Date Printed: 10/9/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4369-24 — Certificate Number
MERCURY FUNDING LLC — Applicant Name
4/1/2026 — Application Date
10/13/2026 — Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	31,652.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		13,837.24
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		46,014.65
7. Total Interest Accrued by Tax Collector		2,070.66
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		48,418.35
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,085.65
20. Total of Lines 18 & 19		50,504.00
21. Tax Collector's Redemption Fee		12.50
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*	$	50,533.50

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

PAYOFF GOOD THROUGH: 10/13/2026

PAYOFF GOOD THROUGH 10-13-26 BY 9:00 AM

BP

Redemption Date: 10/13/26

Name & Address: ASK Boats LLC
3080 John Anderson Dr
Ormond Beach, FL 32176

Created by: JM

2959690

WIRE

10/13/2026 9:38:45 AM
Instrument# 2026186923 1 page
Book: 8916 Page: 1630
Electronically Recorded By
Volusia County Clerk of the Court

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

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

Book:**8885**

Page: **1017**

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

Certificate No. **4369-24** Year of Issuance **JUNE 1, 2024**

Description of Property **322102000690**
LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408

Name in which assessed **ASK BOATS LLC**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: BPoitras
B POITRAS
Deputy Clerk

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/13/2026 9:38 AM
Receipt: 303185765 Drawer: 156026

TAX DEEDS DELAND
Operator: bpoitras

Instrument #: 2026186923 Type: RE
Book #: 8916 Page #: 1630 Time: 9:38 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 4369-24 / MERCURY FUNDING LLC

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

ESCROW: 330 $17.00

Dated: 10/13/2026

CL-0404-1810

Date Printed: 10/9/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4369-24 Certificate Number
MERCURY FUNDING LLC Applicant Name
4/1/2026 Application Date
10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	31,652.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		13,837.24
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		46,014.65
7. Total Interest Accrued by Tax Collector		2,070.66
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		48,418.35
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,085.65
20. Total of Lines 18 & 19		50,504.00
21. Tax Collector's Redemption Fee		12.50
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*	**$**	**50,533.50**

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

PAYOFF GOOD THROUGH: 10/13/2026

PAYOFF GOOD THROUGH 10-13-26 **BY 9:00 AM**

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

Date Printed: 10/5/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

4369-24 Certificate Number

MERCURY FUNDING LLC Applicant Name

4/1/2026 Application Date

10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	31,652.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		13,837.24
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		46,014.65
7. Total Interest Accrued by Tax Collector		2,070.66
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		48,418.35
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,085.65
20. Total of Lines 18 & 19		50,504.00
21. Tax Collector's Redemption Fee		12.50
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*	**$**	**50,533.50**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		50,504.00
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**50,504.00**

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

Must be paid by 9:00 AM on 10/13/2026

Created by: _____

CL-0921-2301

To:
Tax Collector's Office

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

Date: 10/5/2026
Pages: 4

Completed by: JMT
Date: 10/05/2026

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

Tax Deed Sale Date: **OCTOBER 13, 2026** NO Changes 10-5-26 SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	TOTAL AMOUNT OF ANY CURRENT OR DELINQUENT TAXES ACCRUED AFTER THE TAX COLLECTOR'S CERTIFICATION (DR-513) WAS SENT TO THE CLERK'S OFFICE
704-24	602903030080	REDEEMED ✓
1377-24	701534000080	REDEEMED ✓
1575-24	701800000440	REDEEMED ✓
2139-24	801403110050	$ 0.00 ✓
2185-24	802303000220	REDEEMED ✓
2231-24	803405060020	REDEEMED ✓
2380-24	313601180010	REDEEMED ✓

CL-0769-2504

2681-24	613201120260	$ 0.00
3789-24	813024030080	$ 0.00
4139-24	813065130050	REDEEMED
4210-24	813074040060	REDEEMED
4212-24	813074050040	$0.00
4369-24	322102000690	$0.00
4376-24	322112020040	REDEEMED
4683-24	42251600D100	$ 0.00
4690-24	422517000161	REDEEMED
4696-24	422522005880	$ 0.00
7480-24	632300000130	REDEEMED

8937-24	853000000110	REDEEMED
9254-24	5327100115B2	REDEEMED
9604-24	424294000240	$ 0.00
9640-24	803605050124	REDEEMED
9703-24	522209000440	$ 0.00
10480-24	700603001080	$ 0.00
10526-24	840500000120	$ 0.00
10581-24	412301000310	REDEEMED
10658-24	530952002060	REDEEMED
10899-24	633013003070	$ 0.00
11024-24	641936008403	$ 0.00

11072-24	533978000280	$ 0.00
11177-24	531631008220	$ 0.00
11505-24	630242000504	REDEEMED
11946-24	521901003310	REDEEMED

To:
Property Appraiser - County of Volusia

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

Date: 10/5/2026

Pages: 4

Completed by: Ashlee Walker

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: **OCTOBER 13, 2026**

NO Changes 10-5-26 SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
704-24	602903030080	No	$229,302
1377-24	701534000080	No	$331,079
1575-24	701800000440	No	$134,223
2139-24	801403110050	No ✓	$180,772
2185-24	802303000220	Yes	$103,280
2231-24	803405060020	No	$119,639
2380-24	313601180010	No	$1,240,512

2681-24	613201120260	No	$1,172
3789-24	813024030080	No	$131,340
4139-24	813065130050	Yes	$224,738
4210-24	813074040060	Yes	$54,637
4212-24	813074050040	Yes	$115,340
4369-24	322102000690	No	$751,825
4376-24	322112020040	No	$219,217
4683-24	42251600D100	Yes	$138,075
4690-24	422517000161	No	$99,756
4696-24	422522005880	No	$68,840
7480-24	632300000130	Yes	$227,369

8937-24	853000000110	No	$159,970
9254-24	5327100115B2	No	$165,750
9604-24	424294000240	No	$215,143
9640-24	803605050124	No	$167,238
9703-24	522209000440	No	$260,175
10480-24	700603001080	No	$356,979
10526-24	840500000120	No	$841,192
10581-24	412301000310	Yes	$285,866
10658-24	530952002060	No	$61,734
10899-24	633013003070	Yes	$607,203
11024-24	641936008403	No	$433,602

