

TAX COLLECTOR'S CERTIFICATION WORKSHEET**3733-24****HMF FL A LLC TESCO CUSTODIAN****5/21/2026****11/17/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$	2,359.72
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,111.44
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		3,996.16
7. Total Interest Accrued by Tax Collector		179.83
8. Clerk of Court Statutory Fee [per Sect. 28.24]		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		27.68
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17.		-
18. Total of Lines 6 thru 17		4,494.67
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		194.17
20. Total of Lines 18 & 19		4,688.84
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}		10.00
23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}		7.00
24. TOTAL AMOUNT TO REDEEM*	\$	4,712.09
25.		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		36,426.50
27. Total of Lines 20, 25 & 26		41,115.34
28. MINIMUM BID AMOUNT (required for public auction)*	\$	41,115.34

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

Must be paid by 9:00 AM on 11/17/2026

Created by:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** 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. **3733-24**

Year of Issuance

JUNE 1, 2024

Description of Property

Parcel # 813015200040

LOT 4 BLK 489 DELTONA LAKES

UNIT 15 PER OR 3724 PG 0883

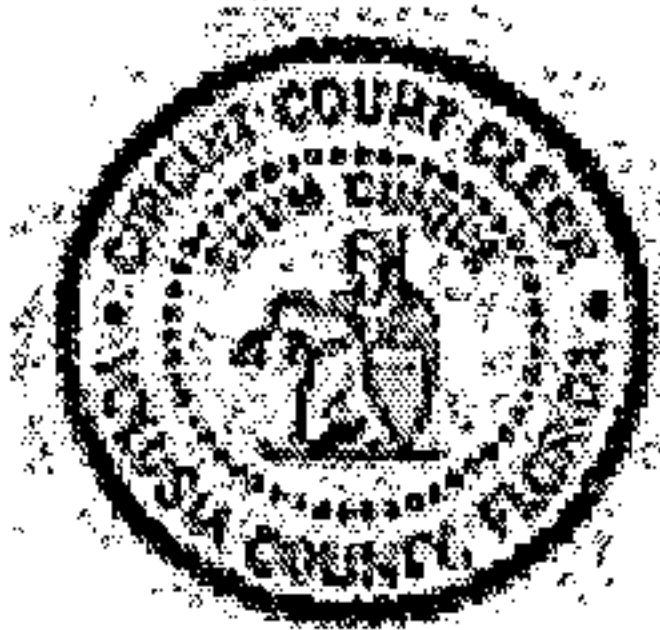
Name in which assessed

SERRA DAVID J III

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 **17TH** day of **NOVEMBER, 2026** at **9:00 O'CLOCK A.M.**

Dated this 25TH day of SEPTEMBER, 2026.



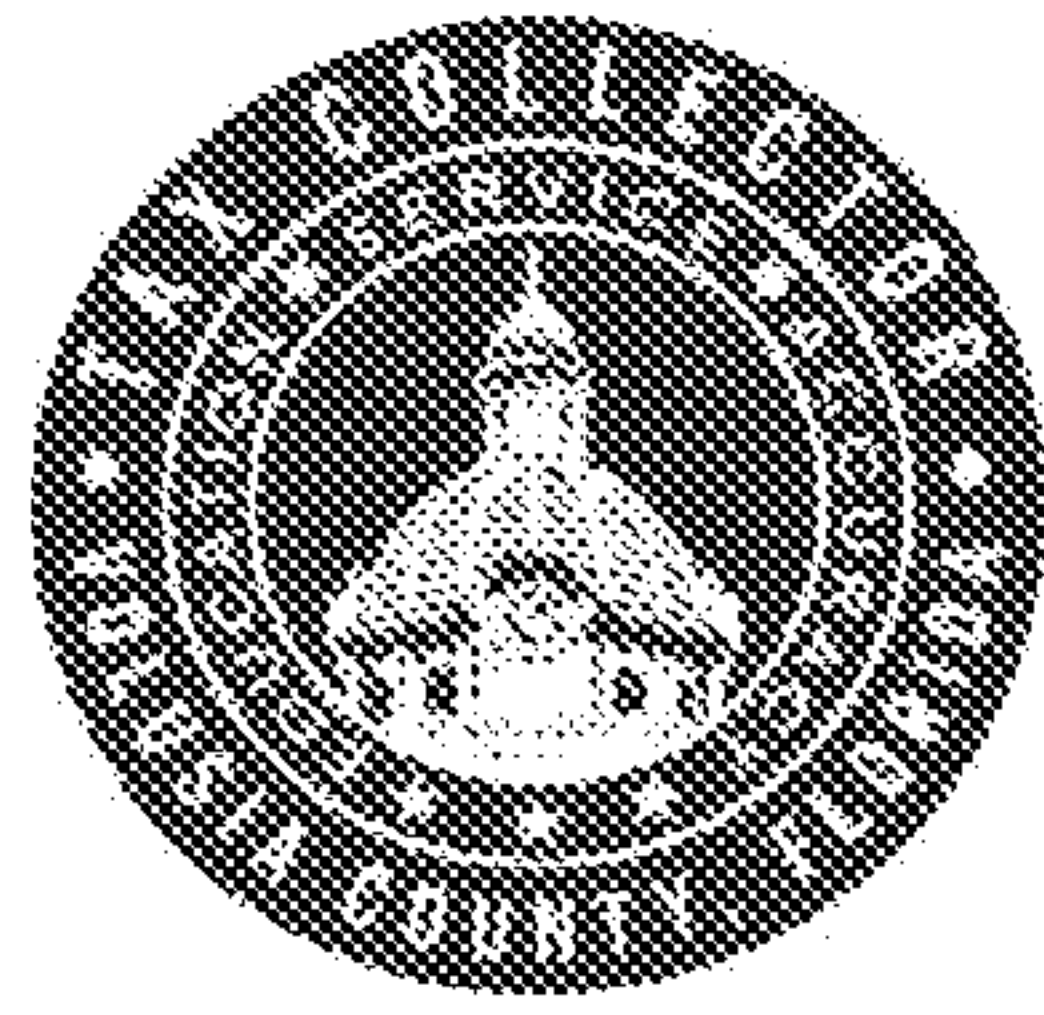
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: **S LABAW**

S LABAW
Deputy Clerk

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

OCTOBER 15, 2026



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 813015200040

Tax Deed #: 32428

Situs Address: 1953 EVARD AVE

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

HMF FL A LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630

Owner on Current Tax Roll

SERRA DAVID J III

1953 EVARD AVE

DELTONA, FL 32725-3903

Billing Address on Current Tax Roll

Additional Parties, Per Search

DAVID J SERRA III

1953 EVARD AVE

DELTONA, FL 32725

Title Holder

Certified By:

Will Roberts, CFC

Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	HMF FL A LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630	Application date	May 21, 2026		
Situs address	1953 EVARD AVE DELTONA 32725	Yr Issued/Certificate #	2024 / 3733		
Parcel owner	SERRA DAVID J III 1953 EVARD AVE DELTONA, FL 32725-3903	Date certificate issued	06/01/2024		
		Deed application number	32428		
Property description	See last page.	Account number	813015200040		
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)	
# 2024/3733	05/31/2024	1,028.83	133.75	1,162.58	
Part 2: Total*				1,162.58	
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)
# 2025/3475	05/31/2025	1,115.59	6.25	75.30	1,197.14
Part 3: Total*					1,197.14
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)				2,359.72	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,111.44	
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)				179.83	
7. Total Paid (Lines 1-6)				4,175.99	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 08/10/2026		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	36,426.50
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)	40,602.49
18. Redemption fee	6.25
19. Total amount to redeem	4,182.24
Sign here: _____ Signature, Clerk of Court or Designee Date of sale _____	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

LOT 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0883



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
813015200040	2693690	1953 EVARD AVE DELTONA 32725
Legal Description		
LOT 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0883		

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-3733	\$72,853	Yes	No	Yes	No
Owner of Record on Current Tax Roll			Billing Name & Address		
DAVID J SERRA III					
1953 EVARD AVE					
DELTONA FL 32725-3903					

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 07/21/2026 **Search covers** **20 years** **through:** 06/24/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record

DAVID J SERRA III
1953 EVARD AVE
DELTONA FL 32725

Document

Warranty Deed
Bk:3724 Pg:883

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

None found.

MORTGAGE HOLDER

Name & Address of Record

None found.

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

None found.

LIEN HOLDER

Name & Address of Record

None found.

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

None found.

OTHER PARTIES

Name & Address of Record

None found.

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

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

BOOK PAGE
3724 0883
VOLUSIA CO., FL

FILED FOR RECORD
RECORD VERIFIED

016232

Rose Marie Holly
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY., FL.

