due Borrower, trade names, trademarks, and service marks;

1.16.3. All of the right, title, and interest of Borrower in and to the land lying in the bed of any street, road, highway, or avenue in front of or adjoining the Land;

1.16.4. Any and all awards previously made or later to be made by any Governmental Authority to the present and all subsequent owners of the Mortgaged Property that may be made with respect to the Mortgaged Property as a result of the exercise of the right of eminent domain, the alteration of the grade of any street, or any other injury to or decrease of value of the Mortgaged Property, which award or awards are assigned to Lender and Lender, at its option, is authorized, directed, and empowered to collect and receive the proceeds of any such award or awards from the authorities making them and to give proper receipts and acquittances for them;

1.16.5. All certificates of deposit of Borrower in Lender's possession and all bank accounts of Borrower with Lender and their proceeds, and all deposits of Borrower with any Governmental Authority and/or public utility company that relate to the ownership of the Mortgaged Property;

1.16.6. All Leases of the Mortgaged Property or any part of it now or later entered into and all right, title, and interest of Borrower under such Leases, including cash or securities deposited by the tenants to secure performance of their obligations under such Leases (whether such cash or securities are to be held until the expiration of the terms of such Leases or applied to one or more of the installments of rent coming due immediately before the expiration of such terms), all rights to all insurance proceeds and

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unearned insurance premiums arising from or relating to the Mortgaged Property, all other rights and easements of Borrower now or later existing pertaining to the use and enjoyment of the Mortgaged Property, and all right, title, and interest of Borrower in and to all declarations of covenants, conditions, and restrictions as may affect or otherwise relate to the Mortgaged Property;

1.16.7. Any and all proceeds of any insurance policies covering the Mortgaged Property, whether or not such insurance policies were required by Lender as a condition of making the loan secured by this Security Instrument or are required to be maintained by Borrower as provided below in this Security Instrument; which proceeds are assigned to Lender, and Lender, at its option, is authorized, directed, and empowered to collect and receive the proceeds of such insurance policies from the insurers issuing the same and to give proper receipts and acquittances for such policies, and to apply the same as provided below;

1.16.8. If the Mortgaged Property includes a leasehold estate, all of Borrower's right, title, and interest in and to the lease, more particularly described in Exhibit "A" attached to this Security Instrument (the Leasehold) including, without limitation, the right to surrender, terminate, cancel, waive, change, supplement, grant subleases of, alter, or amend the Leasehold;

1.16.9. All plans and specifications for the Improvements; all contracts and subcontracts relating to the Improvements; all deposits (including tenants' security deposits; provided, however, that if Lender acquires possession or control of tenants' security deposits Lender shall use the tenants' security deposits only for such purposes as Governmental Requirements permit), funds, accounts, contract rights, instruments, documents, general intangibles, and notes or chattel paper arising from or in connection with the Mortgaged Property; all permits, licenses, certificates, and other rights and privileges obtained in connection with the Mortgaged Property; all soils reports, engineering reports, land planning maps, drawings, construction contracts, notes, drafts, documents, engineering and architectural drawings, letters of credit, bonds, surety bonds, any other intangible rights relating to the Land and Improvements, surveys, and other reports, exhibits, or plans used or to be used in connection with the construction, planning, operation, or maintenance of the Land and Improvements and all amendments and modifications; all proceeds arising from or by virtue of the sale, lease, grant of option, or other disposition of all or any part of the Mortgaged Property (consent to same is not granted or implied); and all proceeds (including premium refunds) payable or to be payable under each insurance policy relating to the Mortgaged Property;

1.16.10. All trade names, trademarks, symbols, service marks, and goodwill associated with the Mortgaged Property and any and all state and federal applications and registrations now or later used in connection with the use or operation of the Mortgaged Property;

1.16.11. All tax refunds, bills, notes, inventories, accounts and charges receivable, credits, claims, securities, and documents of all kinds, and all instruments, contract rights, general intangibles, bonds and deposits, and all proceeds and products of the Mortgaged Property;

1.16.12. All money or other personal property of Borrower (including, without limitation, any instrument, deposit account, general intangible, or chattel paper, as defined in the Uniform Commercial Code) previously or later delivered to, deposited with, or that otherwise comes into Lender's possession;

1.16.13. All accounts, contract rights, chattel paper, documents, instruments, books, records, claims against third parties, money, securities, drafts, notes, proceeds, and other items relating to the Mortgaged Property;

1.16.14. All construction, supply, engineering, and architectural contracts executed and to be executed by Borrower for the construction of the Improvements; and

1.16.15. All proceeds of any of the foregoing.

As used in this Security Instrument, "Mortgaged Property" is expressly defined as meaning all or, when the context permits or requires, any portion of it and all or, when the context permits or requires, any interest in it.

1.17 "Note." The Secured Note payable by Borrower to the order of Lender in the principal amount of **Two Million Six Hundred Thirty-One Thousand Three Hundred and 00/100 Dollars ($2,631,300.00), which matures on June 1, 2052,** evidencing the Loan, in such form as is acceptable to

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Lender, together with any and all rearrangements, extensions, renewals, substitutions, replacements, modifications, restatements, and amendments to the Secured Note.

1.18 "Obligations." Any and all of the covenants, warranties, representations, and other obligations (other than to repay the Indebtedness) made or undertaken by Borrower to Lender as set forth in the Loan Documents; any lease, sublease, or other agreement under which Borrower is granted a possessory interest in the Land; each obligation, covenant, and agreement of Borrower in the Loan Documents or in any other document executed by Borrower in connection with the loan(s) secured by this Security Instrument whether set forth in or incorporated into the Loan Documents by reference; each and every monetary provision of all covenants, conditions, and restrictions, if any, pertaining to the Mortgaged Property and on Lender's written request, the enforcement by Borrower of any covenant by third parties to pay maintenance or other charges, if they have not been paid, or valid legal steps taken to enforce such payment within 90 days after such written request is made; if the Mortgaged Property consists of or includes a leasehold estate, each obligation, covenant, and agreement of Borrower arising under, or contained in, the instrument(s) creating any such leasehold; all agreements of Borrower to pay fees and charges to Lender whether or not set forth in this Security Instrument; and charges, as allowed by law, when they are made for any statement regarding the obligations secured by this Security Instrument.

The Obligations specifically exclude the Environmental Indemnity Agreement dated the date of this Security Instrument, executed by Borrower and any guarantor of the Loan, which is not secured by this Security Instrument.

1.19 "Permitted Encumbrances." At any particular time, (a) liens for taxes, assessments, or governmental charges not then due and payable or not then delinquent; (b) liens, easements, encumbrances, and restrictions on the Mortgaged Property that are allowed by Lender to appear in Schedule B, with Parts I and II of an ALTA title policy to be issued to Lender following recordation of the Security Instrument; and (c) liens in favor of or consented to in writing by Lender.

1.20 "Person." Natural persons, corporations, partnerships, unincorporated associations, joint ventures, and any other form of legal entity.

1.21 "Personalty." All of the right, title, and interest of Borrower in and to all tangible and intangible personal property, whether now owned or later acquired by Borrower, including, but not limited to, water rights (to the extent they may constitute personal property), all equipment, inventory, goods, consumer goods, accounts, chattel paper, instruments, money, general intangibles, letter-of-credit rights, deposit accounts, investment property, documents, minerals, crops, and timber (as those terms are defined in the Uniform Commercial Code) and that are now or at any later time located on, attached to, installed, placed, used on, in connection with, or are required for such attachment, installation, placement, or use on the Land, the Improvements, Fixtures, or on other goods located on the Land or Improvements, together with all additions, accessions, accessories, amendments, modifications to the Land or Improvements, extensions, renewals, and enlargements and proceeds of the Land or Improvements, substitutions for, and income and profits from, the Land or Improvements. The Personalty includes, but is not limited to, all goods, machinery, tools, equipment (including fire sprinklers and alarm systems); building materials, air conditioning, heating, refrigerating, electronic monitoring, entertainment, recreational, maintenance, extermination of vermin or insects, dust removal, refuse and garbage equipment; vehicle maintenance and repair equipment; office furniture (including tables, chairs, planters, desks, sofas, shelves, lockers, and cabinets); safes, furnishings, appliances (including ice-making machines, refrigerators, fans, water heaters, and incinerators); rugs, carpets, other floor coverings, draperies, drapery rods and brackets, awnings, window shades, venetian blinds, curtains, other window coverings; lamps, chandeliers, other lighting fixtures; office maintenance and other supplies; loan commitments, financing arrangements, bonds, construction contracts, leases, tenants' security deposits, licenses, permits, sales contracts, option contracts, lease contracts, insurance policies, proceeds from policies, plans, specifications, surveys, books, records, funds, bank deposits; and all other intangible personal property. Personalty also includes any other portion or items of the Mortgaged Property that constitute personal property under the Uniform Commercial Code.

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1.22 "Rents." All rents, issues, revenues, income, proceeds, royalties, profits, license fees, prepaid municipal and utility fees, bonds, and other benefits to which Borrower or the record title owner of the Mortgaged Property may now or later be entitled from or which are derived from the Mortgaged Property, including, without limitation, sale proceeds of the Mortgaged Property; any room or space sales or rentals from the Mortgaged Property; and other benefits paid or payable for using, leasing, licensing, possessing, operating from or in, residing in, selling, mining, extracting, or otherwise enjoying or using the Mortgaged Property.

1.23 "Uniform Commercial Code." The uniform commercial code as found in the statutes of the state in which the Mortgaged Property is located.

1.24 "Water Rights." All water rights of whatever kind or character, surface or underground, appropriative, decreed, or vested, that are appurtenant to the Mortgaged Property or otherwise used or useful in connection with the intended development of the Mortgaged Property.

Any terms not otherwise defined in this Security Instrument shall have the meaning given them in the Loan Agreement and Note, dated of even date herewith between Borrower and Lender.

UNIFORM COVENANTS

2. Repair and Maintenance of Mortgaged Property. Borrower shall (a) keep the Mortgaged Property in good condition and repair; (b) not substantially alter, remove, or demolish the Mortgaged Property or any of the Improvements except when incident to the replacement of Fixtures, equipment, machinery, or appliances with items of like kind; (c) restore and repair to the equivalent of its original condition all or any part of the Mortgaged Property that may be damaged or destroyed, including, but not limited to, damage from termites and dry rot, soil subsidence, and construction defects, whether or not insurance proceeds are available to cover any part of the cost of such restoration and repair, and regardless of whether Lender permits the use of any insurance proceeds to be used for restoration under this Security Instrument; (d) pay when due all claims for labor performed and materials furnished in connection with the Mortgaged Property and not permit any mechanics' or materialman's lien to arise against the Mortgaged Property or furnish a loss or liability bond against such mechanics' or materialman's lien claims; (e) comply with all laws affecting the Mortgaged Property or requiring that any alterations, repairs, replacements, or improvements be made on it; (f) not commit or permit waste on or to the Mortgaged Property, or commit, suffer, or permit any act or violation of law to occur on it; (g) not abandon the Mortgaged Property; (h) cultivate, irrigate, fertilize, fumigate, and prune in accordance with prudent agricultural practices; (i) if required by Lender, provide for management satisfactory to Lender under a management contract approved by Lender; (j) notify Lender in writing of any condition at or on the Mortgaged Property that may have a significant and measurable effect on its market value; (k) if the Mortgaged Property is rental property, generally operate and maintain it in such manner as to realize its maximum rental potential; and (l) do all other things that the character or use of the Mortgaged Property may reasonably render necessary to maintain it in the same condition (reasonable wear and tear expected) as existed at the date of this Security Instrument.