11072-24	533978000280	No	$203,420
11177-24	531631008220	No	$80,916
11505-24	630242000504	No	$688,058
11946-24	521901003310	Yes	$470,303

Date Printed: 8/24/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4369-24	Certificate Number
MERCURY FUNDING LLC	Applicant Name
4/1/2026	Application Date
10/13/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	31,652.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		13,837.24
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		46,014.65
7. Total Interest Accrued by Tax Collector		2,070.66
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		48,418.35
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,085.65
20. Total of Lines 18 & 19		50,504.00
21. Tax Collector's Redemption Fee		12.50
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*	**$**	**50,533.50**

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

PAYOFF GOOD THROUGH: 8/31/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 8/19/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4369-24 Certificate Number
MERCURY FUNDING LLC Applicant Name
4/1/2026 Application Date
10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	31,652.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		13,837.24
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		46,014.65
7. Total Interest Accrued by Tax Collector		2,070.66
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		48,418.35
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,085.65
20. Total of Lines 18 & 19		50,504.00
21. Tax Collector's Redemption Fee		12.50
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*	**$**	**50,533.50**

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

PAYOFF GOOD THROUGH: 8/26/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 7/31/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4369-24 Certificate Number

MERCURY FUNDING LLC Applicant Name

4/1/2026 Application Date

10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	31,652.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		13,837.24
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		46,014.65
7. Total Interest Accrued by Tax Collector		2,070.66
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		48,418.35
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,085.65
20. Total of Lines 18 & 19		50,504.00
21. Tax Collector's Redemption Fee		12.50
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*	**$**	**50,533.50**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		50,504.00
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**50,504.00**

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

Must be paid by 9:00 AM on 10/13/2026

Created by:

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **MERCURY FUNDING LLC** 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. **4369-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 322102000690 LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408**

Name in which assessed **ASK BOATS 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 **13TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

SEPTEMBER 10, 2026

CL-0916-1803

Date Printed: 8/6/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

4369-24 Certificate Number

MERCURY FUNDING LLC Applicant Name

4/1/2026 Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant		$	31,652.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		$	-
3. Total of Current Taxes Paid by Tax Deed Applicant		$	13,837.24
4. Property Information Report Fee		$	300.00
5. Tax Deed Application Fee		$	225.00
6. Total Interest Accrued by Tax Collector		$	2,070.66
7. Total (Lines 1-6)		$	48,085.31
8. Clerk of Court Statutory fee [per Sect. 28.24]	**{REFUND TO CLERK}**	$	60.00
9. Record Notice of Application fee [per Sect. 197.502]	**{REFUND TO CLERK}**	$	10.00
10. Record Release of Notice of Application [per 197.502]	**{REFUND TO CLERK}**	$	10.00
11. Prepare Release of Notice of Application [per Sect. 28.24]	**{REFUND TO CLERK}**	$	7.00
12. Interest Computed by Clerk of Courts [per Sect. 197.542]		$	690.22
13. Total of Lines 7-10		$	48,862.53
14. Tax Collector's Redemption Fee		$	12.50
15. TOTAL AMOUNT TO REDEEM*		**$**	**48,875.03**

This payoff good through 8/11/2026 BP

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Accepted by: _____

CL-0924-2101

Date Printed: 7/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

4369-24 Certificate Number

MERCURY FUNDING LLC Applicant Name

4/1/2026 Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant		$	31,652.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		$	-
3. Total of Current Taxes Paid by Tax Deed Applicant		$	13,837.24
4. Property Information Report Fee		$	300.00
5. Tax Deed Application Fee		$	225.00
6. Total Interest Accrued by Tax Collector		$	2,070.66
7. Total (Lines 1-6)		$	48,085.31
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		$	48,145.31
14. Tax Collector's Redemption Fee		$	12.50
15. TOTAL AMOUNT TO REDEEM*		**$**	**48,157.81**

This payoff good through 7/29/2026

BP BP

Redemption Date: _____

Name & Address: _____

_____

_____

Accepted by: _____

CL-0924-2101

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 322102000690
Tax Deed #: 31961
Situs Address: 3080 JOHN ANDERSON DR

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

Tax Deed Applicant
MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177

Owner on Current Tax Roll
ASK BOATS LLC
3080 JOHN ANDERSON DR
ORMOND BEACH, FL 32176

Billing Address on Current Tax Roll

Additional Parties, Per Search
IBI-EJ FALCON INVESTMENTS LLC Mortgage Holder

JACKNIN, LLC Mortgage Holder
9406 JACKSON ST
BURKE, VA 22015

IBI-EJ FALCON INVESTMENTS LLC Lien Holder
4420 BEACON CIRCLE
WEST PALM BEACH, FL 33407

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

A. MAX ZARETSKY, ESQ.,
REGISTERED AGENT O/B/O IBI-EJ
FALCON INVESTMENTS LLC
4420 BEACON CIR
WEST PALM BEACH, FL 33407

Mortgage Holder's Agent/Rep

ASK BOATS LLC
3080 JOHN ANDERSON DR
ORMOND BEACH, FL 32176

Title Holder

ASK BOATS LLC
4701 GIRTON AVE
SHADY SIDE, MD 20764

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	MERCURY FUNDING, LLC PO BOX 772837 MEMPHIS, TN 38177	Application date	Apr 01, 2026
Situs address	3080 JOHN ANDERSON DR ORMOND BEACH 32176	Yr Issued/Certificate #	2024 / 4369
Parcel owner	ASK BOATS LLC 3080 JOHN ANDERSON DR ORMOND BEACH, FL 32176	Date certificate issued	06/01/2024
		Deed application number	31961
Property description	See last page.	Account number	322102000690

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)
# 2024/4369	05/31/2024	14,353.25	1,581.85	15,935.10
# 2025/4103	05/31/2025	14,833.48	883.83	15,717.31
			Part 2: Total*	**31,652.41**

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)
# /					
				Part 3: Total*	**0.00**

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)	31,652.41
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	13,837.24
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)	2,070.66
7. **Total Paid** (Lines 1-6)	48,085.31

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: Jesse Treichel
Signature, Tax Collector or Designee

Volusia, Florida

Date 07/01/2026

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)	48,085.31
18. Redemption fee	12.50
19. Total amount to redeem	48,097.81

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):

LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 P
ER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 P
ER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408

LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 P
ER OR 6831 PG 3637 PER OR 7378 PG 0656 (Full legal attached.)