92 FEB -6 PM 4: 05

Space above this line for recording data

9110523 Rec. \$6.00 Doc. St. \$420.00
Tax Parcel #: 8130-15-20-0040

WARRANTY DEED

THIS INDENTURE made this 31ST day of JANUARY, 1992 between DENIS R. DUCHARME, a single person, and NELDA F. DUCHARME, a single person (GRANTOR*), whose mailing address is 2317 S. Volusia Ave Orange City, FL 32763, and DAVID J. SERRA, III, An unmarried person (GRANTEE*), whose mailing address is 1953 EYARD AVE., DELTONA, FL 32725,

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 4, Block 489, DELTONA LAKES UNIT FIFTEEN, according to the Plat thereof as recorded in Map Book 25, Pages 230 through 233, inclusive, of the Public Records of Volusia County, Florida.

SUBJECT TO all valid Restrictions, Conditions, Reservations, Limitations and Easements of record, however this reference shall not serve to reimpose same.

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, 1991.

[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)

Jennie Zender
Typed Name: Jennie Zender

Rose Marie Holly
Typed Name: Rose Marie Holly

Denis R. DuCharme (SEAL)
DENIS R. DUCHARME

Nelda F. DuCharme (SEAL)
NELDA F. DUCHARME

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 31ST day of JANUARY, 1992, by DENIS R. DUCHARME, a single person, and NELDA F. DUCHARME, a single person, who is/are personally known to me or who produced License as identification and who did/did not take an oath.

Rose Marie Holly
Notary Signature

Notary Typed/Printed Name: Rose Marie HOLLY

Commission Expiration Date: MY COMMISSION EXPIRES ON APRIL 22, 1995.
BONDED TO THE FLORIDA PUBLIC UNDERWRITERS.

Commission Number: CC 090110

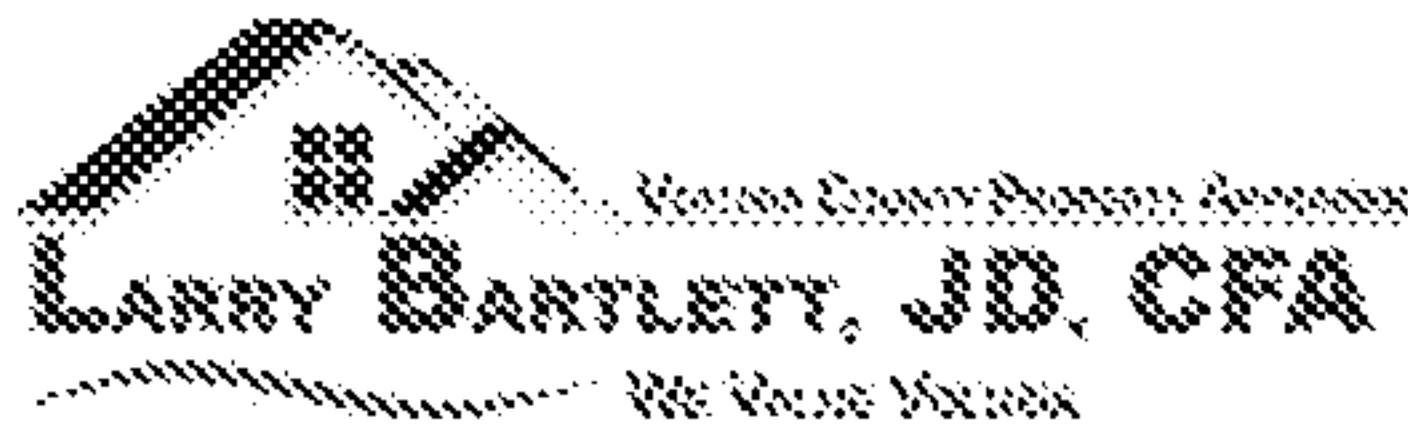
Notary Seal

PREPARED BY AND RETURN TO:

ROSE MARIE HOLLY
Deltona Title Insurance Company, Inc.
1670 Providence Boulevard
Deltona, Florida 32715
Prepared incidental to the issuance of
a policy of title insurance

RECEIVED 603
DOCT 2/20/92
INT TAX \$
PENALTY \$
INTEREST \$
Can Collect on 1/24/92

016232



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:	2693690
Parcel ID:	813015200040
Township-Range-Section:	18 - 31 - 30
Subdivision-Block-Lot:	15 - 20 - 0040
Owner(s):	SERRA DAVID J III - FS - Fee Simple - 100%
Mailing Address On File:	1953 EVARD AVE DELTONA FL 32725 3903
Physical Address:	1953 EVARD AVE, DELTONA 32725
Building Count:	1
Neighborhood:	5329 - DELTONA LAKES UNIT 15
Subdivision Name:	
Property Use:	0100 - SINGLE FAMILY
Tax District:	016-DELTONA
2025 Final Millage Rate:	18.7448
Homestead Property:	Yes
Agriculture Classification:	No
Short Description:	LOT 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0863

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:	\$144,074	\$155,992	\$157,373
Land Value:	\$61,359	\$61,359	\$54,725
Just/Market Value:	\$205,433	\$217,351	\$212,098

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	\$205,433	\$74,820	\$25,000	\$49,820	1.5000	\$74.73
0012 DISCRETIONARY	\$205,433	\$74,820	\$25,000	\$49,820	0.7480	\$37.27
0011 REQ LOCAL EFFORT	\$205,433	\$74,820	\$25,000	\$49,820	3.0310	\$151.00
0050 GENERAL FUND	\$205,433	\$74,820	\$49,820	\$25,000	3.2007	\$80.02
0053 LAW ENFORCEMENT FUND	\$205,433	\$74,820	\$49,820	\$25,000	1.5994	\$39.99
0055 LIBRARY	\$205,433	\$74,820	\$49,820	\$25,000	0.3697	\$9.24
0058 VOLUSIA ECHO	\$205,433	\$74,820	\$49,820	\$25,000	0.2000	\$5.00
0057 VOLUSIA FOREVER	\$205,433	\$74,820	\$49,820	\$25,000	0.2000	\$5.00
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$205,433	\$74,820	\$49,820	\$25,000	0.0270	\$0.68
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$205,433	\$74,820	\$49,820	\$25,000	0.1793	\$4.48
0070 WEST VOLUSIA HOSPITAL AUTHORITY	\$205,433	\$74,820	\$49,820	\$25,000	0.9897	\$24.74
0130 DELTONA	\$205,433	\$74,820	\$49,820	\$25,000	6.7000	\$167.50
					18.7448	\$599.64

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$599.64
0161-DELTONA GARBAGE	1.00	\$260.00	\$260.00	Estimated Non-Ad Valorem Tax:	\$450.00
0162-DELTONA IMPV STRMWATER-RES	1.00	\$190.00	\$190.00	Estimated Taxes:	\$1,049.64
Estimated Tax Amount without SOH/10CAP ☺					\$4,300.80

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HX Savings
2025	\$61,359	\$155,992	\$217,351	\$72,853	\$47,853	\$25,000	\$144,498
2024	\$54,725	\$157,373	\$212,098	\$70,800	\$45,800	\$25,000	\$141,298
2023	\$60,115	\$149,005	\$209,120	\$68,738	\$43,738	\$25,000	\$140,382
2022	\$42,288	\$137,320	\$179,608	\$66,736	\$41,736	\$25,000	\$112,872
2021	\$27,363	\$116,419	\$143,782	\$64,792	\$39,792	\$25,000	\$78,990
2020	\$24,875	\$101,677	\$126,552	\$63,897	\$38,897	\$25,000	\$62,655
2019	\$18,242	\$107,297	\$125,539	\$62,460	\$37,460	\$25,000	\$63,079
2018	\$16,583	\$96,276	\$112,859	\$61,295	\$36,295	\$25,000	\$51,564
2017	\$8,706	\$89,319	\$98,024	\$60,034	\$35,034	\$25,000	\$37,990

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				90.0	164	740	\$61,359
Total Land Value:										\$61,359