3. Use of Mortgaged Property. Unless otherwise required by Governmental Requirements or unless Lender otherwise provides prior written consent, Borrower shall not change, nor allow changes in, the use of the Mortgaged Property from the current use of the Mortgaged Property as of the date of this Security Instrument. Borrower shall not initiate or acquiesce in a change in the zoning classification of the Mortgaged Property without Lender's prior written consent.

4. Condemnation and Insurance Proceeds.

4.1 Assignment to Lender. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of or damage or injury to the Mortgaged Property, or any part of it, or for conveyance in lieu of condemnation, are assigned to and shall be paid to Lender, regardless of whether Lender's security is impaired. All causes of action, whether accrued before or after the date of this Security Instrument, of all types for damages or injury to the

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Mortgaged Property or any part of it, or in connection with any transaction financed by funds lent to Borrower by Lender and secured by this Security Instrument, or in connection with or affecting the Mortgaged Property or any part of it, including, without limitation, causes of action arising in tort or contract or in equity, are assigned to Lender as additional security, and the proceeds shall be paid to Lender. Lender, at its option, may appear in and prosecute in its own name any action or proceeding to enforce any such cause of action and may make any compromise or settlement of such action. Borrower shall notify Lender in writing immediately on obtaining knowledge of any casualty damage to the Mortgaged Property or damage in any other manner in excess of $2,000.00 or knowledge of the institution of any proceeding relating to condemnation or other taking of or damage or injury to all or any portion of the Mortgaged Property. Lender, in its sole and absolute discretion, may participate in any such proceedings and may join Borrower in adjusting any loss covered by insurance. Borrower covenants and agrees with Lender, at Lender's request, to make, execute, and deliver, at Borrower's expense, any and all assignments and other instruments sufficient for the purpose of assigning the aforesaid award or awards, causes of action, or claims of damages or proceeds to Lender free, clear, and discharged of any and all encumbrances of any kind or nature.

4.2 Insurance Payments. All compensation, awards, proceeds, damages, claims, insurance recoveries, rights of action, and payments that Borrower may receive or to which Lender may become entitled with respect to the Mortgaged Property if any damage or injury occurs to the Mortgaged Property, other than by a partial condemnation or other partial taking of the Mortgaged Property, shall be paid over to Lender and shall be applied first toward reimbursement of all costs and expenses of Lender in connection with their recovery and disbursement, and shall then be applied as follows:

4.2.1. Lender shall consent to the application of such payments to the restoration of the Mortgaged Property so damaged only if Borrower has met all the following conditions (a breach of any one of which shall constitute a default under this Security Instrument, the Loan Agreement, the Note, and any Loan Documents): (a) Borrower is not in default under any of the terms, covenants, and conditions of the Loan Documents; (b) all then-existing Leases affected in any way by such damage will continue in full force and effect; (c) Lender is satisfied that the insurance or award proceeds, plus any sums added by Borrower, shall be sufficient to fully restore and rebuild the Mortgaged Property under then current Governmental Requirements; (d) within 60 days after the damage to the Mortgaged Property, Borrower presents to Lender a restoration plan satisfactory to Lender and any local planning department, which includes cost estimates and schedules; (e) construction and completion of restoration and rebuilding of the Mortgaged Property shall be completed in accordance with plans and specifications and drawings submitted to Lender within 30 days after receipt by Lender of the restoration plan and thereafter approved by Lender, which plans, specifications, and drawings shall not be substantially modified, changed, or revised without Lender's prior written consent; (f) within 3 months after such damage, Borrower and a licensed contractor satisfactory to Lender enter into a fixed price or guaranteed maximum price contract satisfactory to Lender, providing for complete restoration in accordance with such restoration plan for an amount not to exceed the amount of funds held or to be held by Lender; (g) all restoration of the Improvements so damaged or destroyed shall be made with reasonable promptness and shall be of a value at least equal to the value of the Improvements so damaged or destroyed before such damage or destruction; (h) Lender reasonably determines that there is an identified source (whether from income from the Mortgaged Property, rental loss insurance, or another source) sufficient to pay all debt service and operating expenses of the Mortgaged Property during its restoration as required above; and (i) any and all funds that are made available for restoration and rebuilding under this Section shall be disbursed, at Lender's sole and absolute discretion to Lender, through Lender, or a title insurance or trust company satisfactory to Lender, in accordance with standard construction lending practices, including a reasonable fee payable to Lender from such funds and, if Lender requests, mechanics' lien waivers and title insurance date-downs, and the provision of payment and performance bonds by Borrower, or in any other manner approved by Lender in Lender's sole and absolute discretion; or

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4.2.2. If fewer than all conditions (a) through (i) above are satisfied, then such payments shall be applied in the sole and absolute discretion of Lender (a) to the payment or prepayment, with any applicable prepayment premium, of any Indebtedness secured by this Security Instrument in such order as Lender may determine, or (b) to the reimbursement of Borrower's expenses incurred in the rebuilding and restoration of the Mortgaged Property. If Lender elects under this Section to make any funds available to restore the Mortgaged Property, then all of conditions (a) through (i) above shall apply, except for such conditions that Lender, in its sole and absolute discretion, may waive.

4.3 Material Loss Not Covered. If any material part of the Mortgaged Property is damaged or destroyed and the loss, measured by the replacement cost of the Improvements according to then current Governmental Requirements, is not adequately covered by insurance proceeds collected or in the process of collection, Borrower shall deposit with Lender, within 30 days after Lender's request, the amount of the loss not so covered.

4.4 Total Condemnation Payments. All compensation, awards, proceeds, damages, claims, insurance recoveries, rights of action, and payments that Borrower may receive or to which Borrower may become entitled with respect to the Mortgaged Property in the event of a total condemnation or other total taking of the Mortgaged Property shall be paid over to Lender and shall be applied first to reimbursement of all Lender's costs and expenses in connection with their recovery, and shall then be applied to the payment of any Indebtedness secured by this Security Instrument in such order as Lender may determine, until the Indebtedness secured by this Security Instrument has been paid and satisfied in full. Any surplus remaining after payment and satisfaction of the Indebtedness secured by this Security Instrument shall be paid to Borrower as its interest may then appear.

4.5 Partial Condemnation Payments. All compensation, awards, proceeds, damages, claims, insurance recoveries, rights of action, and payments ("funds") that Borrower may receive or to which Borrower may become entitled with respect to the Mortgaged Property in the event of a partial condemnation or other partial taking of the Mortgaged Property, unless Borrower and Lender otherwise agree in writing, shall be divided into two portions, one equal to the principal balance of the Note at the time of receipt of such funds and the other equal to the amount by which such funds exceed the principal balance of the Note at the time of receipt of such funds. The first such portion shall be applied to the sums secured by this Security Instrument, whether or not then due, including but not limited to principal, accrued interest, and advances, and in such order or combination as Lender may determine, with the balance of the funds paid to Borrower.

4.6 Cure of Waiver of Default. Any application of such amounts or any portion of it to any Indebtedness secured by this Security Instrument shall not be construed to cure or waive any default or notice of default under this Security Instrument or invalidate any act done under any such default or notice.

5. Taxes and Other Sums Due. Borrower shall promptly pay, satisfy, and discharge: (a) all Impositions affecting the Mortgaged Property before they become delinquent; (b) such other amounts, chargeable against Borrower or the Mortgaged Property, as Lender reasonably deems necessary to protect and preserve the Mortgaged Property, this Security Instrument, or Lender's security for the performance of the Obligations; (c) all encumbrances, charges, and liens on the Mortgaged Property, with interest, which in Lender's judgment are, or appear to be, prior or superior to the lien of this Security Instrument or all costs necessary to obtain protection against such lien or charge by title insurance endorsement or surety company bond; (d) such other charges as Lender deems reasonable for services rendered by Lender at Borrower's request; and (e) all costs, fees, and expenses incurred by Lender in connection with this Security Instrument, whether or not specified in this Security Instrument.

On Lender's request, Borrower shall promptly furnish Lender with all notices of sums due for any amounts specified in the preceding clauses 5(a) through (e), and, on payment, with written evidence of such payment. If Borrower fails to promptly make any payment required under this Section, Lender may (but is not obligated to) make such payment. Borrower shall notify Lender immediately on receipt by Borrower of notice of any increase in the assessed value of the Mortgaged Property and agrees that Lender, in Borrower's name, may (but is not obligated to) contest by appropriate proceedings such increase in

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assessment. Without Lender's prior written consent, Borrower shall not allow any lien inferior to the lien of this Security Instrument to be perfected against the Mortgaged Property and shall not permit any improvement bond for any unpaid special assessment to issue.

6. Leases of Mortgaged Property by Borrower. At Lender's request, Borrower shall furnish Lender with executed copies of all Leases of the Mortgaged Property or any portion of it then in force. If Lender so requires, all Leases later entered into by Borrower are subject to Lender's prior review and approval and must be acceptable to Lender in form and content. Each Lease must specifically provide, inter alia, that (a) it is subordinate to the lien of this Security Instrument; (b) the tenant attorns to Lender (and Borrower consents to any such attornment), such attornment to be effective on Lender's acquisition of title to the Mortgaged Property; (c) the tenant agrees to execute such further evidence of attornment as Lender may from time to time request; (d) the tenant's attornment shall not be terminated by foreclosure; and (e) Lender, at Lender's option, may accept or reject such attornment. If Borrower learns that any tenant proposes to do, or is doing, any act that may give rise to any right of setoff against rent, Borrower shall immediately (i) take measures reasonably calculated to prevent the accrual of any such right of setoff; (ii) notify Lender of all measures so taken and of the amount of any setoff claimed by any such tenant; and (iii) within 10 days after the accrual of any right of setoff against rent, reimburse any tenant who has acquired such right, in full, or take other measures that will effectively discharge such setoff and ensure that rents subsequently due shall continue to be payable without claim of setoff or deduction.

At Lender's request, Borrower shall assign to Lender, by written instrument satisfactory to Lender, all Leases of the Mortgaged Property, and all security deposits made by tenants in connection with such Leases. On assignment to Lender of any such Lease, Lender shall succeed to all rights and powers of Borrower with respect to such Lease, and Lender, in Lender's sole and absolute discretion, shall have the right to modify, extend, or terminate such Lease and to execute other further leases with respect to the Mortgaged Property that is the subject of such assigned Lease.

Neither Borrower, tenant nor any other occupant of the Mortgaged Property shall use the Mortgaged Property, except in compliance with all applicable federal, state, and local laws, ordinances, rules and regulations; nor shall Borrower, tenant or any other occupant cause the Mortgaged Property to become subject to any use that is not in compliance with all applicable federal, state, and local laws, ordinances, rules and regulations.

If Borrower suspects any tenant or other occupant of the Mortgaged Property is using the Mortgaged Property in a manner that is not in compliance with any Governmental Requirement to which Borrower, tenant, or any other occupant of the Mortgaged Property is subject, Borrower shall immediately take appropriate action to remedy the violation, and shall notify Lender of any potential violation within one (1) day of discovery of any such potential violation. Any potential violation by a tenant or any other occupant of the Mortgaged Property of any Governmental Requirement is an Event of Default under the terms of the Loan Agreement, the Note and this Security Instrument, then Lender, at Lender's option, may, without prior notice, declare all sums secured by this Security Instrument, regardless of their stated due date(s), immediately due and payable and may exercise all rights and remedies in the Loan Documents.