TDA #: 31961

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
322102000690	2959690	3080 JOHN ANDERSON DR ORMOND BEACH 32176

Legal Description
LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-4369	$751,825	No	No	Yes	No

Owner of Record on Current Tax Roll
ASK BOATS LLC

3080 JOHN ANDERSON DR
ORMOND BEACH FL 32176

Billing Name & Address

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 04/28/2026 **Search covers** **20 years** **through:** 04/16/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ASK BOATS LLC 3080 JOHN ANDERSON DR ORMOND BEACH FL 32176	Warranty Deed Bk:8175 Pg:1408	No Sunbiz record found.
ASK BOATS LLC 4701 GIRTON AVE SHADY SIDE MD 20764		Mortgage 8307-4027.

Related Documents (for Reference)

Warranty Deed
Bk:4482 Pg:4001

Warranty Deed
Bk:6831 Pg:3637

Warranty Deed
Bk:7378 Pg:656

Warranty Deed
Bk:7447 Pg:1596

Warranty Deed
Bk:7725 Pg:2753

Quit Claim Deed
Bk:7823 Pg:4724

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
JACKNIN, LLC 9406 JACKSON ST BURKE VA 22015	Mortgage Bk:8175 Pg:1410	No Sunbiz record found.
IBI-EJ FALCON INVESTMENTS LLC	Assignment of Mortgage Bk:8621 Pg:4451	No address found on document.
A. MAX ZARETSKY, ESQ., REGISTERED AGENT O/B/O IBI-EJ FALCON INVESTMENTS LLC 4420 BEACON CIR WEST PALM BEACH FL 33407	Sunbiz	

Related Documents (for Reference)

Modification of Mortgage
Bk:8307 Pg:4020

Subordination Agreement
Bk:8307 Pg:4024

Mortgage
Bk:8307 Pg:4027

Assignment of Lease and Rents
Bk:8307 Pg:4037

Assignment of Mortgage
Bk:8318 Pg:1068

Assignment of Mortgage
Bk:8612 Pg:4924

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
IBI-EJ FALCON INVESTMENTS LLC 4420 BEACON CIRCLE WEST PALM BEACH FL 33407	Final Judgment of Foreclosure Bk:8814 Pg:1415	

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

12/21/2021 12:38:12 PM Instrument #2021304187 #1 Book:8175 Page:1408
Doc Stamps $4,830.00 Transfer Amt $690,000.00

Prepared by and after recording return to:

Berry J. Walker, Jr.
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

File Number: FA21-152

Consideration: **$690,000.00**

General Warranty Deed

Made this December 16, 2021 A.D. By **Nicholas B. Magrone, a single person, a/k/a Nicholas B. Magrone, Sr.**, whose address is: 2294 Oceanshore Blvd. Apt 501, Ormond Beach, Florida 32176, hereinafter called the grantor, to **Ask Boats LLC, a District of Columbia limited liability company**, whose post office address is: 3080 John Anderson Drive, Ormond Beach, Florida 32176, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) 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 Volusia County, Florida, viz:

Lots A and B, ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Volusia County, Florida.

3080 John Anderson Drive, Ormond Beach, Volusia County, Florida 32176

Parcel ID Number: 322102000690

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Patricia McBean

Witness Printed Name Jessica Wylie

Nicholas B. Magrone (Seal)
Address: 2294 Oceanshore Blvd. Apt 501, Ormond Beach, Florida 32176

Prepared by and after recording return to:

Berry J. Walker, Jr.
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

File Number: FA21-152

Consideration: **$690,000.00**

State of Florida

County of Flagler

The foregoing instrument was acknowledged before me by means of (X) physical presence or (___) online notarization, this 16th day of December, 2021, by Nicholas B. Magrone, a single person, a/k/a Nicholas B. Magrone, Sr., (__) who is/are personally known to me or (X) who has/have produced FL Drivers License as identification.

PATRICIA MCBEAN
Notary Public - State of Florida
Commission # GG 216595
My Comm. Expires Jul 8, 2022

Notary Public

Print Name: Patricia McBean

My Commission Expires: July 8, 2022

10/07/1999 09:08
Doc stamps 1102.50
(Transfer Amt $ 157500)
Instrument # 99200051
Book: 4482
Page: 4001

This instrument was prepared by and return to:
Name: Ronald N. Johnson
Attorney-at-Law
Address: 326 So. Grandview Ave.
Daytona Beach, FL 32118
Grantee #1 S.S. No. [redacted]
Grantee #2 S.S. No.
Property Appraiser's
Parcel Identification No.
322102000690

WARRANTY DEED

THIS INDENTURE, made this 27th day of September, 1999,

Between:

Hassler-Ledbetter Construction, Inc., a Florida corporation,

whose post office address is: P. O. Box 1446, Flagler Beach, Florida 32136,

GRANTOR(S)*,

and

JOHN C. LEDBETTER, a single man,

whose post office address is 3080 John Anderson Drive, Ormond Beach, FL 32176,

GRANTEE(S)*,

WITNESSETH: That said grantor, for and in consideration of the sum of TEN and NO/100 ($10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Volusia County, State of Florida, to wit:

Lots A and B, Atlantic Shores, according to the map or plat thereof as recorded in Plat Book 23, Page 28, of the Public Records of Volusia County, Florida.

Book: 4482
Page: 4002
Diane M. Matousek
Volusia County, Clerk of Court

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1999 and subsequent years.
2. Covenants, restrictions, easements of record, if any.

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

*"Grantor" and "Grantee" are used for singular or plural, as context requires

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cathy M Speidel
Witness

Hassler-Ledbetter Construction, Inc.,
a Florida corporation

Cathy M. Speidel
Printed name of Witness

Linda Beers
Witness

By: Tim Hassler
Tim Hassler, President

LINDA BEERS
Printed name of Witness

(Seal)

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 27th day of September, 1999 by Tim Hassler as President of Hassler-Ledbetter Construction, Inc., who is personally known to me or who have produced _____ as identification.