Building(s) - Residential

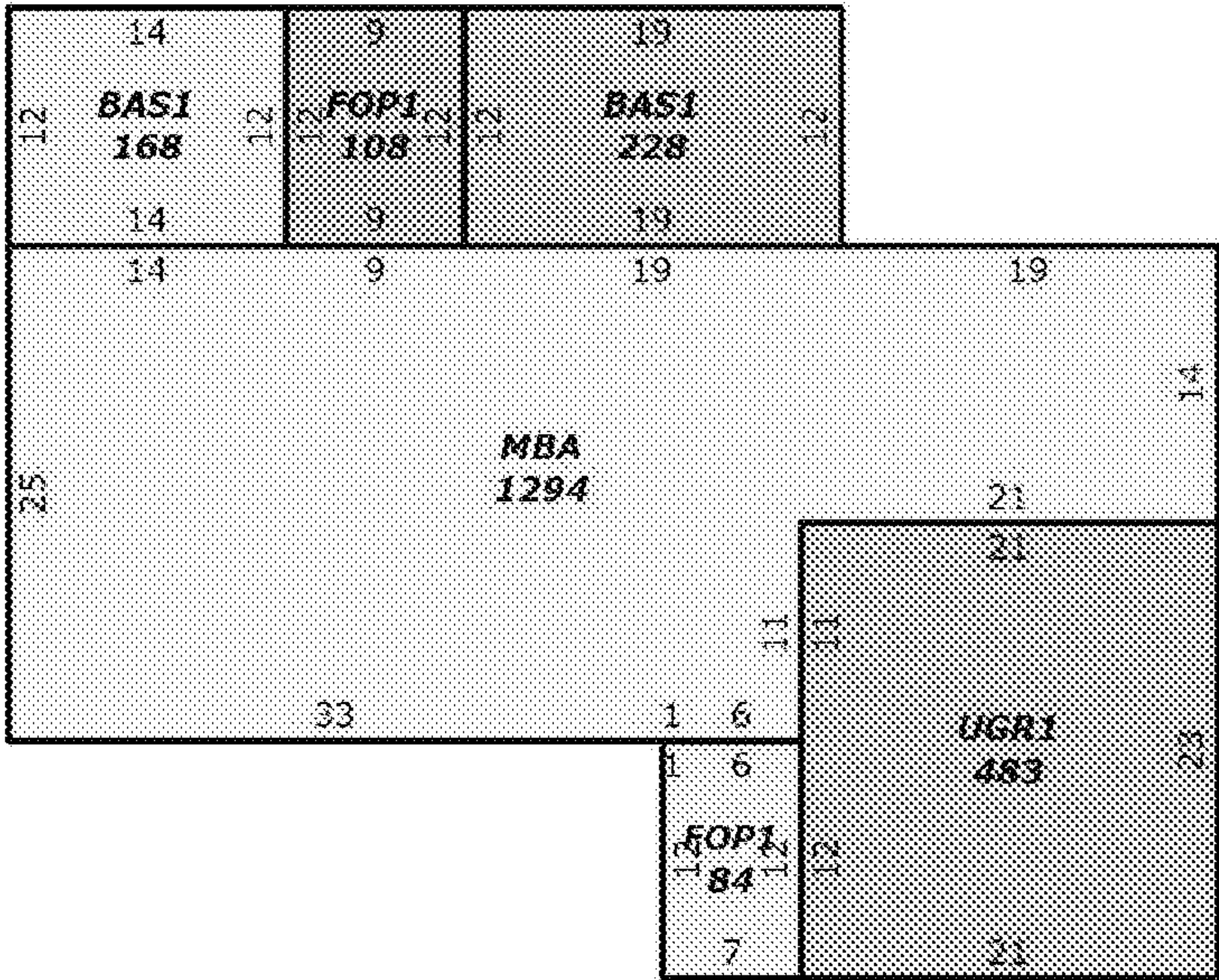
Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	# Stories:	1	2 Fixture Baths:	0
Description:	R1 - Single Family	# Bedrooms:	3	3 Fixture Baths:	2
Quality Grd:	300	Floor Type:	11 - TILE - CERAMIC/CLAY	4 Fixture Baths:	0
Arch Design:		Wall Type:	5 - DRYWALL	5 Fixture Baths:	0
Year Built:	1975	Exterior Wall:	17 - CONCRETE BLOCK	6 Fixture Baths:	0
Total SFLA:	1,690		STUCCO	7 Fixture Baths:	0
HVAC:	Y - AIR CONDITIONING	Foundation:	3 - CONCRETE SLAB	Add'l Fixtures:	0
Heat Method:	6 - FORCED DUCTED	Roof Cover:	3 - ASPHALT SHINGLE		
Heat Source:	1 - ELECTRICITY	Roof Type:	14 - HIP		
		FPL:	1 / 1 /		

Total Building Value: \$143,641

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

Description	Area	Year Built
MAIN BUILDING	1294	
Base Area	228	1982
Base Area	168	
Porch, Open Finished	84	
Unfinished Garage	483	
Porch, Open Finished	108	1982
Total Building Area	2,365	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RSH-STORAGE, SHED RESIDENTIAL	1990	120	1	10 x 12	\$182
2	RSH-STORAGE, SHED RESIDENTIAL	1990	140	1	10 x 14	\$212
3	SHD-STORAGE, SHED (LOW COST)	2006	48	1	8 x 6	\$39
Total Miscellaneous Value:						\$433

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
3724 / 0883	1882118232	01/15/1992	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$70,000
1771 / 0184		03/15/1975	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$29,900

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 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0883	016	18 - 31 - 30	15 - 20 - 0040	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
10/25/1995	19951025012	ELEC UPGRD/REP/MISC	\$0
11/11/1982	17599C	MISCELLANEOUS	\$0



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 813015200040

Tax Deed #: 32428

Situs Address: 1953 EVARD AVE

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

HMF FL A LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630

Owner on Current Tax Roll

(1) SERRA DAVID J III
SN 1953 EVARD AVE
(VOL) DELTONA, FL 32725-3903

Billing Address on Current Tax Roll

Additional Parties, Per Search

SN (2) DAVID J SERRA III Title Holder
(VOL) 1953 EVARD AVE
DELTONA, FL 32725

Certified By:

Will Roberts, CFC

Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Monday, August 10, 2026 2:59 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #3733-24 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 #3733-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

SERRA DAVID J III
1953 EVARD AVE
DELTONA, FL 32725-3903

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

SERRA DAVID J III
1953 EVARD AVE
DELTONA, FL 32725-3903

ADV

SITUS ADDRESS
1953 EVARD AVE,
DELTONA,
32725

Sincerely,

Tim Brownson

Tax Analyst

Office of Will Roberts – Tax Collector

123 W. Indiana Ave., Room 103

DeLand, FL 32720

Ext. 12655

(386) 736-5938

Web: volusiatax.gov

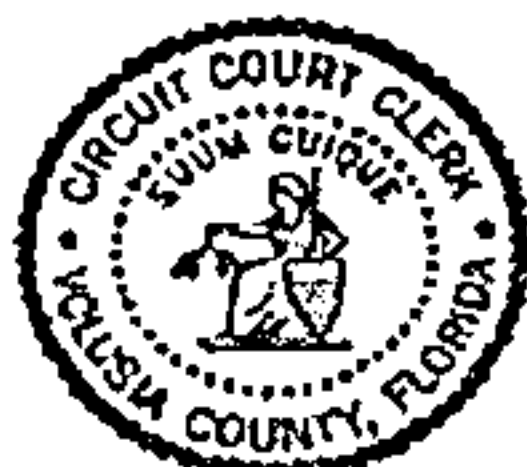
Online services: volusiatax.gov/online

Take our survey!



WILL ROBERTS
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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 20, 2026

Payment Due: September 21, 2026

HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630

RE: CERTIFICATE NUMBER: **3733-24**
PARCEL ID NUMBER: **813015200040**

REQUEST FOR DEPOSIT

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

Clerk of Court Statutory Fee [per Sect. 28.24]	\$ 60.00
Clerk of Court Mail Charge [per 28.24]	27.68
Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
Sheriff's Fee [per Sect. 197.522(2)]	80.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	2.00
Recorded Notice of Application Fee.....	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	10.00
Clerk of Court Certificate [per Sect. 28.24]	7.00
Notice for Newspaper [per Sect. 28.24]	7.00
Recording Fee for Tax Deed [per Sect. 28.24]	8.50
Documentary Stamp Tax [per Sect. 201.02]	0.00
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>337.18</u>

Per F.S. 197.502 the deposit payment must be received within 30 days. If the funds are not received within 30 days the tax deed application will be cancelled. Please remit separate payments for each certificate. Checks should be made payable to the Clerk of the Circuit Court. Mail your payment, the coupon below, and a completed Internal Revenue Service Form W-9 to: Clerk of the Circuit Court, Attn: Tax Deed Dept, PO Box 6043, DeLand, FL 32721. No further action will be taken on this certificate until your deposit has been received by the Clerk's office. If you have any questions, call the Tax Deed Department at (386) 736-5919.