7. Right to Collect and Receive Rents. Despite any other provision of this Security Instrument, Lender grants permission to Borrower to collect and retain the Rents of the Mortgaged Property as they become due and payable; however, such permission to Borrower shall be automatically revoked on default by Borrower in payment of any Indebtedness secured by this Security Instrument or in the performance of any of the Obligations, and Lender shall have the rights set forth in the laws and regulations where the Mortgaged Property is located regardless of whether declaration of default has been delivered, and without regard to the adequacy of the security for the Indebtedness secured by this Security Instrument. Failure of or discontinuance by Lender at any time, or from time to time, to collect any such Rents shall not in any manner affect the subsequent enforcement by Lender at any time, or from time to time, of the right, power, and authority to collect these Rents. The receipt and application by Lender of all such Rents under this Security Instrument, after execution and delivery of declaration of default and demand for sale as provided in this Security Instrument or during the pendency of trustee's sale proceedings under this Security

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Instrument or judicial foreclosure, shall neither cure such breach or default nor affect such sale proceedings, or any sale made under them, but such Rents, less all costs of operation, maintenance, collection, and Attorneys' Fees, when received by Lender, may be applied in reduction of the entire Indebtedness from time to time secured by this Security Instrument, in such order as Lender may decide. Nothing in this Security Instrument, nor the exercise of Lender's right to collect, nor an assumption by Lender of any tenancy, lease, or option, nor an assumption of liability under, nor a subordination of the lien or charge of this Security Instrument to, any such tenancy, lease, or option, shall be, or be construed to be, an affirmation by Lender of any tenancy, lease, or option.

If the Rents of the Mortgaged Property are not sufficient to meet the costs, if any, of taking control of and managing the Mortgaged Property and collecting the Rents, any funds expended by Lender for such purposes shall become an Indebtedness of Borrower to Lender secured by this Security Instrument. Unless Lender and Borrower agree in writing to other terms of payment, such amounts shall be payable on notice from Lender to Borrower requesting such payment and shall bear interest from the date of disbursement at the rate stated in the Note unless payment of interest at such rate would be contrary to Governmental Requirements, in which event the amounts shall bear interest at the highest rate that may be collected from Borrower under Governmental Requirements.

Borrower expressly understands and agrees that Lender will have no liability to Borrower or any other person for Lender's failure or inability to collect Rents from the Mortgaged Property or for failing to collect such Rents in an amount that is equal to the fair market rental value of the Mortgaged Property. Borrower understands and agrees that neither the assignment of Rents to Lender nor the exercise by Lender of any of its rights or remedies under this Security Instrument shall be deemed to make Lender a "mortgagee-in-possession" or otherwise responsible or liable in any manner with respect to the Mortgaged Property or the use, occupancy, enjoyment, or operation of all or any portion of it, unless and until Lender, in person or by agent, assumes actual possession of it. Nor shall appointment of a receiver for the Mortgaged Property by any court at the request of Lender or by agreement with Borrower, or the entering into possession of the Mortgaged Property or any part of it by such receiver be deemed to make Lender a mortgagee-in-possession or otherwise responsible or liable in any manner with respect to the Mortgaged Property or the use, occupancy, enjoyment, or operation of all or any portion of it.

During an Event of Default, any and all Rents collected or received by Borrower shall be accepted and held for Lender in trust and shall not be commingled with Borrower's funds and property, but shall be promptly paid over to Lender.

8. Assignment of Causes of Action, Awards, and Damages. All causes of action, and all sums due or payable to Borrower for injury or damage to the Mortgaged Property, or as damages incurred in connection with the transactions in which the Loan secured by this Security Instrument was made, including, without limitation, causes of action and damages for breach of contract, fraud, concealment, construction defects, or other torts, or compensation for any conveyance in lieu of condemnation, are assigned to Lender, and all proceeds from such causes of action and all such sums shall be paid to Lender for credit against the Indebtedness secured by this Security Instrument. Borrower shall notify Lender immediately on receipt by Borrower of notice that any such sums have become due or payable and, immediately on receipt of any such sums, shall promptly remit such sums to Lender.

After deducting all expenses, including Attorneys' Fees, incurred by Lender in recovering or collecting any sums under this Section, Lender may apply or release the balance of any funds received by it under this Section, or any part of such balance, as it elects. Lender, at its option, may appear in and prosecute in its own name any action or proceeding to enforce any cause of action assigned to it under this Section and may make any compromise or settlement in such action whatsoever. Borrower covenants that it shall execute and deliver to Lender such further assignments of any such compensation awards, damages, or causes of action as Lender may request from time to time. If Lender fails or does not elect to prosecute any such action or proceeding and Borrower elects to do so, Borrower may conduct the action or proceeding at its own expense and risk.

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9. **Defense of Security Instrument; Litigation.** Borrower represents and warrants that this Security Instrument creates a first position lien and security interest against the Mortgaged Property. Borrower shall give Lender immediate written notice of any action or proceeding (including, without limitation, any judicial, whether civil, criminal, or probate, or nonjudicial proceeding to foreclose the lien of a junior or senior mortgage or deed of trust) affecting or purporting to affect the Mortgaged Property, this Security Instrument, Lender's security for the performance of the Obligations and payment of the Indebtedness, or the rights or powers of Lender under the Loan Documents. Despite any other provision of this Security Instrument, Borrower agrees that Lender may (but is not obligated to) commence, appear in, prosecute, defend, compromise, and settle, in Lender's or Borrower's name, and as attorney-in-fact for Borrower, and incur necessary costs and expenses, including Attorneys' Fees in so doing, any action or proceeding, whether a civil, criminal, or probate judicial matter, nonjudicial proceeding, arbitration, or other alternative dispute resolution procedure, reasonably necessary to preserve or protect, or affecting or purporting to affect, the Mortgaged Property, this Security Instrument, Lender's security for performance of the Obligations and payment of the Indebtedness, or the rights or powers of Lender under the Loan Documents, and that if Lender elects not to do so, Borrower shall commence, appear in, prosecute, and defend any such action or proceeding. Borrower shall pay all costs and expenses of Lender, including costs of evidence of title and Attorneys' Fees, in any such action or proceeding in which Lender may appear or for which legal counsel is sought, whether by virtue of being made a party defendant or otherwise, and whether or not the interest of Lender in the Mortgaged Property is directly questioned in such action or proceeding, including, without limitation, any action for the condemnation or partition of all or any portion of the Mortgaged Property and any action brought by Lender to foreclose this Security Instrument or to enforce any of its terms or provisions.

10. **Borrower's Failure to Comply With Security Instrument.** If Borrower fails to make any payment or do any act required by this Security Instrument, or if there is any action or proceeding (including, without limitation, any judicial or nonjudicial proceeding to foreclose the lien of a junior or senior mortgage or deed of trust) affecting or purporting to affect the Mortgaged Property, this Security Instrument, Lender's security for the performance of the Obligations and payment of the Indebtedness, or the rights or powers of Lender under the Loan Agreement, the Note or this Security Instrument, Lender may (but is not obligated to) (a) make any such payment or do any such act in such manner and to such extent as either deems necessary to preserve or protect the Mortgaged Property, this Security Instrument, or Lender's security for the performance of Borrower's Obligations and payment of the Indebtedness, or the rights or powers of Lender under the Loan Documents, Lender being authorized to enter on the Mortgaged Property for any such purpose; and (b) in exercising any such power, pay necessary expenses, retain attorneys, and pay Attorneys' Fees incurred in connection with such action, without notice to or demand on Borrower and without releasing Borrower from any Obligations or Indebtedness.

11. **Sums Advanced to Bear Interest and to Be Secured by Security Instrument.** At Lender's request, Borrower shall immediately pay any sums advanced or paid by Lender under any provision of this Security Instrument or the other Loan Documents. Until so repaid, all such sums and all other sums payable to Lender shall be added to, and become a part of, the Indebtedness secured by this Security Instrument and bear interest from the date of advancement or payment by Lender at the same rate as provided in the Note, unless payment of interest at such rate would be contrary to Governmental Requirements. All sums advanced by Lender under this Security Instrument or the other Loan Documents, shall have the same priority to which the Security Instrument otherwise would be entitled as of the date this Security Instrument is executed and recorded, without regard to the fact that any such future advances may occur after this Security Instrument is executed, and shall conclusively be deemed to be mandatory advances required to preserve and protect this Security Instrument and Lender's security for the performance of the Obligations and payment of the Indebtedness, and shall be secured by this Security Instrument to the same extent and with the same priority as the principal and interest payable under the Note.

12. **Inspection of Mortgaged Property.** In addition to any rights Lender may have under the laws and regulations where the Mortgaged Property is located, Lender may make, or authorize other persons,

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including, but not limited to, appraisers and prospective purchasers at any foreclosure sale commenced by Lender, to enter on or inspect the Mortgaged Property at reasonable times and for reasonable durations. Borrower shall permit all such entries and inspections to be made as long as Lender has given Borrower written notice of such inspection at least 24 hours before the entry and inspection.

13. Uniform Commercial Code Security Agreement. This Security Instrument is intended to be and shall constitute a security agreement under the Uniform Commercial Code for any of the Personalty specified as part of the Mortgaged Property that, under Governmental Requirements, may be subject to a security interest under the Uniform Commercial Code, and Borrower grants to Lender a security interest in those items. Borrower authorizes Lender to file financing statements in all states, counties, and other jurisdictions as Lender may elect, without Borrower's signature if permitted by law. Borrower agrees that Lender may file this Security Instrument, or a copy of it, in the real estate records or other appropriate index or in the Office of the Secretary of State and such other states as the Lender may elect, as a financing statement for any of the items specified above as part of the Mortgaged Property. Any reproduction of this Security Instrument or executed duplicate original of this Security Instrument, or a copy certified by a County Recorder in the state where the Mortgaged Property is located, or of any other security agreement or financing statement, shall be sufficient as a financing statement. In addition, Borrower agrees to execute and deliver to Lender, at Lender's request, any UCC financing statements, as well as any extensions, renewals, and amendments, and copies of this Security Instrument in such form as Lender may require to perfect a security interest with respect to the Personalty. Borrower shall pay all costs of filing such financing statements and any extensions, renewals, amendments, and releases of such statements, and shall pay all reasonable costs and expenses of any record searches for financing statements that Lender may reasonably require. Without the prior written consent of Lender, Borrower shall not create or suffer to be created any other security interest in the items, including any replacements and additions.

On any Event of Default, Lender shall have the remedies of a secured party under the Uniform Commercial Code and, at Lender's option, may also invoke the remedies provided in the Non-Uniform Covenants section of this Security Instrument as to such items. In exercising any of these remedies, Lender may proceed against the items of Mortgaged Property and any items of Personalty separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies provided in the Non-Uniform Covenants section of this Security Instrument.

14. Fixture Filing. This Security Instrument constitutes a financing statement filed as a fixture filing under Uniform Commercial Code, as amended or recodified from time to time, covering any portion of the Mortgaged Property that now is or later may become a fixture attached to the Mortgaged Property or to any Improvement. The addresses of Borrower ("Debtor") and Lender ("Secured Party") are set forth on the first page of this Security Instrument.

15. Waiver of Statute of Limitations. Borrower waives the right to assert any statute of limitations as a defense to the Loan Documents and the Obligations secured by this Security Instrument, to the fullest extent permitted by Governmental Requirements.

16. Default. Any Event of Default, as defined in the Loan Agreement, shall constitute an "Event of Default" as that term is used in this Security Instrument (and the term "Default" shall mean any event which, with any required lapse of time or notice, may constitute an Event of Default, whether or not any such requirement for notice or lapse of time has been satisfied).