Linda Beers
Notary Public

(Seal)

Linda Beers
MY COMMISSION # CC533492 EXPIRES
April 4, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

My commission expires:

03/15/2013 03:45 PM
Doc stamps 2107.00
(Transfer Amt $ 301000)
Instrument# 2013-051441 # 1
Book: 6831
Page: 3637

Prepared by and return to:
R. Neil Johnson
Johnson & Johnson
150 S. Palmetto Ave
Daytona Beach, FL 32114
386-252-3694
File Number: **ss 3080 John**
Parcel Identification No. : **322102000690**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed made this **12th** day of **March, 2013** between **John C. Ledbetter** whose post office address is **3080 John Anderson Drive, Ormond Beach, FL 32176**, grantor, and **Emin S. Cay, a single man** whose post office address is **1 Evergreen Cir., Ormond Beach, FL 32176**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida** to-wit:

Lots A and B, Atlantic Shores, according to the map or plat thereof as recorded in Plat Book 23, Page 28, Public Records of Volusia County, Florida.

SUBJECT TO covenants, conditions, restrictions, easements, and reservations of record, if any, the mention of which shall not be deemed to reimpose the same; taxes for the year 2013 and subsequent years.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013.**

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Instrument# 2013-051441 # 2
Book: 6831
Page: 3638
Diane M. Matousek
Volusia County, Clerk of Court

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

Signed, sealed and delivered in our presence:

Witness Name: Joann Pasternak

Witness Name: R. Newt Turner

John C. Ledbetter (Seal)

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 12th day of March, 2013 by John C. Ledbetter, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

JOANNE PASTERNAK FAENZA
Notary Public - State of Florida
My Comm. Expires Jun 15, 2013
Commission # DD 899329

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3/28/2017 01:57 PM Instrument # 2017061307 # 1 Book: 7378 Page: 656
Doc Stamps $3,255.00 Transfer Amt $465,000.00

Prepared by and return to:
Sharon B. Logan

Sharon B. Logan, P.A.
180 Vining Court
Ormond Beach, FL 32176
386-673-5787
File Number: **2017-150**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th** day of **March, 2017** between **Emin S. Cay, a single man,** whose post office address is **PO Box 1616, Ormond Beach, FL 32175**, grantor, and **William Kenneth Peiffer, as Trustee(s) of the Pei Living Trust Dated May 16, 2014** whose post office address is **3080 John Anderson Dr, Ormond Beach, FL 32176**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida** to-wit:

Lots A and B, Atlantic Shores, according to the map or plat thereof as recorded in Plat Book 23, Page 28, Public Records of Volusia County, Florida.

Parcel Identification Number: 3221-02-00-0690

Also known as: 3080 John Anderson Drive, Ormond Beach, Florida, 32176

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016.**

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

Signed, sealed and delivered in our presence:

Witness Name: SHARON B. LOGAN

Witness Name: Rebecca Y. Fleischer

Emin S. Cay (Seal)

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State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 27th day of March, 2017 by Emin S. Cay, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

SHARON B. LOGAN
MY COMMISSION EXPIRES
January 31, 2019
#FF 164958
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

DoubleTime®

9/15/2017 11:19:53 AM Instrument #2017178293 #1 Book:7447 Page:1596
Doc Stamps $2,744.00 Transfer Amt $392,000.00

Prepared by and after recording return to:

Berry J. Walker, Jr.
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

File Number: FA17-469

CONSIDERATION = $392,000.00

General Warranty Deed

Made this August 30, 2017, 2017 A.D. By **William Kenneth Peiffer, a single man, individually and as Trustee of the Pei Living Trust Dated May 16, 2014,** whose address is: 3080 John Anderson Drive, Ormond Beach, Florida 32176, hereinafter called the grantor, to **Elite Trust & Escrow LLC, as Trustee for the 3080 John Anderson Drive Land Trust, a Florida land trust,** whose post office address is: 225 S. Westmonte Dr., Suite 2040, Altamonte Springs, Florida 32714, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, ($10.00) 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 Volusia County, Florida, viz:

Lots A and B of ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page 28, of the Public Records of Volusia County, Florida.

Parcel ID Number: **3221-02-00-0690**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

Prepared by and after recording return to:

Berry J. Walker, Jr.
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

File Number: FA17-469

CONSIDERATION = $392,000.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Patricia Bartolucci
- Witness Printed Name PATRICIA BARTOLUCCI

Gary J Bartolucci
Witness Printed Name GARY J. BARTOLUCCI

, a single man individually and as Trustee of the Pei Living Trust Dated May 16, 2014 (Seal)
William Kenneth Peiffer, a single man, individually and as Trustee of the Pei Living Trust Dated May 16, 2014
Address: 3080 John Anderson Drive, Ormond Beach, Florida 32176

State of FLORIDA

County of Volusia

The foregoing instrument was acknowledged before me this August 30, 2017, by William Kenneth Peiffer, a single man, individually and as Trustee of the Pei Living Trust Dated May 16, 2014, (__) who is personally known to me or (X) who has produced Drivers License as identification.

PATRICIA BARTOLUCCI
Notary Public - State of Florida
Commission # FF 144197
My Comm. Expires Sep 24, 2018
Bonded through National Notary Assn.

Patricia Bartolucci
Notary Public
Print Name: PATRICIA BARTOLUCCI
My Commission Expires: 9/24/18

EXHIBIT "A" TO WARRNTY DEED – TRUSTEE POWERS

FULL power and authority granted to said Trustee named herein, pursuant to Section 689.071, Florida Statutes, with respect to the said premise or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole, or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any persons owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

IN NO CASE shall any party dealing with the said trustee in relation to said premises to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said Trustee Agreement, and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or climbing under such conveyance, lease or other instrument (a) that at the time of delivery thereof, the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and imitations contained herein and in said Trust Agreement, or in some amendment thereof and binding upon all beneficiaries there under, and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

7/25/2019 3:29:30 PM Instrument #2019147085 #1 Book:7725 Page:2753
Doc Stamps $3,143.00 Transfer Amt $449,000.00

Prepared by, and after recording return to:

Berry J. Walker, Jr., an employee of
Walker & Tudhope, P.A.,
225 South Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

Consideration: **$449,000.00**

File Number: FA19-287

For official use by Clerk's office only

SPECIAL WARRANTY DEED

THIS INDENTURE, made this July 24, 2019, between **Elite Trust and Escrow LLC, a Florida limited liability company, as Trustee for The 3080 John Anderson Drive Land Trust,,** whose mailing address is: 225 S. Westmonte Drive, Suite 2040, Altamonte Springs, Florida 32714, party of the first part, and **Lisa F. Magrone and Nicholas B. Magrone, wife and husband,** whose mailing address is: 2294 Ocean Shore Blvd., Apt. 501, Ormond Beach, Florida 32176, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots A and B of ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page 28, of the Public Records of Volusia County, Florida.