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

CERTIFICATE NO.: **3733-24**
AMOUNT ENCLOSED: **\$337.18**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:

HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630

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

Applicant's Deposit

CERTIFICATE NUMBER: 3733-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		27.68
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		80.00
Sheriff's Return Postage Fee	(PO)		2.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		0.00
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			337.18

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

CERTIFICATE NO.: 3733-24
AMOUNT ENCLOSED: \$337.18

Applicant's Name & Address:
HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630
CL-0142-1910

03713

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

MAIL TO:
Clerk of the Circuit Court
Attn: Tax Deed
P O Box 6043
Deland, FL 32115

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 8/31/2026 3:22 PM
Receipt: 303164100 Drawer: 155578

HMF FL A LLC TESCO CUSTODIAN
Operator: spearson

Instrument #: 2026160262 Type: NO
Book #: 8899 Page #: 2437 Time: 3:22 PM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
2768 Postage - \$0.01 \$27.68
5600 Advertising Fee - \$0.01 \$56.00
8000 Sheriff's Fee/Tax Deed - \$0.01 \$80.00
200 Postage - \$0.01 \$2.00
1 Tax Deed Proof of Pub / Cert Mail Record - \$10.00 \$10.00
1 Tax Deed Certificate Sign and Seal - \$7.00 \$7.00
1 Notice for Newspaper Sign and Seal - \$7.00 \$7.00
1 Recording - \$8.50 \$8.50
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT#3733-24 / HMF FL A LLC TESCO CUSTODIAN

Subtotal: \$337.18
Sales Tax: \$0.00
Due: \$337.18
CHK# 2079 \$337.18

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that HMF FL A LLC TESCO CUSTODIAN 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:

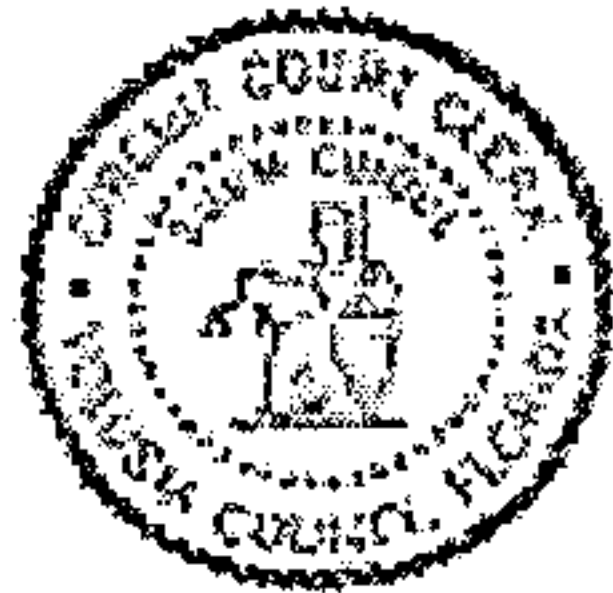
Certificate No. 3733-24 Year of Issuance JUNE 1, 2024

Description of Property 813015200040
LOT 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0883

Name in which assessed SERRA DAVID J III

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 17TH day of NOVEMBER, 2026 at 9:00 O'CLOCK A.M. or any subsequently scheduled sale date.

Dated 8/31/2026.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: SPEARSON
S PEARSON
Deputy Clerk

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

OCTOBER 15, 2026

To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **NOVEMBER 17, 2026**

Date: 9/14/2026

Pages: 5

Completed by: Laura Huff

Date: 09/15/2026

9-15-26 NO Changes 82

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
617-24	600516010110	FALK MARGERY R	FALK MARGERY R ✓ 46-49 DOUGLASTON PKWY DOUGLASTON NY 11363
808-24	603812000680	LUCAS DONALD L EST	LUCAS DANIEL LEE ✓ LUCAS DAVID 147 EVERGREEN TER DELAND FL 32724
1548-24	701739040110	COX ARNIE SR COX EMMA C	COX ARNIE SR ✓ COX EMMA C 626 RIVERSIDE DR APT 18C NEW YORK NY 10031
1657-24	702007010160	FIELDS M A	FIELDS M A ✓ 240 CLARK DR ALPHARETTA GA 30201
1658-24	702007010210	UNIVERSAL FLIPS LLC	UNIVERSAL FLIPS LLC ✓ 8414 SUNSPRITE CT ORLANDO FL 32818
2012-24	800905140290	FERNATT C E % LILLIAN GRUBB	FERNATT C E ✓ % LILLIAN GRUBB 364 DEANER DR NW ROANOKE VA 24017
2029-24	800906030330	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC ✓ 290 REDWOOD AVE ORANGE CITY FL 32763

2030-24	800906030360	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC ✓ 290 REDWOOD AVE ORANGE CITY FL 32763
3550-20	611001240130	DRAKE CARRIE ALBERTA	DRAKE CARRIE ALBERTA ✓ 1284 CONSTUTION DR DAYTONA BEACH FL 32119
3697-24	813011500010	GRENIER RONALD N	GRENIER RONALD N EST ✓ 1007 DAVENPORT DR DELTONA FL 32725
3733-24	813015200040	SERRA DAVID J III	SERRA DAVID J III ✓ 1953 EVARD AVE DELTONA FL 32725
3774-20	612901110240	BOARTS DAVID L SHAFFER DOROTHY B	BOARTS DAVID L ✓ SHAFFER DOROTHY B 5282 FIDDLELEAF DR FORT MYERS FL 33905
3849-19	723100001380	EMILCAR MARCEL	EMILCAR MARCEL ✓ 1211 NE 39TH ST POMPANO BEACH FL 33064
4015-20	613301160180	FAULKNER JANE MARIE	FAULKNER JANE MARIE ✓ 9 S STEEPLE VIEW DR FRANKLIN WI 53132
4216-24	813074090110	JACKSON VERONICA ANN	JACKSON VERONICA ANN ✓ 2490 HOPE AVE DELTONA FL 32738
4752-24	423301010140	CHERRY RICHARD B EST	CHERRY RICHARD B EST ✓ 1740 TALLAHASSEE DR HOLLY HILL FL 32117
4779-24	423309000290	HALVORSON J COOPER	HALVORSON J COOPER ✓ 1301 13TH ST DAYTONA BEACH FL 32117
4952-24	424211040380	BLOUNT RACHEL	BLOUNT RACHEL ✓ 446 BRYANT ST ORMOND BEACH FL 32174

4985-24	424219140150	SMITH HEIDI	SMITH HEIDI ✓ 1209 CHRISTOBEL ST DAYTONA BEACH FL 32117
4988-24	424219240151	SORRELL TROY EST SORRELL RALPH	SORRELL TROY EST ✓ SORRELL RALPH 108 LACOSTA LN UNIT 613 DAYTONA BEACH FL 32114
5015-24	424220160151	WESTON LINDA S	WESTON LINDA S ✓ 907 CORDOVA AVE ORMOND BEACH FL 32174
5036-24	424227010460	DAVIS CHARLES E TR SUN MOON ATLANTIC TRUST	DAVIS CHARLES E TR ✓ SUN MOON ATLANTIC TRUST 37 COCONUT CT PALM COAST FL 32137
5041-24	424228020340	ROSE RICHARD ROSE HAROLD R	ROSE RICHARD ROSE HAROLD R ✓ 1226 BENDER AVE HOLLY HILL FL 32117
5274-19	620601110260	HALIFAX REALTY INC TR	HALIFAX REALTY INC TR ✓ 2626 LUTHER LN FORT COLLINS CO 80526
5390-24	523722030170	CHAMBERS DIAQUIRI J	CHAMBERS DIAQUIRI J ✓ 116 BAYWOOD DR DAYTONA BEACH FL 32117
5548-24	523836120020	TRUSTEE SERVICES LLC TR STERN FAMILY LAND TRUST	TRUSTEE SERVICES LLC TR ✓ STERN FAMILY LAND TRUST 136 S FRANKLIN ST DAYTONA BEACH FL 32114
5973-24	920701000011	WRIGHT RUFUS TED	WRIGHT RUFUS TED ✓ PO BOX 1064 OSTEEN FL 32764
7222-24	630802001070	BERNARD ALEX BERNARD BARBARA A BERNARD KRISTEN E	BERNARD ALEX ✓ BERNARD BARBARA A BERNARD KRISTEN E 107 STONE GATE LN PORT ORANGE 32129
7223-24	630802001080	BERNARD ALEXANDER T	BERNARD ALEXANDER T ✓ 108 STONE GATE LN PORT ORANGE 32129

7321-24	631204004340	GONZALEZ LINDSEY P	GONZALEZ LINDSEY P ✓ 4231 S PENINSULA DR PORT ORANGE FL 32127
7380-24	631504110510	CERIO CAROLYN NANCY	BIBBEE REAL ESTATE LLC ✓ 26246 WESLEY CHAPEL BLVD UNIT 137 LUTZ FL 33559
7575-24	731300000061	PACIFIC HOMES LLC	PACIFIC HOMES LLC ✓ 40873 GLENPANE WAY ALDIE VA 20105
8123-24	743005030820	STEIN EVAN W REYNOLDS ELIZABETH B	STEIN EVAN W ✓ REYNOLDS ELIZABETH B 1615 ELIZABETH ST NEW SMYRNA BEACH FL 32168
8200-24	744109010030	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH FL 32115
8230-24	744130040040	BOOTH RHEA S EST	BOOTH RHEA S EST ✓ 529 JOSIE ST NEW SMYRNA BEACH FL 32168
8592-19	710801040270	MOISE FRANCELER MIGUERLYNE LOUIS	LOUIS MIGUERLYNE ✓ 5948 ELLIS HOLLOW RD W LAKE WORTH FL 33463
8659-19	701033000291	MOONEY WILLIAM B	MOONEY WILLIAM B ✓ PO BOX 666 DE LEON SPRINGS FL 32130
9000-24	950600000750	FLOOD GORDON L	FLOOD GORDON L ✓ 144 N 1ST ST OAK HILL FL 32759
10445-24	402500000040	CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES	CORTAZAR VICTOR HUGO ✓ CORTAZAR VINCENT CORTAZAR JAMES 544 S BEACH ST ORMOND BEACH FL 32174
12521-20	632204000191	ROSE BAY INC	ROSE BAY INC ✓ PO BOX 818 PORT ORANGE FL 32115