17. Acceleration on Transfer or Encumbrance.

17.1 Acceleration on Transfer or Encumbrance of Mortgaged Property. If Borrower sells, gives an option to purchase, exchanges, assigns, conveys, encumbers (including, but not limited to PACE/HERO loans, any loans where payments are collected through property tax assessments, and super-voluntary liens which are deemed to have priority over the lien of the Security Instrument) (other than with a Permitted Encumbrance), transfers possession, or alienates all or any portion of the Mortgaged Property, or any of Borrower's interest in the Mortgaged Property, or suffers its title to, or any interest in, the Mortgaged Property to be divested, whether voluntarily or involuntarily; or if there is a sale or transfer of

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any interests in Borrower; or if Borrower changes or permits to be changed the character or use of the Mortgaged Property, or drills or extracts or enters into any lease for the drilling or extracting of oil, gas, or other hydrocarbon substances or any mineral of any kind or character on the Mortgaged Property; or if title to such Mortgaged Property becomes subject to any lien or charge, voluntary or involuntary, contractual or statutory, without Lender's prior written consent, then Lender, at Lender's option, may, without prior notice, declare all sums secured by this Security Instrument, regardless of their stated due date(s), immediately due and payable and may exercise all rights and remedies in the Loan Documents.

17.2 Replacement Personalty. Notwithstanding anything to the contrary herein, Borrower may from time to time replace Personalty constituting a part of the Mortgaged Property, as long as (a) the replacements for such Personalty are of equivalent value and quality; (b) Borrower has good and clear title to such replacement Personalty free and clear of any and all liens, encumbrances, security interests, ownership interests, claims of title (contingent or otherwise), or charges of any kind, or the rights of any conditional sellers, vendors, or any other third parties in or to such replacement Personalty have been expressly subordinated to the lien of the Security Instrument in a manner satisfactory to Lender and at no cost to Lender; and (c) at Lender's option, Borrower provides at no cost to Lender satisfactory evidence that the Security Instrument constitutes a valid and subsisting lien on and security interest in such replacement Personalty of the same priority as this Security Instrument has on the Mortgaged Property and is not subject to being subordinated or its priority affected under any Governmental Requirements.

17.3 Junior Liens. If Lender consents in writing, in Lender's sole and absolute discretion, the due-on-encumbrance prohibition shall not apply to a junior voluntary deed of trust or mortgage lien in favor of another lender encumbering the Mortgaged Property (the principal balance of any such junior encumbrance shall be added to the principal balance of the Indebtedness for purposes of determining compliance with the financial covenants of the Loan Agreement and the Note). Borrower shall reimburse Lender for all out-of-pocket costs and expenses incurred in connection with such encumbrance. Should Borrower fail to obtain Lender's express written consent to any junior voluntary lien, then Lender, at Lender's option, may, without prior notice and subject to Applicable Law, declare all sums secured by this Security Instrument, regardless of any their stated due date(s), immediately due and payable and may exercise all rights and remedies in the Loan Documents.

18. Waiver of Marshaling. Despite the existence of interests in the Mortgaged Property other than that created by this Security Instrument, and despite any other provision of this Security Instrument, if Borrower defaults in paying the Indebtedness or in performing any Obligations, Lender shall have the right, in Lender's sole and absolute discretion, to establish the order in which the Mortgaged Property will be subjected to the remedies provided in this Security Instrument and to establish the order in which all or any part of the Indebtedness secured by this Security Instrument is satisfied from the proceeds realized on the exercise of the remedies provided in this Security Instrument. Borrower and any person who now has or later acquires any interest in the Mortgaged Property with actual or constructive notice of this Security Instrument waives any and all rights to require a marshaling of assets in connection with the exercise of any of the remedies provided in this Security Instrument or otherwise provided by Governmental Requirements.

19. Consents and Modifications; Borrower and Lien Not Released. Despite Borrower's default in the payment of any Indebtedness secured by this Security Instrument or in the performance of any Obligations under this Security Instrument or Borrower's breach of any obligation, covenant, or agreement in the Loan Documents, Lender, at Lender's option, without notice to or consent from Borrower, any guarantor of the Indebtedness and of Borrower's Obligations under the Loan Documents, or any holder or claimant of a lien or interest in the Mortgaged Property that is junior to the lien of this Security Instrument, and without incurring liability to Borrower or any other person by so doing, may from time to time (a) extend the time for payment of all or any portion of Borrower's Indebtedness under the Loan Documents; (b) accept a renewal note or notes, or release any person from liability, for all or any portion of such Indebtedness; (c) agree with Borrower to modify the terms and conditions of payment under the Loan Documents; (d) reduce the amount of the monthly installments due under the Note; (e) reconvey or release

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other or additional security for the repayment of Borrower's Indebtedness under the Loan Documents; (f) approve the preparation or filing of any map or plat with respect to the Mortgaged Property; (g) enter into any extension or subordination agreement affecting the Mortgaged Property or the lien of this Security Instrument; and (h) agree with Borrower to modify the term, the rate of interest, or the period of amortization of the Note or alter the amount of the monthly installments payable under the Note. No action taken by Lender under this Section shall be effective unless it is in writing, subscribed by Lender, and, except as expressly stated in such writing, no such action will impair or affect (i) Borrower's obligation to pay the Indebtedness secured by this Security Instrument and to observe all Obligations of Borrower contained in the Loan Documents; (ii) the guaranty of any Person of the payment of the Indebtedness secured by this Security Instrument; or (iii) the lien or priority of the lien of this Security Instrument. At Lender's request, Borrower shall promptly pay Lender a reasonable service charge, together with all insurance premiums and Attorneys' Fees as Lender may have advanced, for any action taken by Lender under this Section.

Whenever Lender's consent or approval is specified as a condition of any provision of this Security Instrument, such consent or approval shall not be effective unless such consent or approval is in writing, signed by two authorized officers of Lender.

20. Future Advances. On request by Borrower, Lender, at Lender's option, may make future advances to Borrower. All such future advances, with interest, shall be added to and become a part of the Indebtedness secured by this Security Instrument when evidenced by promissory notes reciting that such note(s) are secured by this Security Instrument.

21. Prepayment. If the Loan Documents provide for a fee or charge as consideration for the acceptance of prepayment of principal, Borrower agrees to pay said fee or charge if the Indebtedness or any part of it shall be paid, whether voluntarily or involuntarily, before the due date stated in the Note, even if Borrower has defaulted in payment or in the performance of any agreement under the Loan Documents and Lender has declared all sums secured by this Security Instrument immediately due and payable.

22. Governing Law; Consent to Jurisdiction and Venue. This Security Instrument is made by Lender and accepted by Borrower in the State of Pennsylvania except that at all times the provisions for the creation, perfection, priority, enforcement and foreclosure of the liens and security interests created in the Mortgaged Property under the Loan Documents shall be governed by and construed according to the laws of the state in which the Mortgaged Property is situated. To the fullest extent permitted by the law of the state in which the Mortgaged Property is situated, the law of the State of Pennsylvania shall govern the validity and enforceability of all Loan Documents, and the debt or obligations arising hereunder (but the foregoing shall not be construed to limit Lender's rights with respect to such security interest created in the state in which the Mortgaged Property is situated). The parties agree that jurisdiction and venue for any dispute, claim or controversy arising, other than with respect to perfection and enforcement of Lender's rights against the Mortgaged Property, shall be Allegheny County, Pennsylvania, or the applicable federal district court that covers said County, and Borrower submits to personal jurisdiction in that forum for any and all purposes. Borrower waives any right Borrower may have to assert the doctrine of forum non conveniens or to object to such venue.

BORROWER'S INITIALS: CR _____ _____ _____

23. Taxation of Security Instrument. In the event of the enactment of any law deducting from the value of the Mortgaged Property any mortgage lien on it, or imposing on Lender the payment of all or part of the taxes, charges, or assessments previously paid by Borrower under this Security Instrument, or changing the law relating to the taxation of mortgages, debts secured by mortgages, or Lender's interest in the Mortgaged Property so as to impose new incidents of tax on Lender, then Borrower shall pay such taxes or assessments or shall reimburse Lender for them; provided, however, that if in the opinion of Lender's counsel such payment cannot lawfully be made by Borrower, then Lender may, at Lender's option, declare all sums secured by this Security Instrument to be immediately due and payable without notice to Borrower. Lender may invoke any remedies permitted by this Security Instrument.

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24. **Mechanic's Liens.** Borrower shall pay from time to time when due, all lawful claims and demands of mechanics, materialmen, laborers, and others that, if unpaid, might result in, or permit the creation of, a lien on the Mortgaged Property or any part of it, or on the Rents arising therefrom, and in general shall do or cause to be done everything necessary so that the lien and security interest of this Security Instrument shall be fully preserved, at Borrower's expense, without expense to Lender; provided, however, that if Governmental Requirements empower Borrower to discharge of record any mechanic's, laborer's, materialman's, or other lien against the Mortgaged Property by the posting of a bond or other security, Borrower shall not have to make such payment if Borrower posts such bond or other security on the earlier of (a) 10 days after the filing or recording of same or (b) within the time prescribed by law, so as not to place the Mortgaged Property in jeopardy of a lien or forfeiture.

25. **Liability for Acts or Omissions.** Lender shall not be liable or responsible for its acts or omissions under this Security Instrument, except for Lender's own gross negligence or willful misconduct, or be liable or responsible for any acts or omissions of any agent, attorney, or employee of Lender, if selected with reasonable care.

26. **Notices.** Except for any notice required by Governmental Requirements to be given in another manner, any notice required to be provided in this Security Instrument shall be given in accordance with the Loan Agreement.

27. **Statement of Obligations.** Except as otherwise provided by Governmental Requirements, at Lender's request, Borrower shall promptly pay to Lender such fee as may then be provided by law as the maximum charge for each statement of obligations, Lender's statement, Lender's demand, payoff statement, or other statement on the condition of, or balance owed, under the Note or secured by this Security Instrument.

28. **Remedies Are Cumulative.** Each remedy in this Security Instrument is separate and distinct and is cumulative to all other rights and remedies provided by this Security Instrument or by Governmental Requirements, and each may be exercised concurrently, independently, or successively, in any order whatsoever.

29. **Obligations of Borrower Joint and Several.** If more than one Person is named as Borrower, each obligation of Borrower under this Security Instrument shall be the joint and several obligations of each such Person.

30. **Delegation of Authority.** Whenever this Security Instrument provides that Borrower authorizes and appoints Lender as Borrower's attorney-in-fact to perform any act for or on behalf of Borrower or in the name, place, and stead of Borrower, Borrower expressly understands and agrees that this authority shall be deemed a power coupled with an interest and such power shall be irrevocable.

31. **Supplemental Impounds.** If Borrower is in default under this Security Instrument or any of the Loan Documents, regardless of whether the default has been cured, then Lender may at any subsequent time, at its option to be exercised on 30 days written notice to Borrower, require Borrower to deposit with Lender or its designee, at the time of each payment of an installment of interest or principal under the Note, an additional amount sufficient to discharge the obligations of Borrower under the Note and this Security Instrument as they become due. The calculation of the amount payable and of the fractional part of it to be deposited with Lender shall be made by Lender in its sole and absolute discretion. These amounts shall be held by Lender or its designee not in trust and not as agent of Borrower and shall not bear interest, and shall be applied to the payment of any of the Obligations under the Loan Documents in such order or priority as Lender shall determine. If at any time within 30 days before the due date of these obligations the amounts then on deposit shall be insufficient to pay the obligations under the Note and this Security Instrument in full, Borrower shall deposit the amount of the deficiency with Lender within 10 days after Lender's demand. If the amounts deposited are in excess of the actual obligations for which they were deposited, Lender may refund any such excess, or, at its option, may hold the excess in a reserve account, not in trust and not bearing interest, and reduce proportionately the required monthly deposits for the ensuing year. Nothing in this Section shall be deemed to affect any right or remedy of Lender under any other provision of this Security Instrument or under any statute or rule of law to pay any such amount and to add the amount so

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paid to the Indebtedness secured by this Security Instrument. Lender shall have no obligation to pay insurance premiums or taxes except to the extent the fund established under this Section is sufficient to pay such premiums or taxes, to obtain insurance, or to notify Borrower of any matters relative to the insurance or taxes for which the fund is established under this Section. Notwithstanding the preceding, Borrower and Lender may agree to impounds of taxes and insurance which impounds shall be identified in the Note.