Parcel Identification Number: **322102000690**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; 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 the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth above.

Signed, sealed and delivered
in the presence of:

Valerie A. Fernandez
Witness signature

Valerie A. Fernandez
Print witness name

Lorraine D. Bolander
Witness signature

Lorraine D. Bolander
Print witness name

Elite Trust and Escrow LLC, a Florida limited liability company, as Trustee for The 3080 John Anderson Drive Land Trust:

By:_____
Print Name: Suzzette M. De Jesus
Title: Manager

State of Florida

County of: Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of July, 2019 by Suzzette M. De Jesus, Manager of Elite Trust and Escrow LLC, a Florida limited liability company, as Trustee for The 3080 John Anderson Drive Land Trust,, ✓ who is personally known to me or _____ who has produced a Florida Driver's License as identification.

Valerie A. Fernandez
Notary Public

Valerie A. Fernandez
Print Notary Name

My Commission Expires: 9/1/2019

Notary Seal

VALERIE A. FERNANDEZ
MY COMMISSION # FF 915003
EXPIRES: September 1, 2019
Bonded Thru Notary Public Underwriters

Prepared by:
Timothy P. Hoban, P.A.
2752 Dora Avenue
Tavares, Florida 32778

File Number: D20-001

Exemp from payment of Documentary Stamp Tax
Pursuant to F.S. Section 201.02(7)(b)

Quit Claim Deed

Made this February 26, 2020 A.D. By **Nicholas B. Magrone and Lisa F. Magrone, husband and wife,** whose post office address is: 3080 John Anderson Drive, Ormond Beach, Florida 32176, hereinafter called the grantor, to **Nicholas B. Magrone, a married man**, whose post office address is: 3080 John Anderson Drive, Ormond Beach, Florida 32176, hereinafter called the grantee:

(Whenever used herein the term "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 Zero Dollars and no cents, ($0.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Volusia County, Florida, viz:

Lots A and B, Atlantic Shores, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Volusia County, Florida.

Parcel ID Number: **322102000690**

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

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 behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Timothy P Hoban

Witness Printed Name Cristina Perez

Lisa F. Magrone (Seal)
Lisa F. Magrone

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 26 day of February, 2020, by Lisa F. Magrone, who is/are personally known to me or who has produced a drivers licenes as identification.

TIMOTHY HOBAN
Notary Public - State of Florida
Commission # FF980020
My Comm. Expires Jun 17, 2020
Bonded through National Notary Assn.

Notary Public
Print Name: Timothy Hoban

My Commission Expires: 6/17/2020

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Christina Howers

Witness Printed Name Olivia Luce

Nicholas B. Magrone (Seal)

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 6th day of February, 2020, by Nicholas B. Magrone, who is/are personally known to me or who has produced a drivers licenes as identification.

OLIVIA LUCE
Notary Public - State of Florida
Commission # GG 938388
My Comm. Expires Dec 9, 2023
Bonded through National Notary Assn.

Notary Public
Print Name: Olivia Luce

My Commission Expires: 12/9/2023

12/21/2021 12:38:12 PM Instrument #2021304188 #1 Book:8175 Page:1410
Doc Stamps $2,450.00 Intang Tax $1,400.00

This instrument prepared by and return recorded instrument to:

Berry J. Walker, Jr., Esquire
Florida Bar No. 0742960
Walker & Tudhope, P.A.
225 South Westmonte Drive, Suite 2040
Altamonte Springs, FL 32714
Phone: 407-478-1866
E-Mail Address: berryw@walkerandtudhope.com

Loan Number/File Number: FA21-152

BALLOON MORTGAGE

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $700,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

THIS MORTGAGE ("Security Instrument") is given on December 16, 2021.

The Mortgagor is **Ask Boats LLC, a District of Columbia limited liability company**, whose mailing address is: 3080 John Anderson Drive, Ormond Beach, Florida 32176 (referred to herein as "Mortgagor"). This Security Instrument is given to **Jacknin, LLC whose address is 9406 Jackson St, Burke, Virginia 22015** (referred to herein as "Mortgagee"). Mortgagor owes Mortgagee the principal sum of $700,000.00. This debt is evidenced by Mortgagor's Note (the "Note") executed and delivered to the Mortgagee, which provides for a balloon payment.

This Security Instrument secures to Mortgagee: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced hereunder to protect the security of this Security Instrument; and (c) the performance of Mortgagor's covenants and agreements under this Security Instrument and the Note. For this purpose, Mortgagor does hereby mortgage, grant and convey to the Mortgagee the following described property located in Florida:

Lots A and B, ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Volusia County, Florida.

3080 John Anderson Drive, Ormond Beach, Volusia County, Florida 32176

Parcel Number: 322102000690

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to

in this Security Instrument as the "Property."

MORTGAGOR COVENANTS that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Mortgagor warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Mortgagor and Mortgagee covenant and agree as follows:

UNIFORM COVENANTS.

1. Payment of Principal, Interest and Late Charge. Mortgagor shall pay when due the principal and interest on the debt evidenced by the Note and late charges due under the Note. Upon receipt of all sums secured by this Mortgage, the Mortgagee shall issue, sign and record in the public record a satisfaction of this Mortgage on behalf of the Mortgagee.

2. Payments of Taxes, Insurance and Other Charges. Mortgagor shall pay when due the annual real estate taxes on or before March 31 of each year. The Mortgagor shall also pay when due (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, if any, and (c) premiums for insurance required by this Mortgage; and (d) monthly condominium maintenance assessments and homeowner association dues and assessments.