12751-20	802301190062	WEST VOLUSIA PROPERTIES	WEST VOLUSIA PROPERTIES ✓ PO BOX 15200 DAYTONA BEACH FL 32115
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To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **NOVEMBER 17, 2026**

Date: 9/14/2026

Pages: 5

Completed by: Laura Huff

Date: 09/15/2026

9-15-26 NO changes 82

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
617-24	600516010110	NO ✓	\$12,192
808-24	603812000680	NO ✓	\$119,435
1548-24	701739040110	NO ✓	\$7,794
1657-24	702007010160	NO ✓	\$3,484
1658-24	702007010210	NO ✓	\$52,353
2012-24	800905140290	NO ✓	\$11,094
2029-24	800906030330	NO ✓	\$8,911

2030-24	800906030360	NO ✓	\$11,882
3550-20	611001240130	NO ✓	\$438
3697-24	813011500010	YES ✓	\$61,813
3733-24	813015200040	YES ✓	\$72,853
3774-20	612901110240	NO ✓	\$1,563
3849-19	723100001380	NO ✓	\$15,805
4015-20	613301160180	NO ✓	\$742
4216-24	813074090110	YES ✓	\$104,405
4752-24	423301010140	NO ✓	\$122,180
4779-24	423309000290	NO ✓	\$31,620
4952-24	424211040380	NO ✓	\$28,512

4985-24	424219140150	YES ✓	\$72,024
4988-24	424219240151	NO ✓	\$142,060
5015-24	424220160151	YES ✓	\$117,947
5036-24	424227010460	NO ✓	\$152,273
5041-24	424228020340	NO ✓	\$66,429
5274-19	620601110260	NO ✓	\$12,977
5390-24	523722030170	NO ✓	\$119,523
5548-24	523836120020	NO ✓	\$68,492
5973-24	920701000011	NO ✓	\$168,693
7222-24	630802001070	NO ✓	\$70,527
7223-24	630802001080	NO ✓	\$70,698

7321-24	631204004340	YES ✓	\$273,960
7380-24	631504110510	NO ✓	\$102,723
7575-24	731300000061	NO ✓	\$513,500
8123-24	743005030820	YES ✓	\$86,738
8200-24	744109010030	NO ✓	\$169,394
8230-24	744130040040	NO ✓	\$166,803
8592-19	710801040270	NO ✓	\$781
8659-19	701033000291	NO ✓	\$500
9000-24	950600000750	NO ✓	\$81,197
10445-24	402500000040	NO ✓	\$548,099
12521-20	632204000191	NO ✓	\$1,000

12751-20	802301190062	NO ✓	\$1,200
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LAURA E ROTH, CLERK
P O BOX 6043
DELAND. FL 32721

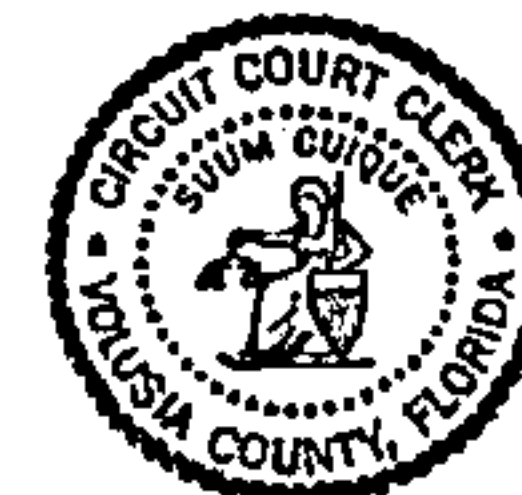
WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 17, 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 25TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



SERRA DAVID J III
1953 EVARD AVE
DELTONA FL 32725-3903

3733-24

NOVEMBER 17, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

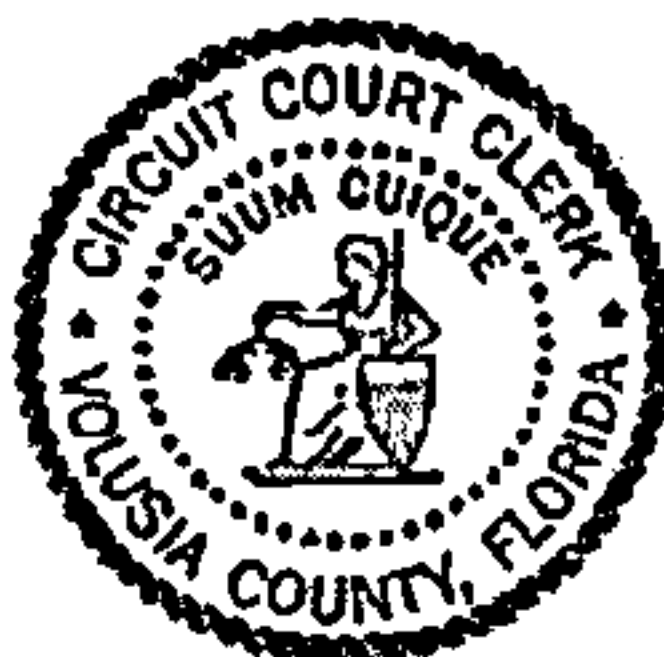
NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County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

Certificate No.: **3733-24** Name in which assessed: **SERRA DAVID J III**
Description of Property: **Parcel # 813015200040 LOT 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0883.**

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 **NOVEMBER 17, 2026 at 9:00 o'clock A.M.**

Dated this 25TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,712.09**

OPENING BID AMOUNT: \$41,115.34

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

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

Certificate No.: **3733-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$4,712.09***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

SERRA DAVID J III
1953 EVARD AVE
DELTONA FL 32725-3903

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

9589 0710 5270 1893 7674 73

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☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Pos