Lender or its designee shall hold all amounts so deposited as additional security for the sums secured by this Security Instrument. Lender may, in its sole and absolute discretion and without regard to the adequacy of its security under this Security Instrument, apply such amounts or any portion of it to any Indebtedness secured by this Security Instrument, and such application shall not be construed to cure or waive any default or notice of default under this Security Instrument.

If Lender requires deposits to be made under this Section, Borrower shall deliver to Lender all tax bills, bond and assessment statements, statements for insurance premiums, and statements for any other obligations referred to above as soon as Borrower receives such documents.

If Lender sells or assigns this Security Instrument, Lender shall have the right to transfer all amounts deposited under this Section to the purchaser or assignee. After such a transfer, Lender shall be relieved and have no further liability under this Security Instrument for the application of such deposits, and Borrower shall look solely to such purchaser or assignee for such application and for all responsibility relating to such deposits.

32. General Provisions.

32.1 Successors and Assigns. This Security Instrument is made and entered into for the sole protection and benefit of Lender and Borrower and their successors and assigns, and no other Person or Persons shall have any right of action under this Security Instrument. The terms of this Security Instrument shall inure to the benefit of the successors and assigns of the parties, provided, however, that the Borrower's interest under this Security Instrument cannot be assigned or otherwise transferred without the prior consent of Lender. Lender in its sole discretion may transfer this Security Instrument, and may sell or assign participations or other interests in all or any part of this Security Instrument, all without notice to or the consent of Borrower.

32.2 Meaning of Certain Terms. As used in this Security Instrument and unless the context otherwise provides, the words "herein," "hereunder" and "hereof" mean and include this Security Instrument as a whole, rather than any particular provision of it.

32.3 Authorized Agents. In exercising any right or remedy, or taking any action provided in this Security Instrument, Lender may act through its employees, agents, or independent contractors, as Lender expressly authorizes.

32.4 Gender and Number. Wherever the context so requires in this Security Instrument, the masculine gender includes the feminine and neuter, the singular number includes the plural, and vice versa.

32.5 Captions. Captions and section headings used in this Security Instrument are for convenience of reference only, are not a part of this Security Instrument, and shall not be used in construing it.

33. Dispute Resolution: Waiver of Right to Jury Trial.

33.1 ARBITRATION. CONCURRENTLY HEREWITH, BORROWER AND ANY GUARANTOR SHALL EXECUTE THAT CERTAIN ARBITRATION AGREEMENT WHEREBY BORROWER, ANY GUARANTOR, AND LENDER AGREE TO ARBITRATE ANY DISPUTES TO RESOLVE ANY CLAIMS (AS DEFINED IN THE ARBITRATION AGREEMENT).

33.2 WAIVER OF RIGHT TO JURY TRIAL. CONCURRENTLY HEREWITH, BORROWER AND ANY GUARANTOR SHALL EXECUTE THAT CERTAIN ARBITRATION AGREEMENT AND WAIVER OF RIGHT TO JURY TRIAL WHEREBY BORROWER, ANY GUARANTOR, AND LENDER AGREE TO WAIVE THEIR RESPECTIVE RIGHTS TO A JURY TRIAL OF ANY CLAIM (AS DEFINED IN THE ARBITRATION AGREEMENT) OR CAUSE OF ACTION BASED ON OR ARISING FROM THE LOAN.

BORROWER'S INITIALS: CB _____ _____ _____

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33.3 PROVISIONAL REMEDIES; FORECLOSURE AND INJUNCTIVE RELIEF. Nothing in the Section above, shall be deemed to apply to or limit the right of Lender to: (a) exercise self-help remedies, (b) foreclose judicially or nonjudicially against any real or personal property collateral, or to exercise judicial or nonjudicial power of sale rights, (c) obtain from a court provisional or ancillary remedies (including, but not limited to, injunctive relief, a writ of possession, prejudgment attachment, a protective order or the appointment of a receiver), or (d) pursue rights against Borrower or any other party in a third party proceeding in any action brought against Lender (including, but not limited to, actions in bankruptcy court). Lender may exercise the rights set forth in the foregoing clauses (a) through (d), inclusive, before, during, or after the pendency of any proceeding referred to in the Section above. Neither the exercise of self-help remedies nor the institution or maintenance of an action for foreclosure or provisional or ancillary remedies or the opposition to any such provisional remedies shall constitute a waiver of the right of any Borrower, Lender or any other party, including, but not limited to, the claimant in any such action, to require submission of the dispute, claim or controversy occasioning resort to such remedies to any proceeding referred to in the Section above.

33.4 Contractual Right to Appoint a Receiver Upon Default. Upon an Event of Default under this Security Instrument or a breach of any clause of any agreement signed in connection with the loan to Borrower, Borrower agrees that Lender may appoint a receiver to control the Mortgaged Property within seven (7) days of any default. Borrower agrees to cooperate with the receiver and turn over all control to said receiver and otherwise cooperate with the receiver appointed by Lender.

33.5 Loan Agreement. This Security Instrument is subject to the provisions of the Loan Agreement. As specifically provided in the Loan Agreement, if Borrower defaults under this Security Instrument, Lender has the right and option to foreclose against any Collateral provided under the Loan Agreement.

34. Condominium and Planned Unit Developments. If any of the Mortgaged Property includes a unit or units in, together with an undivided interest in the common elements of, a condominium project (the "Condominium Project") or a Planned Unit Development ("PUD"), the following additional requirements shall be in place.

34.1 Additional Security. If the owners association or other entity which acts for the Condominium Project and/or PUD (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Mortgaged Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

34.2 Obligations. Borrower shall perform all of Borrower's obligations under the Condominium Project's and/or PUD Constituent Documents. The "Constituent Documents" are the: (1) condominium declaration and/or any other document which creates the Condominium Project and or planned unit development; (2) any by-laws; (3) any code or regulations; and (4) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

34.3 Owners Association Policy Proceeds. If the Owners Association maintains a "master" or "blanket" policy on the Condominium Project or PUD and an event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Mortgaged Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender for application to the sums secured by this Mortgage, with any excess paid to Borrower.

34.4 Owners Association Liability Coverage. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

34.5 Consent of Lender. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Mortgaged Property or consent to:

34.5.1. the abandonment and/or termination of the Condominium Project or PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of taking by condemnation or eminent domain;

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34.5.2. any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;

34.5.3. termination of professional management and assumption of self-management of the Owners Association; or

34.5.4. any action which would have the effect of rendering the any insurance coverage maintained by the Owners Association unacceptable to Lender.

NON-UNIFORM COVENANTS.

Notwithstanding anything to the contrary elsewhere in this Security Instrument, Borrower and Lender further covenant and agree as follows:

35. Acceleration and Foreclosure on Default. If an Event of Default occurs, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without notice or demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section, including, but not limited to, reasonable Attorneys' Fees and costs of title evidence.

36. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under applicable law.

37. Waiver of Right of Offset. No portion of the Indebtedness secured by this Security Instrument shall be or be deemed to be offset or compensated by all or any part of any claim, cause of action, counterclaim, or cross-claim, whether liquidated or unliquidated, that Borrower may have or claim to have against Lender. Borrower hereby waives, to the fullest extent permitted by Governmental Requirements, the benefits any rights to offset under Florida law.

38. Sequestration of Rents. In addition to any other rights and remedies provided to Lender under this Security Instrument or under Florida law, Lender shall have the right to seek sequestration of Rents under Section 697.07, Florida Statutes (or any successor statute, and as amended from time to time).

39. Extent of Security for Future Advances. This Security Instrument is given to secure not only the existing Indebtedness, but also such future advances, whether such advances are obligatory or are to be made at the option of Lender, or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Security Instrument. The total amount of Indebtedness that may be so secured may decrease or increase from time to time, but the maximum possible principal debt so secured at one time shall not exceed two times (2x) the amount of the initial loan stated above, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Mortgaged Property, with interest on such disbursements at the rate then in effect pursuant to the terms of the Note.

[SIGNATURES FOLLOW]

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IN WITNESS WHEREOF, Borrower has executed and delivered this Security Instrument as of the date first written above.

BORROWER:

SUNROCK CAPITAL II LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____
Carl Bassett, Manager

WITNESSES:

_____
Print: Bianca Lopez

_____
Print: Daniel Medeles

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STATE OF ~~FLORIDA~~ Nevada CB:
COUNTY OF Clark:

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 5.27.22 by CARL Bassett, of SunRock Capital LLC a
(date) *(name of member, manager, officer or agent)* *(name of company)*
Florida limited liability company, on behalf of the company, who is personally known to
(state or place of formation)
To me or has produced NJ DL as identification.
(type of identification)

[Notary Seal]

KATE BRIGHT
Notary Public, State of Nevada
No. 20-0062-01
My Appt. Exp. Oct. 26, 2024

Kate Bright
(Signature of person taking acknowledgment)
Kate Bright
(Name typed, printed or stamped)
Notary Public
(Title or rank)
20-0062-01
(Serial number, if any)

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EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

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EXHIBIT A

Lot 9, Block 413, Deltona Lakes Unit Eleven, According To The Map Or Plat Thereof, As Recorded In Map Book 25, Page 193 Through 206, Inclusive, Of The Public Records Of Volusia County, Florida.

Commonly Known As: 1481 Providence Blvd, Deltona, Fl 32725

Parcel Number: 813011460090

Volusia County Property Appraiser
LARRY BARTLETT, JD, CFA
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:	2677961
Parcel ID:	813011460090
Township-Range-Section:	18 - 31 - 30
Subdivision-Block-Lot:	11 - 46 - 0090
Owner(s):	SUNROCK CAPITAL LLC - FS - Fee Simple - 100%
Mailing Address On File:	3820 W GARY AVE LAS VEGAS NV 89139
Physical Address:	1481 PROVIDENCE BLVD, DELTONA 32725
Building Count:	1
Neighborhood:	5457 - DELTONA LAKES UNIT 11
Subdivision Name:	
Property Use:	0100 - SINGLE FAMILY
Tax District:	016-DELTONA
2025 Final Millage Rate:	18.7448
Homestead Property:	No
Agriculture Classification:	No
Short Description:	LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PE R OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PE R OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PE

Property Values

Tax Year:	2026 Working	2025 Final	2024 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	$112,065	$123,774	$119,675
Land Value:	$56,000	$60,000	$57,600
Just/Market Value:	$168,065	$183,774	$177,275

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.