3. Application of Payments. All payments under paragraphs 1 shall be applied by Mortgagee as follows:

First, to interest due under the Note;

Second, to any sums advanced by the Mortgagee as provided herein;

Third, to late charges due under the Note and any costs advanced for collection of the debt evidenced by the Note and secured by the Mortgage; and

Fourth, to the principal of the Note.

4. Future Advance Mortgage. This Mortgage is intended to secure the unpaid balances of loan advances to be made under the Note after this Mortgage has been delivered to the Office of the County Clerk for recordation. The maximum amount of the unpaid indebtedness secured hereby, exclusive of interest thereon and advances made for the payment of taxes,

assessments, insurance premiums and costs incurred for the protection of the Mortgaged Property, which may be outstanding at any time is 150% of the stated loan amount.

5. Preservation, Maintenance and Protection of the Property; Mortgagor's Loan Application; Leaseholds. Mortgagor shall not commit waste or destroy damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Mortgagee may inspect the Property if the Property is vacant or abandoned or the loan is in default. Mortgagee may take reasonable action to protect and preserve such vacant or abandoned Property. Mortgagor shall also be in default if Mortgagor, during the loan application process, gave materially false or inaccurate information or statements to Mortgagee (or failed to provide Mortgagee with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Mortgagor's occupancy of the Property as a principal residence. If this Security Instrument is on leasehold, Mortgagor shall comply with the provisions of the lease. If Mortgagor acquires fee title to the Property, the leasehold and fee title shall not be merged unless Mortgagee agrees to the merger in writing.

6. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Mortgagee to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Mortgagee shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in paragraph 2, or change the amount of such payments. Any excess proceeds remaining after all outstanding indebtedness under the Note and this Security Instrument has been paid in full shall be paid to the person legally entitled thereto.

7. Charges to Mortgagor and Protection of Mortgagee's Rights in the Property. Mortgagor shall pay all governmental or municipal charges, fines and impositions as they become due. Mortgagor shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Mortgagee's interest in the Property, upon Mortgagee's request Mortgagor shall promptly furnish to Mortgagee receipts evidencing these payments.

If Mortgagor fails to make these payments or the payments required hereunder, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Mortgagee's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Mortgagee may do and pay whatever is necessary to protect the value of the Property and Mortgagee's rights in the Property, including payment of taxes, hazard insurance and other items mentioned herein.

Any amounts disbursed by Mortgagee under this paragraph shall become additional debt of Mortgagor and be secured by this Security Instrument. These amounts shall bear interest

from the date of disbursement, at the Note rate, and at the option of Mortgagee, shall be immediately due and payable.

Mortgagor shall promptly discharge any lien which has priority over this Security Instrument unless Mortgagor: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Mortgagee; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Mortgagee's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Mortgagee subordinating the lien to this Security Instrument. If Mortgagee determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Mortgagee may give Mortgagor a notice identifying the lien. Mortgagor shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

8. Fees. Mortgagee may collect fees and charges authorized by Florida law and applicable federal law.

9. Grounds for Acceleration of Debt.

(a) Default. Mortgagee may, in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(i) Mortgagor defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date, or

(ii) Mortgagor defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) Sale Without Approval. Mortgagee shall require immediate payment in full of all sums secured by this Security Instrument if all or part of the Property, or a beneficial interest in any trust owning all or part of the Property, or a majority of the stock or membership interests of a company owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent).

(c) No Waiver. If circumstances occur that would permit Mortgagee to require immediate payment in full, but Mortgagee does not require such payments, Mortgagee does not waive its rights with respect to subsequent events.

10. Reinstatement. Mortgagor has a right to be reinstated if Mortgagee has required immediate payment in full because of Mortgagor's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Mortgagor shall tender in a lump sum all amounts required to bring Mortgagor's account current including, to the extent they are obligations of Mortgagor under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Mortgagor, this Security Instrument and the obligations that it secures shall remain in effect as if Mortgagee

had not required immediate payment in full. However, Mortgagee is not required to permit reinstatement if: (i) Mortgagee has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Mortgagor Not Released; Forbearance By Mortgagee Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Mortgagee to any successor in interest of Mortgagor shall not operate to release the liability of the original Mortgagor or Mortgagor's successor in interest. Mortgagee shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Mortgagor or Mortgagor's successors in interest. Any forbearance by Mortgagee in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Mortgagee and Mortgagor, subject to the provisions of paragraph 9(b). Mortgagor's covenants and agreements shall be joint and several. Any Mortgagor who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Mortgagor's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Mortgagee and any other Mortgagor may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Mortgagor's consent.

13. Notices. Any notice to Mortgagor provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Mortgagor designates by notice to Mortgagee. Any notice to Mortgagee shall be given by first class mail to Mortgagee's address stated herein or any address Mortgagee designates by notice to Mortgagor. Any notice provided for in this Security Instrument shall be deemed to have been given to Mortgagor or Mortgagee when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Mortgagor's Copy. Mortgagor shall be given one conformed copy of the Note and of this Security Instrument.

16. Hazardous Substances. Mortgagor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Mortgagor shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Mortgagor shall promptly give Mortgagee written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Mortgagor has actual knowledge. If Mortgagor learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Mortgagor shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

17. Assignment of Rents. Mortgagor unconditionally assigns and transfers to Mortgagee all the rents and revenues of the Property. Mortgagor authorizes Mortgagee or Mortgagee's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Mortgagee or Mortgagee's agents. However, prior to Mortgagee's notice to Mortgagor of Mortgagor's breach of any covenant or agreement in the Security Instrument, Mortgagor shall collect and receive all rents and revenues of the Property as trustee for the benefit of Mortgagee and Mortgagor. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Mortgagee gives notice of breach to Mortgagor: (a) all rents received by Mortgagor shall be held by Mortgagor as trustee for benefit of Mortgagee only, to be applied to the sums secured by the Security Instrument; (b) Mortgagee shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Mortgagee or Mortgagee's agent on Mortgagee's written demand to the tenant.

Mortgagor has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Mortgagee from exercising its rights under this paragraph 17.