\$

Sent To

Street and

City, State

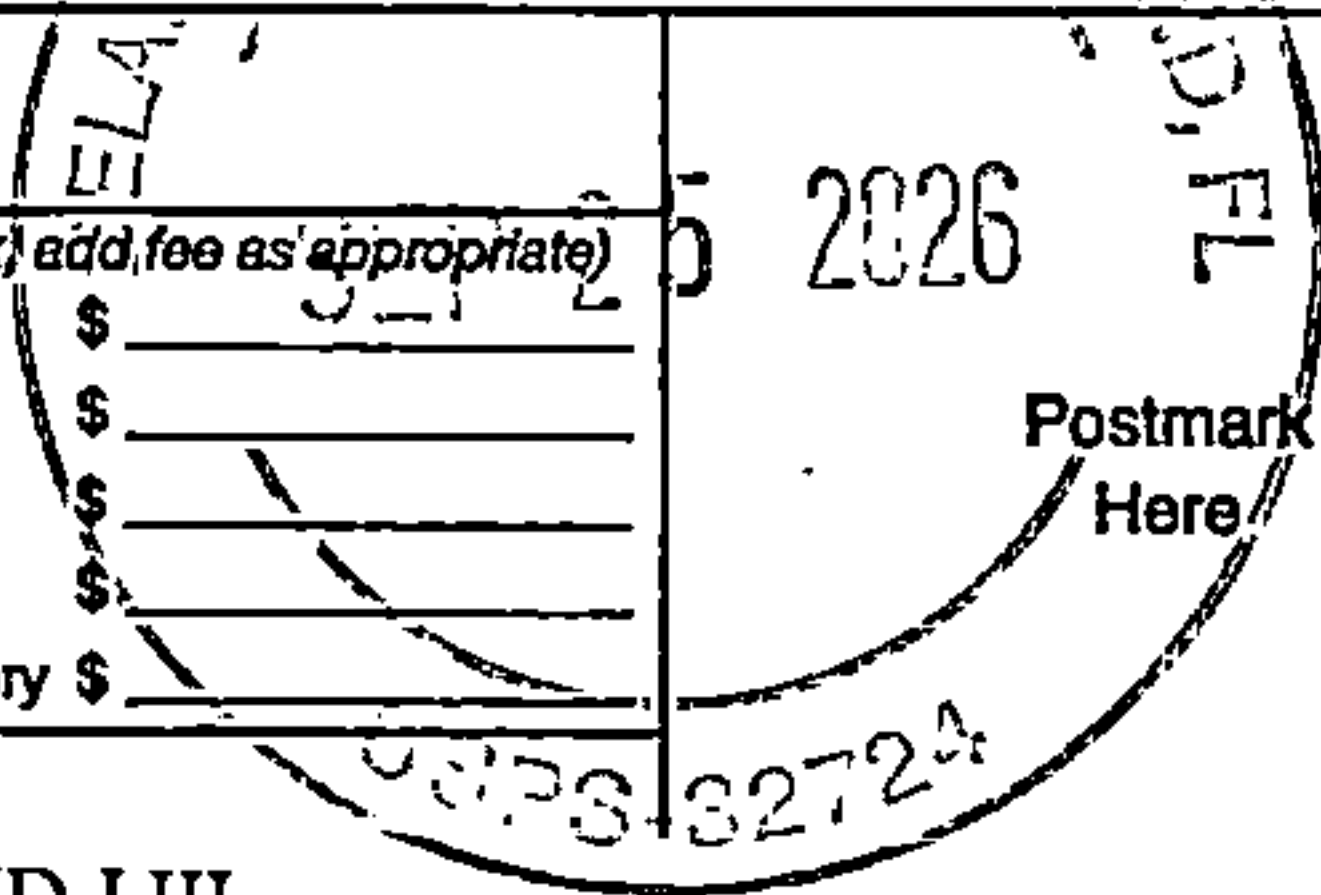
SERRA DAVID J III

1953 EVARD AVE

DELTONA FL 32725-3903

3733-24

NOVEMBER 17, 2026



Postmark
Here

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

WARNING

TAX DEED CERTIFICATE NO.: 3733-24

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

DAVID J SERRA III
1953 EVARD AVE
DELTONA FL 32725

3733-24

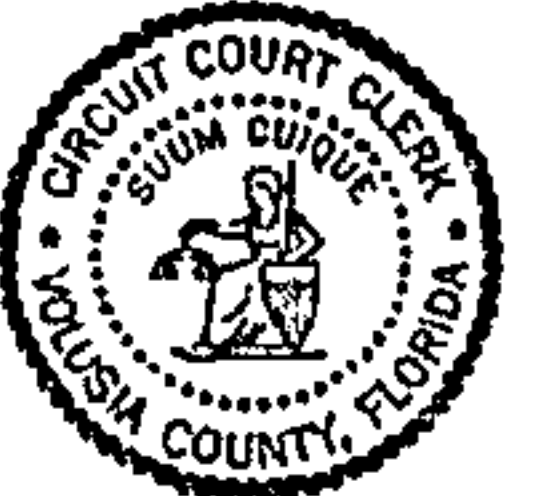
NOVEMBER 17, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 17, 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 25TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

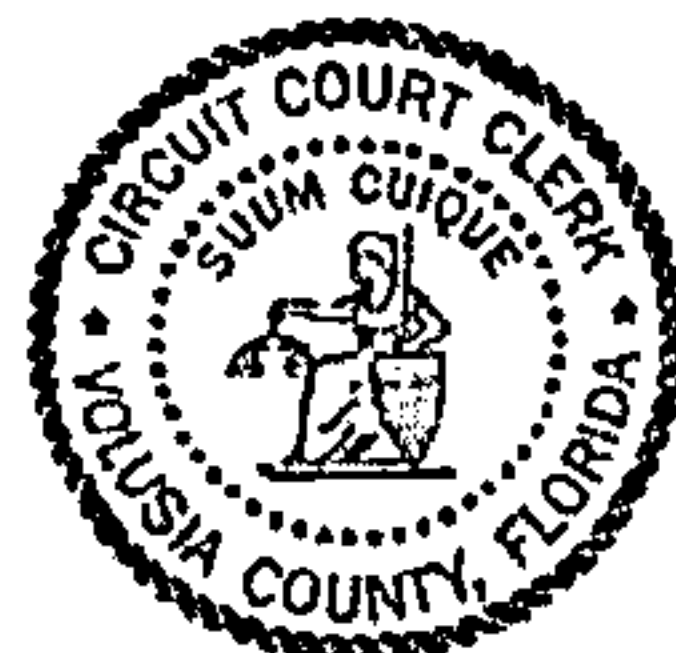
Certificate No.: **3733-24** Name in which assessed: **SERRA DAVID J III**

Description of Property: **Parcel # 813015200040 LOT 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0883.**

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 **NOVEMBER 17, 2026 at 9:00 o'clock A.M.**

Dated this 25TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$4,712.09**

OPENING BID AMOUNT: \$41,115.34

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

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

Certificate No.: **3733-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$4,712.09***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

DAVID J SERRA III
1953 EVARD AVE
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]