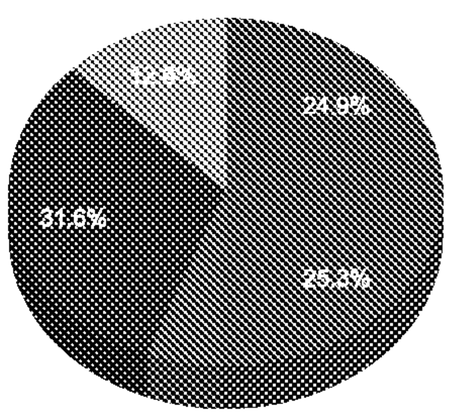
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$168,065	$168,065	$0	$168,065	1.5000	$252.10
0012	DISCRETIONARY	$168,065	$168,065	$0	$168,065	0.7480	$125.71
0011	REQ LOCAL EFFORT	$168,065	$168,065	$0	$168,065	3.0310	$509.41
0050	GENERAL FUND	$168,065	$168,065	$0	$168,065	3.2007	$537.93
0053	LAW ENFORCEMENT FUND	$168,065	$168,065	$0	$168,065	1.5994	$268.80
0055	LIBRARY	$168,065	$168,065	$0	$168,065	0.3697	$62.13
0058	VOLUSIA ECHO	$168,065	$168,065	$0	$168,065	0.2000	$33.61
0057	VOLUSIA FOREVER	$168,065	$168,065	$0	$168,065	0.2000	$33.61
0065	FLORIDA INLAND NAVIGATION DISTRICT	$168,065	$168,065	$0	$168,065	0.0270	$4.54
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$168,065	$168,065	$0	$168,065	0.1793	$30.13
0070	WEST VOLUSIA HOSPITAL AUTHORITY	$168,065	$168,065	$0	$168,065	0.9897	$166.33
0130	DELTONA	$168,065	$168,065	$0	$168,065	6.7000	$1,126.04
						18.7448	$3,150.34

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
0161-DELTONA GARBAGE	1.00	$260.00	$260.00
0162-DELTONA IMPV STRMWATER-RES	1.00	$190.00	$190.00

Estimated Ad Valorem Tax:	$3,150.34
Estimated Non-Ad Valorem Tax:	$450.00
Estimated Taxes:	**$3,600.34**
Estimated Tax Amount without SOH/10CAP ⓘ	$3,600.34

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	$60,000	$123,774	$183,774	$183,774	$0	$183,774	$0
2024	$57,600	$119,675	$177,275	$168,276	$0	$168,276	$0
2023	$54,400	$114,845	$169,245	$152,978	$0	$152,978	$0
2022	$41,200	$97,871	$139,071	$139,071	$0	$139,071	$0
2021	$26,400	$83,418	$109,818	$56,129	$0	$56,129	$0
2020	$24,800	$77,712	$102,512	$51,026	$0	$51,026	$0
2019	$18,800	$73,924	$92,724	$46,387	$0	$46,387	$0
2018	$13,200	$68,559	$81,759	$42,170	$0	$42,170	$0
2017	$8,400	$56,862	$65,262	$38,336	$0	$38,336	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F-FRONT FOOT				80.0	125	700	$56,000

Total Land Value: $56,000

Building(s) - Residential

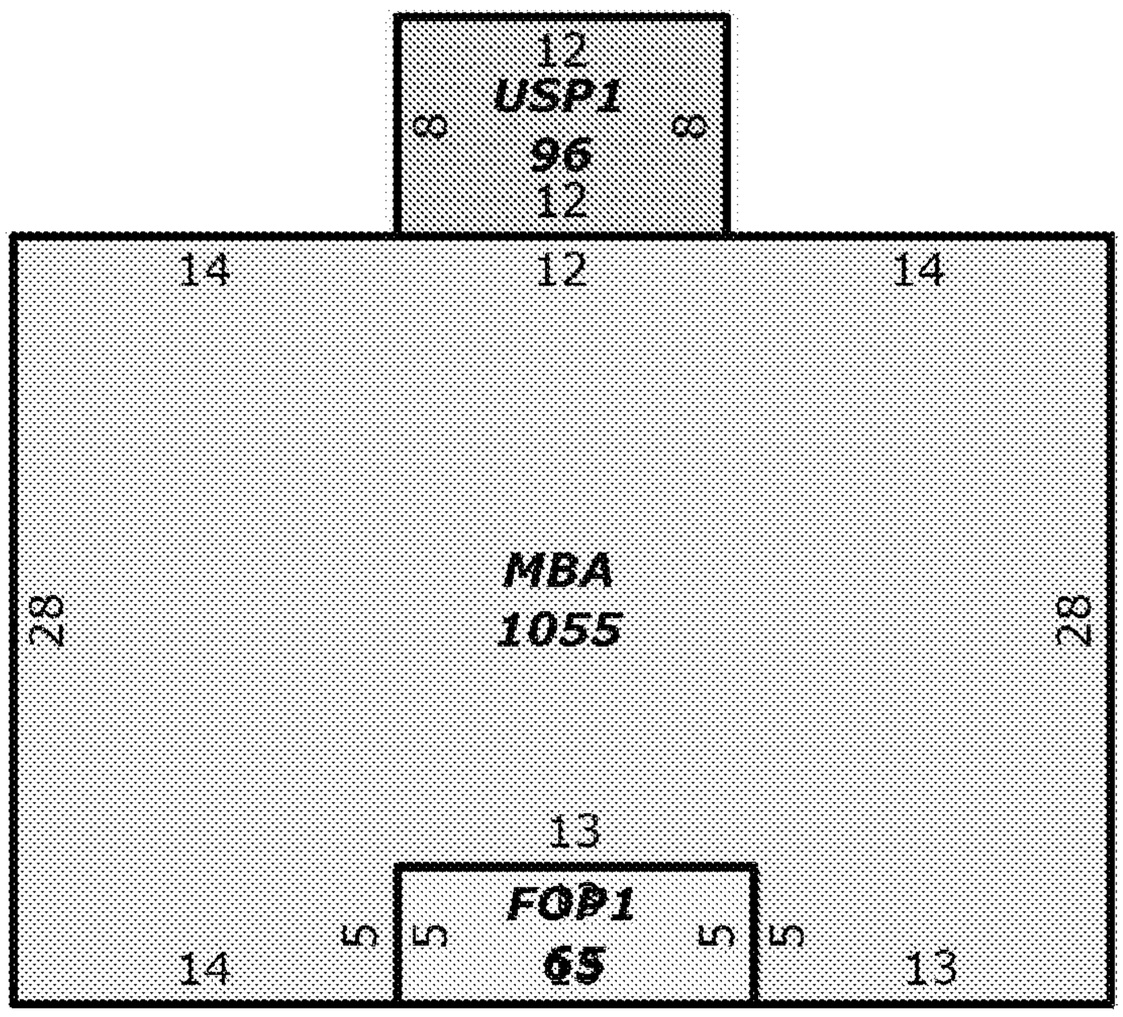
Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	**# Stories:**	1	**2 Fixture Baths:**	0
		# Bedrooms:	3	**3 Fixture Baths:**	2
Description:	R1 - Single Family	**Floor Type:**	14 - CARPET	**4 Fixture Baths:**	0
Quality Grd:	300	**Wall Type:**	5 - DRYWALL	**5 Fixture Baths:**	0
Arch Design:		**Exterior Wall:**	13 - WOOD - PREFAB WOOD PANEL	**6 Fixture Baths:**	0
Year Built:	1983			**7 Fixture Baths:**	0
Total SFLA:	1,055	**Foundation:**	3 - CONCRETE SLAB	**Add'l Fixtures:**	0
HVAC:	Y - AIR CONDITIONING	**Roof Cover:**	3 - ASPHALT SHINGLE		
		Roof Type:	14 - HIP		
Heat Method:	6 - FORCED DUCTED	**FPL:**	/ /		
Heat Source:	1 - ELECTRICITY				

Total Building Value: $112,065

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

Description	Area	Year Built
MAIN BUILDING	1055	
Porch, Screen Unfinished	96	
Porch, Open Finished	65	
Total Building Area	1,216	



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
8142 / 0888	202155[illegible]2	10/21/2021	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$150,000
7724 / 4086	2019145887	07/14/2019	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
7677 / 2607	2019086478	03/10/2019	QC-QUIT CLAIM DEED	MULTI-PARCEL	IMPROVED	$100
6914 / 4618	2013192425	09/26/2013	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
6736 / 2633	2012127853	06/07/2012	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$24,100
6524 / 0806	2010189220	10/08/2010	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	$100
4240 / 2014	1997185811	09/15/1997	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$55,000
2567 / 1164		05/15/1984	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$38,500
2477 / 1987		07/15/1983	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$6,500
2336 / 1321		02/15/1982	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$5,000
1966 / 1335		03/15/1978	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$2,500

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 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888	016	18 - 31 - 30	11 - 46 - 0090	20-DEC-81

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
08/01/1983	26174C	SFR N.C.	$27,225

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TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 813011460090
Tax Deed #: 32272
Situs Address: 1481 PROVIDENCE BLVD

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
SAND CUB
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33613-1391

Owner on Current Tax Roll
(1) SUNROCK CAPITAL LLC
3820 W GARY AVE
LAS VEGAS, NV 89139

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) WILMINGTON SAVINGS FUND SOCIETY, FEDERAL SAVINGS BANK — Mortgage Holder
500 DELAWARE AVENUE
WILMINGTON, DE 19801

(3) WILMINGTON SAVINGS FUND SOCIETY, FSB, OWNER TRUSTEE OF CIM TRUST 2023-I1 — Mortgage Holder
C/O SELECT PORTFOLIO SERVICING, INC
3217 S DECKER LAKE DRIVE
SALT LAKE CITY, UT 84119

WILL ROBERTS
TAX COLLECTOR
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(4) CORPORATION SERVICE COMPANY, REGISTERED AGENT
O/B/O WILMINGTON SAVINGS FUND SOCIETY, FEDERAL SAVINGS BANK
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
Mortgage Holder's Agent/Rep

(5) SUNROCK CAPITAL II LLC
☆ 108 LAKELAND AVE
DOVER, DE 19901
Title Holder

Added per Current TH Wrksht. 10-5-21 RL

(9) SUNROCK CAPITAL LLC
☆ PO BOX 35099
SAINT PETERSBURG FL 33705

SN (6) SUNROCK CAPITAL II LLC
(MANATEE) ☆ 3214 ANCHOR BAY TRAIL
BRADENTON, FL 34211
Title Holder

(7) CAPITOL CORPORATE SERVICES, INC., REGISTERED AGENT
SN O/B/O SUNROCK CAPITAL II LLC
(LEON) 515 EAST PARK AVENUE 2ND FL
TALLAHASSEE, FL 32301
Title Holder's Agent/Rep

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Wednesday, August 5, 2026 10:43 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #3695-24 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 #3695-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
SUNROCK CAPITAL LLC
3820 W GARY AVE
LAS VEGAS, NV 89139

Also the owner of Record for the base tax year is as follows:
SUNROCK CAPITAL LLC
3820 W GARY AVE ADV
LAS VEGAS, NV 89139

(8) **SITUS ADDRESS**
1481 PROVIDENCE BLVD,
SN **DELTONA,**
(VOL) **32725**

SUNROCK CAPITAL LLC

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!

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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

August 17, 2026

Payment Due: September 16, 2026

SAND CUB SB MUNI CUST FOR
PO BOX 31191
TAMPA FL 33613-1391

RE: CERTIFICATE NUMBER: **3695-24**
PARCEL ID NUMBER: **813011460090**

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]		110.72
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
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]		98.70
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**559.92**

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.: **3695-24**
AMOUNT ENCLOSED: **$559.92**

Applicant's Name & Address:
SAND CUB SB MUNI CUST FOR
PO BOX 31191
TAMPA FL 33613-1391

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

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

CERTIFICATE NO.: **3695-24**

AMOUNT ENCLOSED: $559.92

Applicant's Name & Address:

SAND CUB SB MUNI CUST FOR
PO BOX 31191
TAMPA FL 33613-1391

CL-0142-1910

MAKE CHECK PAYABLE T
Clerk of the Circuit Court

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

FILED
2026 SEP -4 PM 1:40
CLERK OF THE CIRCUIT
VOLUSIA COUNTY, FL

Applicant's Deposit

CERTIFICATE NUMBER: 3695-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	110.72
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	120.00
Sheriff's Return Postage Fee	(PO)	3.00
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)	98.70
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 559.92

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/18/2026 3:00 PM
Receipt: 303172845 Drawer: 155766

SAND CUB SB MUNI CUST FOR
Operator: bpoitras

Instrument #: 2026171236 Type: NO
Book #: 8906 Page #: 2071 Time: 3:00 PM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
11072 Postage - $0.01 $110.72
5600 Advertising Fee - $0.01 $56.00
12000 Sheriffs Fee/Tax Deed - $0.01 $120.00
300 Postage - $0.01 $3.00
1 Tax Deed Proof of Pub / Cert Mail Recor d - $10.00 $10.00
1 Tax Deed Certificate Sign and Seal - $7 .00 $7.00
1 Notice for Newspaper Sign and Seal - $7 .00 $7.00
1 Recording - $8.50 $8.50
9870 Tax Deed Deposit Escrow Doc Stamps o nly - $0.01 $98.70
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT# 3695-24 / SAND CUB SB MUNI CUST FOR

Subtotal: $559.92
Sales Tax: $0.00
Due: $559.92

CHK# 10983 $559.92

9/18/2026 3:00:53 PM
Instrument# 2026171236 1 page
Book: 8906 Page: 2071
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **SAND CUB SB MUNI CUST FOR** 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. **3695-24** Year of Issuance **JUNE 1, 2024**

Description of Property **813011460090**
LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888

Name in which assessed **SUNROCK CAPITAL 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 **8TH** day of **DECEMBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 9/18/2026.