Mortgagee shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Mortgagor. However, Mortgagee or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Mortgagee. This assignment of rents of the

Property shall terminate when the debt secured by the Security Instrument is paid in full.

18. Foreclosure Procedure. If Mortgagee requires immediate payment in full under paragraph 9, Mortgagee may foreclose this Security Instrument by judicial proceeding. Mortgagee shall be entitled to collect all expenses incurred in pursuing the remedies in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

19. Release. Upon payment of all sums secured by this Security Instrument, Mortgagee shall release this Security Instrument without charge to Mortgagor. Mortgagor shall pay any recordation costs.

20. Attorneys' Fees. As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

BY SIGNING BELOW, Mortgagor accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Mortgagor and recorded with it.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $700,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

"MORTGAGOR(S)"

Ask Boats LLC, a District of Columbia limited liability company:

By: _____

Print Name: Brian Colella

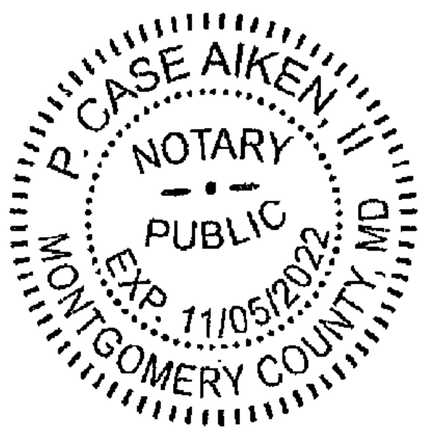
Title: Manager and sole member

STATE OF Maryland

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, on the 16th day of December, 2021 by Brian Colella as Manager and sole member of **Ask Boats LLC, a District of Columbia limited liability company** [ ] who is personally known to me or [✓] who has produced a drivers License Maryland as identification.

Notary Seal:



Name:
Notary Public P. CASE AIKEN II
Serial Number
My Commission Expires: NOV 05 2022

10/22/2024 8:51:51 AM Instrument #2024201923 #1 Book:8621 Page:4451

Prepared by and Return to:
A. Max Zaretsky, Esq.
Ward Damon
4420 Beacon Street
West Palm Beach, FL 33407

ASSIGNMENT OF MORTGAGE

COMES NOW, IBI-EJ INVESTMENTS LLC, a Delaware Limited Liability Company ("Assignor"), for good and other valuable consideration received from or on behalf of IBI-EJ FALCON INVESTMENTS LLC, a Delaware Limited Liability Company ("Assignec), at or before the ensealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto Assignee all of Assignor' s rights, title and interest in and to the following Mortgage from ASK BOATS LLC, a District of Columbia Limited Liability Company, in favor of Taylor Made Lending, LLC, a Florida Limited Liability Company, which Mortgage was assigned to MLS Investment Holdings, LLC, a Florida Limited Liability Company, as to an undivided 81.82% interest; Two Pals, LLC, a Florida Limited Liability Company, as to an undivided 9.09% interest; Carri Markofsky, as to an undivided 7.09% interest; and Austin Markofsky, as to an undivided 2.0% interest, by Assignment of Mortgage dated September 29, 2022, and recorded October 4, 2022 in Official Records Book 83 1 8, at Page 1068, of the Public Records of Volusia County, Florida, and further assigned to IBI-EJ Investments LLC, a Delaware Limited Liability Company, by Assignment of Mortgagc dated September 10, 2024, and recorded on September 24, 2024, under Instrument #2024187058 of the Public Records of Volusia County, Florida, which is more particularly described on Exhibit "A" hereof, and which pertains to the following described real property: See Exhibit "B" attached hereto and made a part hereof.

This Assignment Of Mortgage includes an assignment of the Assignment Of Rents And Leases, which Assignment Of Rents And Leases is between ASK BOATS LLC, a District of Columbia Limited Liability Company ("Assignor") and Taylor Made Lending, LLC, a Florida Limited Liability Company ("Assignee") dated August 3 1 , 2022, and recorded September 6, 2022 in Official Records Book 8307, at Page 4037, of the Public Records of Volusia County, Florida.

TOGETHER with the note(s) or obligation(s) described in the above documents, and the monies due and to become due thereon;

TO HAVE AND TO HOLD the same unto Assignee, their successors and assigns forever.

THIS ASSIGNMENT is made without recourse to the Assignor.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed as of this 23rd day of September, 2024.

IBI-EJ INVESTMENTS LLC

ELI HEN, Manager of E&J Capital LLC,
Manager

Witness: _____
Typed Name: Abraham Zarecksky
Address:4420 Beacon Circle, WPB, FL 33407

Witness: _____
Typed Name: Shantel Crayton
Address: 4420 Beacon Circle, WPB, FL 33407

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this September ____, 2024 by Eli Hen, Manager of E&J Capital LLC, Manager of IBI-EJ INVESTMENTS LLC who is personally known to me or who has produced _____(type of identification) as identification.

[Notary Seal]

_____
Notary Public

_____
Name typed, printed or stamped
My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA

SHANTEL CRAYTON
Commission # HH 420242
Expires July 29, 2027

EXHIBIT "A"

MORTGAGE

Mortgage between ASK BOATS LLC, a District of Columbia Limited Liability Company ("Mortgagor") and Taylor Made Lending, LLC, a Florida Limited Liability Company ("Mortgagee") dated August 31, 2022, and recorded September 6, 2022 in Official Records Book 8307, at Page 4027, of the Public Records of Volusia County, Florida.

EXHIBIT "B"

LEGAL DESCRIPTION

Lots A and B, ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Volusia County, Florida.