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OFFICIAL USE

Certified Mail Fee

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage

\$

Sent To

Street and

City, State,

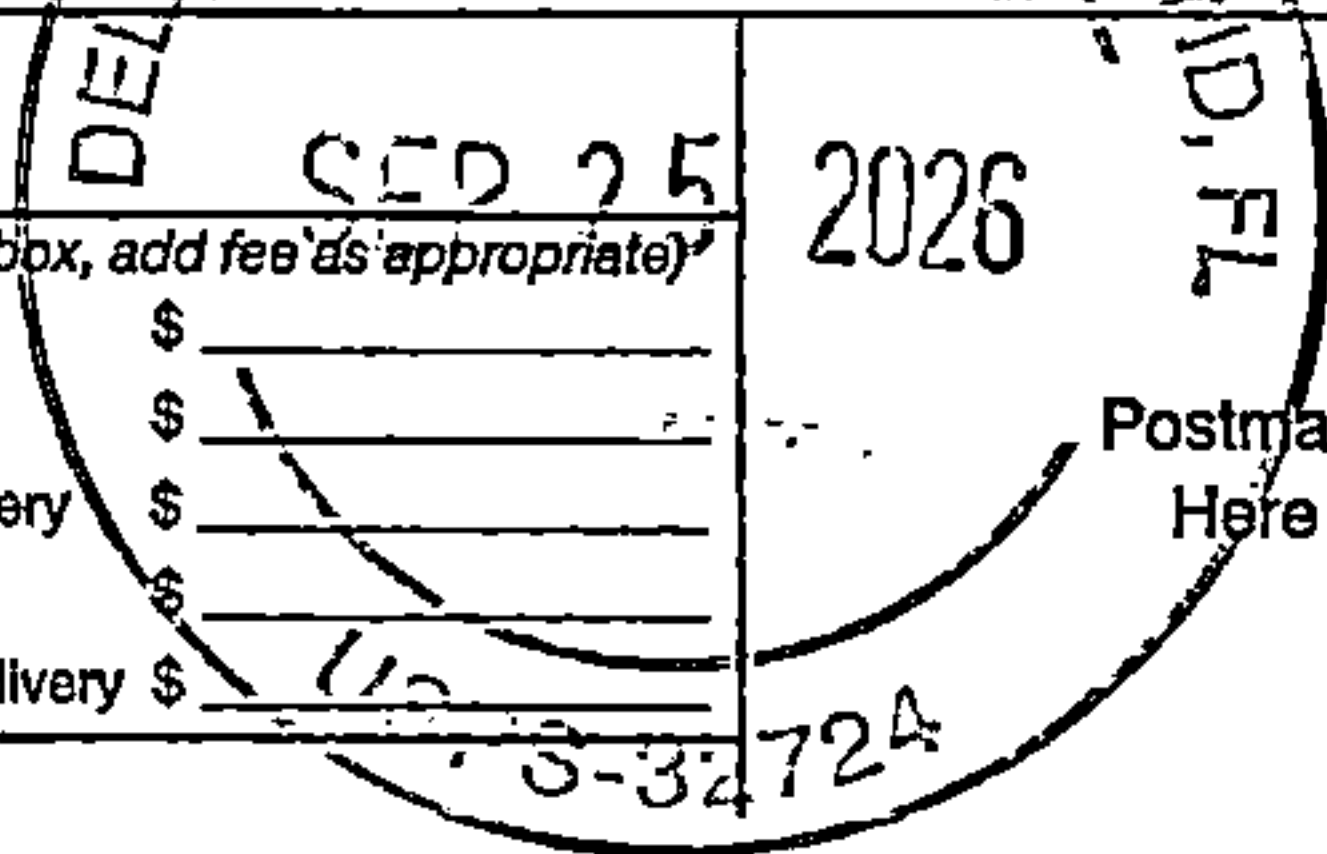
DAVID J SERRA III

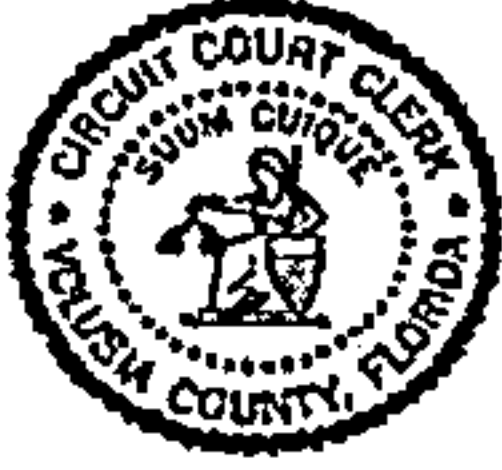
1953 EVARD AVE

DELTONA FL 32725

3733-24

NOVEMBER 17, 2026





LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 16, 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, November 17, 2026
Service of Process must be completed by: Tuesday, October 27, 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:	69
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$2,760.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
808-24	3
LUCAS DONALD L EST	1
LUCAS DANIEL LEE LUCAS DAVID	1
DANIEL LEE LUCAS AND DAVID LUCAS	1
1658-24	1
UNIVERSAL FLIPS LLC	1
2029-24	2
IRON ROD INVESTMENTS INC	1
JAMES MCFADZEAN SR REGISTERED AGENT O/B/C	1
2030-24	2
IRON ROD INVESTMENTS INC	1
JAMES MCFADZEAN SR REGISTERED AGENT O/B/C	1
3550-20	2
DRAKE CARRIE ALBERTA	1
CARRIE ALBERTA DRAKE	1
3697-24	3
GRENIER RONALD N	1
GRENIER RONALD N EST	1
ESTATE OF RONALD N GRENIER DECEASED	1
3733-24	2
SERRA DAVID J III	1
DAVID J SERRA III	1
4216-24	2
JACKSON VERONICA ANN	1
VERONICA ANN JACKSON	1
4752-24	2
CHERRY RICHARD B EST	1

ESTATE OF RICHARD BRUCE CHERRY DECEASED	1
4779-24	2
HALVORSON J COOPER	1
J COOPER HALVORSON	1
4952-24	2
BLOUNT RACHEL	1
RACHEL BLOUNT	1
4985-24	3
SMITH HEIDI	1
HEIDI SMITH	2
4988-24	4
SORRELL TROY EST SORRELL RALPH	2
ESTATE OF TROY SORRELL DECEASED	1
RALPH SORRELL	1
5015-24	2
WESTON LINDA S	1
LINDA S WESTON	1
5036-24	1
DAVIS CHARLES E TR SUN MOON ATLANTIC TRUST	1
5041-24	4
ROSE RICHARD ROSE HAROLD R EST	1
ESTATE OF HAROLD R ROSE DECEASED	1
RICHARD ROSE	1
ROSE RICHARD ROSE HAROLD R	1
5274-19	1
HALIFAX REALTY INC TRUSTEE	1
5390-24	2
CHAMBERS DIAQUIRI J	1
DIAQUIRI J CHAMBERS	1
5548-24	4
TRUSTEE SERVICES LLC TR STERN FAMILY LAND T	2
STERN FAMILY LAND TRUST TRUST SERVICES LLC	1
MARK OSLIZLO REGISTERED AGENT O/B/O TRUSTE	1
5973-24	1
WRIGHT RUFUS TED	1

7222-24	3
BERNARD ALEX BERNARD BARBARA A BERNARD	1
ALEX BERNARD	1
KRISTEN E BERNARD AND ALEXANDER T BERNARI	1
7223-24	2
BERNARD ALEXANDER T	1
ALEXANDER T BERNARD	1
7321-24	2
GONZALEZ LINDSEY P	1
LINDSEY P GONZALEZ	1
7380-24	3
CERIO CAROLYN NANCY	1
CERIO CAROLYN NANCY EST	1
ESTATE OF CAROLYN NANCY CERIO DECEASED	1
8123-24	2
STEIN EVAN W REYNOLDS ELIZABETH B	1
EVAN W STEIN AND ELIZABETH B REYNOLDS	1
8200-24	3
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
8230-24	2
BOOTH RHEA S EST	1
RHEA S BOOTH	1
9000-24	2
FLOOD GORDON L	1
GORDON L FLOOD	1
10445-24	3
CORTAZAR VICTOR HUGO CORTAZAR VINCENT CC	2
VICTOR HUGO CORTAZAR VINCENT CORTAZAR JA	1
12521-20	2
ROSE BAY INC	1
WILLIAM A PARSONS REGISTERED AGENT O/B/O R	1
Grand Total	69

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

TAX DEED CERTIFICATE NO.: 3733-24

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

SERRA DAVID J III
1953 EVARD AVE
DELTONA FL 32725-3903

3733-24

NOVEMBER 17, 2026

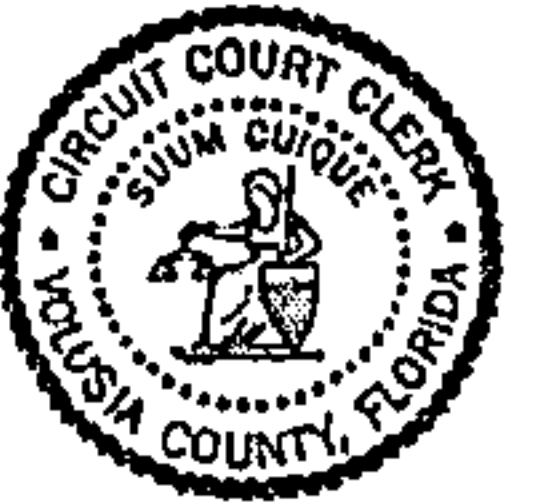
WARNING
SHERIFF'S
NOTICE

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 17, 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 25TH DAY OF SEPTEMBER, 2026.

LAURAE.ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** 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.: **3733-24** Name in which assessed: **SERRA DAVID J III**

Description of Property: **Parcel # 813015200040 LOT 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0883.**

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 **NOVEMBER 17, 2026 at 9:00 o'clock A.M.**

Dated this 25TH day of SEPTEMBER, 2026.

REDEMPTION AMOUNT: **\$4,712.09**

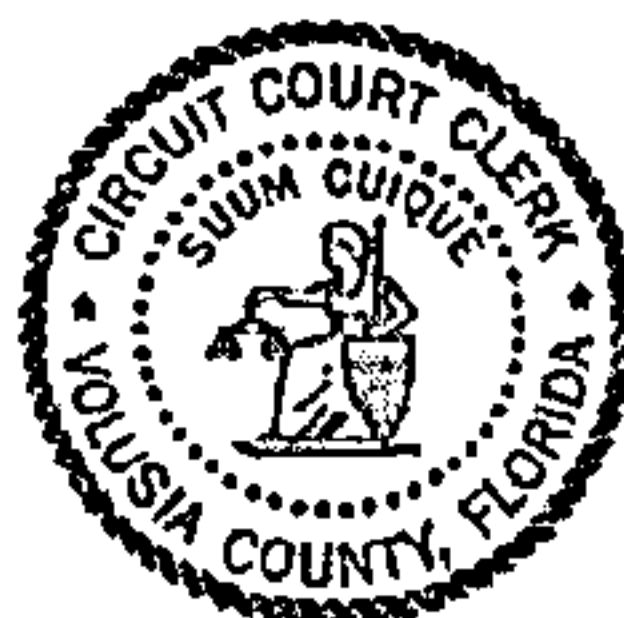
OPENING BID AMOUNT: \$41,115.34

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

Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



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

Certificate No.: **3733-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$4,712.09***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

SERRA DAVID J III
1953 EVARD AVE
DELTONA FL 32725-3903

***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]

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

TAX DEED CERTIFICATE NO.: 3733-24

**THERE ARE UNPAID TAXES ON PROPERTY
WHICH YOU OWN OR IN WHICH YOU HAVE A
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DAVID J SERRA III
1953 EVARD AVE
DELTONA FL 32725

3733-24

NOVEMBER 17, 2026

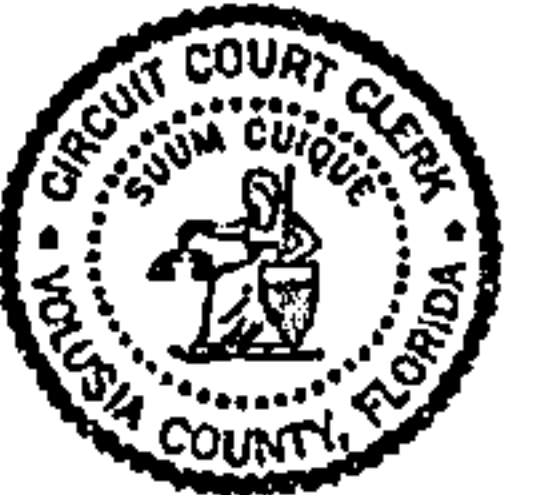
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LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