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.

NOVEMBER 5, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 10/5/2026
Pages: 2
Completed by: Ashlee Walker
Date: 10/05/26

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: **DECEMBER 8, 2026**

Updated changes 10-5-26 ft

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
577-20	791401050030	RUSSELL DENNIS D	RUSSELL DENNIS D ✓ 98 TRISTA TERR CT DESTIN FL 32541
3089-20	801108280140	EHRET & WELCH BUILDERS	EHRET & WELCH BUILDERS ✓ 245 W BLUE SPRINGS AVE ORANGE CITY FL 32763
3356-24	713032320220	TARPON IV LLC	TARPON IV LLC ✓ 18305 BISCAYNE BLVD STE 400 AVENTURA FL 33160
3567-24	813005180100	FOLLEY SUSANNE L	FOLLEY SUSANNE L ✓ 522 FULLER AVE DELTONA FL 32725
3695-24	813011460090	SUNROCK CAPITAL LLC	Updated SL Data source SUNROCK CAPITAL LLC PO BOX 35099 SAINT PETERSBURG FL 33705 *
6701-24	533901260072	TRSTE LLC TR 433 MARION ST LAND TRUST	TRSTE LLC TR ✓ 433 MARION ST LAND TRUST PO BOX 547945 ORLANDO FL 32854
6788-24	533943000020	BRAND DARLENE EST JELINEK STEVEN	BRAND DARLENE EST ✓ JELINEK STEVEN EST 438 S SEAGRAVE ST DAYTONA BEACH FL 32114

9238-24	950601000074	ENGLE CHERYL J	ENGLE CHERYL J EST ✓ 134 N BROOKS CIR OAK HILL FL 32759

To:
Property Appraiser - County of Volusia

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

Date: 10/5/2026

Pages: 2

Completed by: Torrie Rock

Date: 10/05/2026

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

Tax Deed Sale Date: **DECEMBER 8, 2026**

updated Changes 10-5-26 SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
577-20	791401050030	N ✓	$255
3089-20	801108280140	N ✓	$550
3356-24	713032320220	N ✓	$24,294
3567-24	813005180100	N ✓	$9,856
3695-24	813011460090	N ✓	$183,774
6701-24	533901260072	N ✓	$50,448
6788-24	533943000020	Y	updated wrksht SL 10-5-26 $43,838

CL-0782-2101

9238-24	950601000074	N	$101,676

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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.: 3695-24

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.

SUNROCK CAPITAL LLC
3820 W GARY AVE
LAS VEGAS NV 89139

DATED THIS 16TH DAY OF OCTOBER, 2026.

3695-24 DECEMBER 8, 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 **SAND CUB SB MUNI CUST FOR** 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.: **3695-24** Name in which assessed: **SUNROCK CAPITAL LLC**
Description of Property: **Parcel # 813011460090 LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888.**

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 **DECEMBER 8, 2026 at 9:00 o'clock A.M.**

Dated this 16TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$14,933.15**
OPENING BID AMOUNT: $14,909.90

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.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

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

SUNROCK CAPITAL LLC
3820 W GARY AVE
LAS VEGAS NV 89139

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 7404 7381 43

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

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

Certified Mail Fee

$

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

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

Postage

$

Total Postage and Fees

$

Sent To

SUNROCK CAPITAL LLC
3820 W GARY AVE
LAS VEGAS NV 89139

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

3695-24 DECEMBER 8, 2026

City, State, ZIP+4®

DELAND POSTAL STORE DELAND, FL
OCT 16 2026
Postmark Here
SPS-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 1604 7381 43

ORLANDO FL 328
27 OCT 2026 PM 3
FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 OCT. 16. 2026

FILED
2026 OCT 27 AM 8:21
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY. FL
CC 44

SUNROCK CAPITAL LLC
3820 W GARY AVE
LAS VEGAS NV 89139

3695-24 DECEMBER 8, 2026

7

015 NFE 1 6I0010/26/26
RETURN TO SENDER
: SUNROCK CAPITAL
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

INT 89139-894520 BC: 32721604343 *0374-04908-17-40
32721>6043

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 OCT. 16. 2026

FILED
2026 OCT 26 AM 9:10
CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CTY. FL
BY

SUNROCK CAPITAL LLC
3820 W GARY AVE
LAS VEGAS NV 89139

3695-24 DECEMBER 8, 2026

FWD

910 N7E 127062[illegible]0010/21/26
RETURN TO SENDER
:SUNROCK CAPITAL
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 32721604343 *1052-00300-21-18

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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.: 3695-24

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.

WILMINGTON SAVINGS FUND SOCIETY FEDERAL SAVINGS BANK
500 DELAWARE AVENUE
WILMINGTON DE 19801

DATED THIS 16TH DAY OF OCTOBER, 2026.

3695-24 DECEMBER 8, 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 **SAND CUB SB MUNI CUST FOR** 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.: **3695-24** Name in which assessed: **SUNROCK CAPITAL LLC**
Description of Property: **Parcel # 813011460090 LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888.**

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 **DECEMBER 8, 2026 at 9:00 o'clock A.M.**

Dated this 16TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$14,933.15**
OPENING BID AMOUNT: $14,909.90
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.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

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

WILMINGTON SAVINGS FUND SOCIETY FEDERAL SAVINGS BANK
500 DELAWARE AVENUE
WILMINGTON DE 19801

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 1604 7381 50

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

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

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
$

Tot
$

Ser

Str

Cit

DELAND FL 32720 POST OFFICE DELAND FL
OCT 16 2026
USPS 32720

WILMINGTON SAVINGS FUND SOCIETY
FEDERAL SAVINGS BANK
500 DELAWARE AVENUE
WILMINGTON DE 19801

3695-24 DECEMBER 8, 2026

Postmark Here

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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.: 3695-24

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WILMINGTON SAVINGS FUND SOCIETY FSB
OWNER TRUSTEE OF CIM TRUST 2023-I1 C/O
SELECT PORTFOLIO SERVICING INC
3217 S DECKER LAKE DRIVE
SALT LAKE CITY UT 84119

3695-24 DECEMBER 8, 2026

DATED THIS 16TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 16TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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Certificate No.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

***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

WILMINGTON SAVINGS FUND SOCIETY FSB OWNER TRUSTEE OF CIM TRUST 2023-I1 C/O SELECT
PORTFOLIO SERVICING INC
3217 S DECKER LAKE DRIVE
SALT LAKE CITY UT 84119

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 0160 4073 81

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

DELAND, FL DELAND, FL

Certified Mail Fee

$

OCT 16 2026

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

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

Postmark Here

USPS-32724

Postage

$

Tot

$

Sei

Str

City

WILMINGTON SAVINGS FUND SOCIETY FSB
OWNER TRUSTEE OF CIM TRUST 2023-I1 C/O
SELECT PORTFOLIO SERVICING INC
3217 S DECKER LAKE DRIVE
SALT LAKE CITY UT 84119

3695-24 DECEMBER 8, 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:

WILMINGTON SAVINGS FUND SOCIETY FSB
OWNER TRUSTEE OF CIM TRUST 2023-I1 C/O
SELECT PORTFOLIO SERVICING, INC
3217 S DECKER LAKE DRIVE
SALT LAKE CITY UT 84119

3695-24 DECEMBER 8, 2026

9590 9402 9257 4295 3814 21

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

9589 0710 5270 1604 7381 67

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* NOAH ANDERSON

C. Date of Delivery

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

FILED
CLERK OF THE CIRCUIT COURT VOLUSIA CO. FL
2026 OCT 23 AM 8:54
CC 44

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
- ☐ ured Mail Restricted Delivery er $500)
- ☐ 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

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TAX DEED CERTIFICATE NO.: 3695-24

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 16TH DAY OF OCTOBER, 2026.

CORPORATION SERVICE COMPANY REGISTERED AGENT O/B/O WILMINGTON SAVINGS FUND SOCIETY FEDERAL SAVINGS BANK
1201 HAYS STREET
TALLAHASSEE FL 32301-2525

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

3695-24 DECEMBER 8, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **SAND CUB SB MUNI CUST FOR** 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.: **3695-24** Name in which assessed: **SUNROCK CAPITAL LLC**
Description of Property: **Parcel # 813011460090 LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888.**

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 **DECEMBER 8, 2026 at 9:00 o'clock A.M.**

Dated this 16TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$14,933.15**
OPENING BID AMOUNT: $14,909.90

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.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

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

CORPORATION SERVICE COMPANY REGISTERED AGENT O/B/O WILMINGTON SAVINGS FUND
SOCIETY FEDERAL SAVINGS BANK
1201 HAYS STREET
TALLAHASSEE FL 32301-2525

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

DELAND POST OFFICE DELAND, FL
DEC 16 2026
Postmark Here
US POSTAGE 32724

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City, State, ZIP+4

CORPORATION SERVICE COMPANY
REGISTERED AGENT O/B/O WILMINGTON
SAVINGS FUND SOCIETY FEDERAL SAVINGS
1201 HAYS STREET
TALLAHASSEE FL 32301-2525

3695-24 DECEMBER 8, 2026

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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.: 3695-24

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 16TH DAY OF OCTOBER, 2026.

SUNROCK CAPITAL II LLC
108 LAKELAND AVE
DOVER DE 19901

3695-24 DECEMBER 8, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 16TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

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SUNROCK CAPITAL II LLC
108 LAKELAND AVE
DOVER DE 19901

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

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To
SUNROCK CAPITAL II LLC
108 LAKELAND AVE
DOVER DE 19901

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St 3695-24 DECEMBER 8, 2026

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DELAWARE DELAND, FL
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USPS-32724

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CERTIFIED MAIL

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

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US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
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CLERK OF THE CIRCUIT
VOLUSIA CTY. FL
CC 44

SUNROCK CAPITAL II LLC
108 LAKELAND AVE
DOVER DE 19901

3695-24 DECEMBER 8, 2026

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32721604343 *2792-02794-23-31

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

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CLERK OF THE CIRCUIT COURT VOLUSIA CTY FL
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CAPITAL II LLC
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3695-24 DECEMBER 8, 2026

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32721604343 *2792-00621-25-03

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

WARNING

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SUNROCK CAPITAL II LLC
3214 ANCHOR BAY TRAIL
BRADENTON FL 34211

DATED THIS 16TH DAY OF OCTOBER, 2026.