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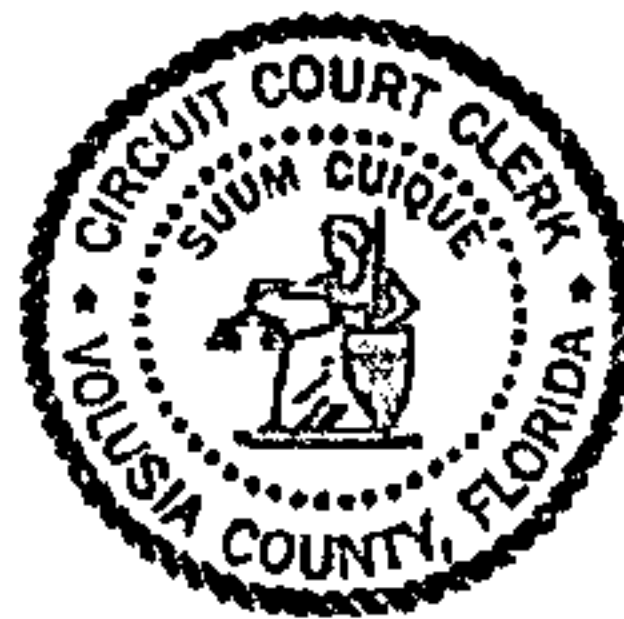
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Laura E. Roth

BY LAURAE. ROTH

Clerk of the Circuit Court, Volusia County



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DAVID J SERRA III
1953 EVARD AVE
DELTONA FL 32725

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]



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 #:
26021268

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: DAVID J SERRA III

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	11/17/2026	9:00 AM	3733-24

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 28th day of September, 2026 at 8:13 AM, and that I served the same on the 29th day of September, 2026, at the hour of 9:56 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	DAVID J SERRA III	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:	1953 EVARD AVE DELTONA, FL 32725		
SERVICE STATUS:	Served	SERVICE BY:	Process Server Ritter, Richard 8572



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

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

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

DATE: 9/30/2026
ENTRD BY: EDELGADO

FILED

BY:

Richard Ritter #8572

RITTER, RICHARD 8572, PROCESS SERVER

26021268

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

**WARNING
SHERIFF'S
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TAX DEED CERTIFICATE NO.: 3733-24

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DAVID J SERRA III
1953 EVARD AVE
DELTONA FL 32725

3733-24

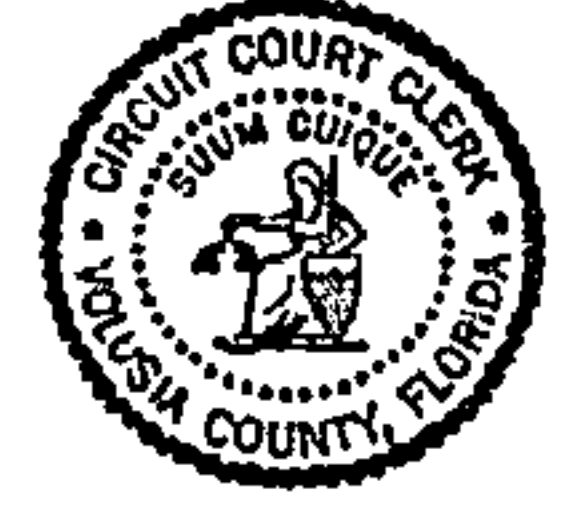
NOVEMBER 17, 2026

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

DATED THIS 25TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** the holder of the following certificate
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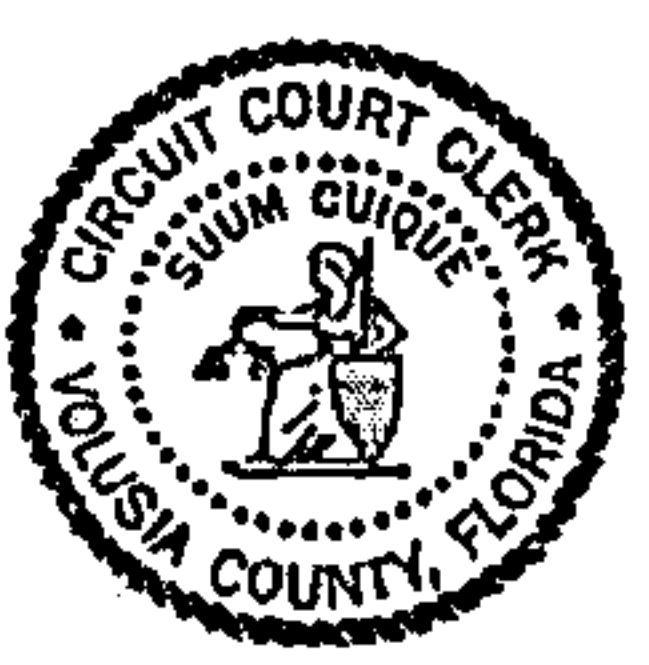
Certificate No.: **3733-24** Name in which assessed: **SERRA DAVID J III**
Description of Property: **Parcel # 813015200040 LOT 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0883.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
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Dated this 25TH day of SEPTEMBER, 2026.

Laura E. Roth

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



REDEMPTION AMOUNT: **\$4,712.09**
OPENING BID AMOUNT: **\$41,115.34**
The REDEMPTION AMOUNT & OPENING BID AMOUNT
are subject to change without notice. Call (386) 736-5938 to
determine the current totals.

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

Certificate No.: **3733-24**
Date of Sale: **NOVEMBER 17, 2026**
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PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

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DAVID J SERRA III
1953 EVARD AVE
DELTONA FL 32725

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
CC 44

2026 OCT 9 AM 11:49

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]

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
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SHERIFF'S #:
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DEFENDANT: SERRA DAVID J III

ORG DOCUMENTS: 1

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Warn/Not of Application of Tax Deeds	11/17/2026	9:00 AM	3733-24

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PARTY TO BE SERVED:	SERRA DAVID J III	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:	1953 EVARD AVE DELTONA, FL 32725-3903		
SERVICE STATUS:	Served	SERVICE BY:	Process Server Ritter, Richard 8572



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

DATE: 9/30/2026
ENTRD BY: EDELGADO

FILED

BY:

Richard Ritter #8572

ITTER, RICHARD 8572, PROCESS SERVER

26021270

LAURAE ROTH, CLERK
P O BOX 6043
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3733-24

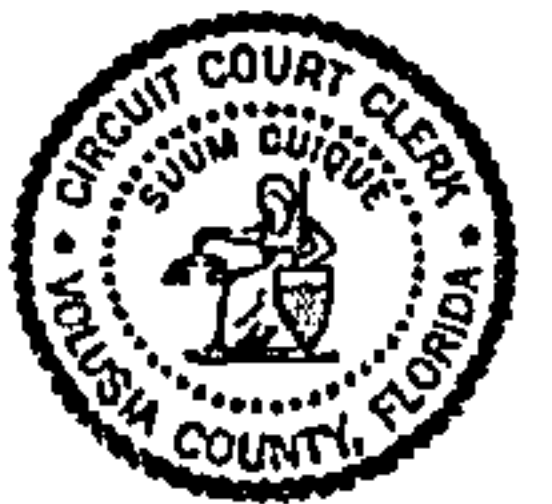
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736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 25TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 28 '26 8:13

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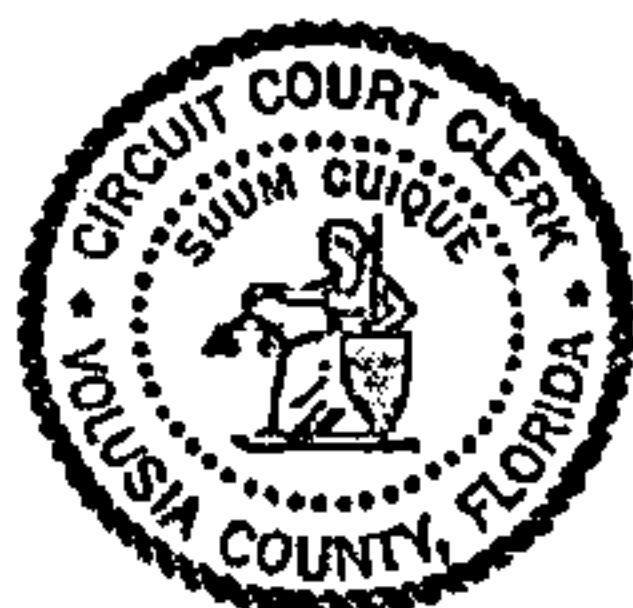
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Description of Property: **Parcel # 813015200040 LOT 4 BLK 489 DELTONA LAKES UNIT 15 PER OR 3724 PG 0883.**

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CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
CC 44

2026 OCT 9 - 11:49 AM

FILED

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MAIL TO:

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