3695-24 DECEMBER 8, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$14,933.15**
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SUNROCK CAPITAL II LLC
3214 ANCHOR BAY TRAIL
BRADENTON FL 34211

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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- ☐ Adult Signature Restricted Delivery $ _____

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SUNROCK CAPITAL II LLC
3214 ANCHOR BAY TRAIL
BRADENTON FL 34211

3695-24 DECEMBER 8, 2026

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

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

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CAPITOL CORPORATE SERVICES INC REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE FL 32301

DATED THIS 16TH DAY OF OCTOBER, 2026.

3695-24 DECEMBER 8, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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CLERK OF THE CIRCUIT COURT
Volusia County

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CAPITOL CORPORATE SERVICES INC REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE FL 32301

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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CAPITOL CORPORATE SERVICES, INC.
REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE FL 32301

3695-24 DECEMBER 8, 2026

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

CAPITOL CORPORATE SERVICES INC
REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE FL 32301

3695-24 DECEMBER 8, 2026

9590 9402 9257 4295 3813 84

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

9589 0710 5270 1604 7381 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

10/19

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

☐ Yes
☐ No

THE CIRCUIT
VOLUSIA CTY FL
2026 DEC 16 AM 9:12
FILED

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
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- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

WARNING

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SUNROCK CAPITAL LLC
1481 PROVIDENCE BLVD
DELTONA FL 32725

DATED THIS 16TH DAY OF OCTOBER, 2026.

3695-24 DECEMBER 8, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 16TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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Date of Sale: **DECEMBER 8, 2026**

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PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

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SUNROCK CAPITAL LLC
1481 PROVIDENCE BLVD
DELTONA FL 32725

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

Postage
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To
SUNROCK CAPITAL LLC
1481 PROVIDENCE BLVD
DELTONA FL 32725

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3695-24 DECEMBER 8, 2026

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DELAND, FL 32724
OCT 16 2026
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U.S.

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

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ORLANDO FL 328
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ZIP 32724 $ 010.98⁰
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CLERK OF THE CIRCUIT
CT. COURT VOLUSIA CTY. FL
CC 40

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UNABLE TO FORWARD

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SUNROCK CAPITAL LLC
1481 PROVIDENCE BLVD
DELTONA FL 32725

3695-24

DECEMBER 8, 2026

UTF

32725-34960343

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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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SUNROCK CAPITAL LLC
PO BOX 35099
SAINT PETERSBURG FL 33705

DATED THIS 16TH DAY OF OCTOBER, 2026.

3695-24 DECEMBER 8, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Volusia County

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OPENING BID AMOUNT: $14,909.90

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.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

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

SUNROCK CAPITAL LLC
PO BOX 35099
SAINT PETERSBURG FL 33705

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 1604 7382 11

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

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

Certified Mail Fee

$

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

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

Postage

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Tot

$

Sen

Str

City

SUNROCK CAPITAL LLC
PO BOX 35099
SAINT PETERSBURG FL 33705

3695-24 DECEMBER 8, 2026

DELAND POSTAL STORE DELAND FL
DEC 16 2026
USPS
PS-32724

Postmark Here

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

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

October 7, 2026

MANATEE COUNTY SHERIFFS OFFICE

600 HIGHWAY 301 BOULEVARD WEST
BRADENTON FL 34205

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, December 08, 2026**
Service of Process must be completed by: **Tuesday, November 17, 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:	1
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$40.00**

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
3695-24	**1**
SUNROCK CAPITAL II LLC	1
Grand Total	**1**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 3695-24

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

SUNROCK CAPITAL II LLC
3214 ANCHOR BAY TRAIL
BRADENTON FL 34211

3695-24 DECEMBER 8, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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 16TH DAY OF OCTOBER, 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 **SAND CUB SB MUNI CUST FOR** 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.: **3695-24** Name in which assessed: **SUNROCK CAPITAL LLC**
Description of Property: **Parcel # 813011460090 LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888.**

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 **DECEMBER 8, 2026** at **9:00 o'clock A.M.**

Dated this 16TH day of OCTOBER, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$14,933.15**
OPENING BID AMOUNT: $14,909.90

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.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

SUNROCK CAPITAL II LLC
3214 ANCHOR BAY TRAIL
BRADENTON FL 34211

***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 OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 7, 2026

LEON COUNTY SHERIFFS DEPT

P O BOX 727
TALLAHASSEE FL 32302-0727

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, December 08, 2026**
Service of Process must be completed by: **Tuesday, November 17, 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:	1
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$40.00**

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
3695-24	**1**
CAPITOL CORPORATE SERVICES INC REGISTERED	1
Grand Total	**1**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 3695-24

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

CAPITOL CORPORATE SERVICES INC REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE FL 32301

3695-24 DECEMBER 8, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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 16TH DAY OF OCTOBER, 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 **SAND CUB SB MUNI CUST FOR** 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.: **3695-24** Name in which assessed: **SUNROCK CAPITAL LLC**
Description of Property: **Parcel # 813011460090 LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888.**

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 **DECEMBER 8, 2026** at **9:00 o'clock A.M.**

Dated this 16TH day of OCTOBER, 2026.

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

REDEMPTION AMOUNT: **$14,933.15**
OPENING BID AMOUNT: $14,909.90

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.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

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

CAPITOL CORPORATE SERVICES INC REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE FL 32301

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 OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 7, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, December 08, 2026**
Service of Process must be completed by: **Tuesday, November 17, 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:	14
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$560.00**

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
3089-20	**4**
EHRET & WELCH BUILDERS	2
EHRET & WELCH BUILDERS INC	1
RYAN P WELCH REGISTERED AGENT O/B/O EHRET	1
3567-24	**2**
FOLLEY SUSANNE L	1
SUSANNE L FOLLEY	1
3695-24	**1**
SUNROCK CAPITAL LLC	1
6701-24	**1**
TRSTE LLC TR 433 MARION ST LAND TRUST	1
6788-24	**4**
BRAND DARLENE EST JELINEK STEVEN	1
BRAND DARLENE EST JELINEK STEVEN EST	1
DARLENE BRAND	1
DARLENE BRAND AND STEVEN JELINEK	1
9238-24	**2**
ENGLE CHERYL J EST	1
CHERYL J ENGLE	1
Grand Total	**14**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 3695-24

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

SUNROCK CAPITAL LLC
1481 PROVIDENCE BLVD
DELTONA FL 32725

3695-24 DECEMBER 8, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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 16TH DAY OF OCTOBER, 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 **SAND CUB SB MUNI CUST FOR** 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.: **3695-24** Name in which assessed: **SUNROCK CAPITAL LLC**
Description of Property: **Parcel # 813011460090 LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888.**

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 **DECEMBER 8, 2026** at **9:00 o'clock A.M.**

Dated this 16TH day of OCTOBER, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$14,933.15**
OPENING BID AMOUNT: $14,909.90

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.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

SUNROCK CAPITAL LLC
1481 PROVIDENCE BLVD
DELTONA FL 32725

***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



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26023063

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: SUNROCK CAPITAL LLC

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	12/8/2026	9:00 AM	3695-24

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 19th day of October, 2026 at 8:13 AM, and that I served the same on the 22nd day of October, 2026, at the hour of 8:46 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	SUNROCK CAPITAL 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:	1481 PROVIDENCE BLVD DELTONA, FL 32725		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Darling, Budd 6700

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

CLERK OF THE CIRCUIT
& CITY COURT VOLUSIA CTY FL
CC 40
2026 OCT 28 PM 1:12

FILED

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

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

DATE: 10/27/2026
ENTRD BY: CCLAY

BY: Budd Clay II 6700

DARLING, BUDD 6700, PROCESS SERVER

26023063

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 3695-24

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

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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.

SUNROCK CAPITAL LLC
1481 PROVIDENCE BLVD
DELTONA FL 32725

3695-24 DECEMBER 8, 2026

DATED THIS 16TH DAY OF OCTOBER, 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

OCT 19 '26 8:13

NOTICE IS HEREBY GIVEN, that **SAND CUB SB MUNI CUST FOR** 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.: **3695-24** Name in which assessed: **SUNROCK CAPITAL LLC**
Description of Property: **Parcel # 813011460090 LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888.**

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 **DECEMBER 8, 2026** at **9:00 o'clock A.M.**

Dated this 16TH day of OCTOBER, 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: **$14,933.15**
OPENING BID AMOUNT: $14,909.90

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.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

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

SUNROCK CAPITAL LLC
1481 PROVIDENCE BLVD
DELTONA FL 32725

CLERK OF THE CIRCUIT
& CITY COURT VOLUSIA CTY., FL
CC 49

2026 OCT 28 PM 1:12

FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

RETURN OF SERVICE

SHERIFF NUMBER: 26013627

PARTY TO BE SERVED
CAPITOL CORPORATE SERVICES, INC, REG
AGENT O/B/O SUNROCK CAPITAL II LLC
515 E PARK AVENUE 2ND FLR
TALLAHASSEE, FL

ATTORNEY / PETITIONER

PLAINTIFF: VOLUSIA COUNTY CLERK'S OFFICE
-VS-
DEFENDANT: CAPITOL CORPORATE SERVICE INC REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC

TYPE OF WRIT: TAX DEED WARNING

COURT: CIRCUIT / VOLUSIA
CASE #: 3695-24

COURT DATE: 12/8/2026
COURT TIME: 9:00 AM

Received the above-named writ on October 20, 2026, at 11:06 AM, and SERVED the same on the 21st day of October 2026, at 10:40 AM. Service was completed at 515 E PARK AVENUE 2ND FLR TALLAHASSEE, FL in LEON County, Florida, as follows:

CORPORATE

By delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me to wit: Keith Langston as registered agent of the within named corporation according to Chapter 48.081 (3) and 48.091, Florida Statutes.

SERVICE COST: $40.00
williamsy, CIVIL CLERK

WALT MCNEIL, SHERIFF
LEON COUNTY, FLORIDA

COURT:

VOLUSIA COUNTY CLERK OF COURT
PO BOX 6043
DELAND, FL 32721

BY: Mary Linda Woodward
Process Server Mary Woodward, Badge # 1503

FILED
2026 NOV -6 AM 8:21
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY., FL
CC 40

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 3695-24

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

CAPITOL CORPORATE SERVICES INC REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE FL 32301

3695-24 DECEMBER 8, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 8, 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 16TH DAY OF OCTOBER, 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 **SAND CUB SB MUNI CUST FOR** 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.: **3695-24** Name in which assessed: **SUNROCK CAPITAL LLC**
Description of Property: **Parcel # 813011460090 LOT 9 BLK 413 DELTONA LAKES UNIT 11 MB 25 PGS 193-206 INC PER OR 4240 PG 2014 PER OR 6524 PG 0806 PER OR 6736 PG 2633 PER OR 6914 PG 4618 PER OR 7677 PG 2607 PER OR 7724 PG 4086 PER OR 8142 PG 0888.**

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 **DECEMBER 8, 2026** at **9:00 o'clock A.M.**

Dated this 16TH day of OCTOBER, 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: **$14,933.15**
OPENING BID AMOUNT: $14,909.90

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.: **3695-24**
Date of Sale: **DECEMBER 8, 2026**

REDEMPTION AMOUNT: **$14,933.15***

PAYABLE BEFORE: **9:00 AM on DECEMBER 8, 2026**

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

OCT 20 '26 11:06

CAPITOL CORPORATE SERVICES INC REGISTERED AGENT O/B/O SUNROCK CAPITAL II LLC
515 EAST PARK AVENUE 2ND FL
TALLAHASSEE FL 32301

FILED
NOV -6 AM 8:21

SERVED THIS 21 DAY OF October
20 26 AT 10:40 A.M. ____ P.M.
WALT McNEIL, SHERIFF OF LEON COUNTY FL
BY M Woodward SB DS

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