Division of Corporations

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
IBI-EJ FALCON INVESTMENTS LLC

Filing Information

Document Number	M24000013537
FEI/EIN Number	N/A
Date Filed	10/22/2024
State	DE
Status	ACTIVE

Principal Address

4420 BEACON CIR.
WEST PALM BEACH, FL 33407

Mailing Address

4420 BEACON CIR.
WEST PALM BEACH, FL 33407

Registered Agent Name & Address

ZARETSKY, A. MAX, ESQ.
4420 BEACON CIR.
WEST PALM BEACH, FL 33407

Authorized Person(s) Detail

Name & Address

Title MGR

E&J CAPITAL, LLC
4420 BEACON CIR.
WEST PALM BEACH, FL 33407

Annual Reports

Report Year	Filed Date
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
10/22/2024 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

9/6/2022 3:23:35 PM Instrument #2022207398 #1 Book:8307 Page:4020

LOAN MODIFICATION AGREEMENT

THIS LOAN MODIFICATION AGREEMENT (this "**Agreement**") is made as of this 31 day of August, 2022 (the "**Effective Date**") by and between **ASK BOATS LLC**, a District of Columbia limited liability company (the "**Borrower**"), **BRIAN A. COLELLA** ("**Guarantor**") and **JACKNIN, LLC**, a Virginia limited liability company (collectively, the "**Lender**").

RECITALS:

A. The Lender is the owner and holder of that certain Commercial Promissory Note dated December 16, 2021 in the original principal amount of Seven Hundred Thousand and No/100 Dollars ($700,000.00) from the Borrower payable to the order of the Lender, (the "**Note**") memorializing a loan in such aforesaid amount (the "**Loan**"). Borrower's obligations pursuant to the Note and Loan Documents were personally guaranteed by Guarantor pursuant to that certain Guaranty (Unconditional and Continuing) (the "**Guaranty**").

B. Borrower's obligations under the Note are made pursuant to the Loan Agreement of even date therewith (the "**Loan Agreement**") and secured by, among other things, that certain Balloon Mortgage from the Borrower, dated December 16, 2021 and recorded on December 21, 2021, as Instrument # 2021304188, Book 8175, Page 1410 in the Land Records of the Volusia County, Florida (the "**Mortgage**") covering certain real property located in the Volusia County Florida with a street address of 3080 John Anderson Drive, Ormond Beach, Volusia County, Florida 32176, Parcel Number: 322102000690 and the improvements located thereon as more particularly described on Exhibit A attached hereto (the "**Property**"). The Note, the Deed of Trust, the Loan Agreement, this Agreement and all other documents evidencing or securing the Loan are collectively referred to herein as the "**Loan Documents.**"

C. On August 12, 2022, Lender received payment from Borrower in the amount of $397,427.79.

D. Borrower intends to refinance the Loan with a different lender but there will be a shortfall and Borrower will not be able to pay the Loan off in full.

E. The parties hereto hereby wish to modify the Note to modify the interest rate, extend the Maturity Date and as otherwise set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual covenants and undertakings hereinafter set forth, the parties hereto, for themselves and for their respective successors, assigns, personal representatives and heirs hereby covenant and agree as follows:

1. Capitalized Terms. All capitalized terms used herein and not otherwise defined, shall have the meaning set forth in the Note and/or Loan Documents. Upon full execution and delivery of this Agreement, as used in the Loan Documents, the term "**Note**" shall mean the Note as modified by this Agreement.

2. Maturity Date, Interest Rate. Upon full execution and delivery of this Agreement and Lender's receipt of funds from Borrower in the amount of **$459,650.15** ("Payoff Funds"), the Maturity Date on the Note shall be extended to June 1, 2023 ("New Maturity Date"). Upon receipt of the Payoff Funds by Lender, the principal balance due under the Note shall be modified to Thirty-Five Thousand and No/100 Dollars ($35,000.00) ("New Principal Balance"). After Lender's receipt of the Payoff Funds, Borrower and Lender agree to stipulate the New Principal Balance as the amount due on the Note regardless of the actual amount due pursuant to the Note. Upon full execution and delivery of this Agreement and Lender's receipt of the Payoff Funds from Borrower, the interest rate specified in Section 1 of the Note shall be modified to a fixed rate of **Twelve Percent (12.00%)** per annum, provided that Borrower pays the New Principal Balance in full by the New Maturity Date. **The interest shall accrue until the New Maturity Date.** Notwithstanding anything to the contrary herein or the Loan Documents, in the event the Borrower fails to pay the New Principal Balance in full on or prior to the New Maturity Date, all amounts due on the Note shall accrue interest from the New Maturity Date at the Default Rate of 18% per annum, or the highest lawful interest rated permitted by applicable law, and Borrower hereby also agrees to promptly pay Lender a default fee in the amount of Ten Thousand Dollars ($10,000.00). Borrower shall also be responsible for paying any and all other charges, fees, and expenses set forth in the Note and Loan Documents, including without limitation, late fees, Lender's collection costs and attorney's fees.

3. Subordination. Lender agrees to subordinate its Mortgage and Loan to Borrower's new lender who will be providing Borrower with the funds that comprise the Payoff Funds. Thereafter, Lender's Mortgage shall be a second position lien on the Property and Lender does not consent to any additional liens being placed on the Property. Lender's obligation to subordinate its Mortgage and Loan shall be subject to confirmation that Lender shall receive the full amount of Payoff Funds, Lender's receipt of satisfactory settlement statement and Lender and Lender's counsel's approval of the proposed subordination agreement, which consent shall not be unreasonably withheld, conditioned or delayed. Borrower shall promptly pay all expenses and fees associated with the subordination and loan modification.

4. Reaffirmation of Loan Documents. Except as expressly modified herein, all of the provisions of the Note and all of the other Loan Documents shall remain unchanged and in full force and effect. This Agreement shall in no way operate as a novation, release or discharge of any of the provisions of the Note or the Loan Documents securing or perfecting the indebtedness thereby evidenced. To the extent of any conflict between the Note, the Loan Documents and this Agreement, the terms of this Agreement shall control. The Borrower hereby acknowledges that the Note and all other documents executed by the Borrower, whether previously or simultaneously herewith, in connection with the Loan evidenced by the Note, are in full force and effect and are binding in accordance with their terms. The Borrower hereby renews and extends its covenant and agreement to conform, comply with, and be bound by each and every term and provision of the Note, this Agreement and all the other Loan Documents. Borrower represents and warrants that it has obtained all requisite authority to enter into this Agreement. The Borrower hereby reaffirms as true and correct all of its representations and warranties set forth the Loan Documents Further, the Borrower hereby expressly agrees and acknowledges that the obligations of the Borrower under the Note and the Loan Documents are not subject to any set-off, defense or

counterclaim. THIS LOAN MODIFICATION AGREEMENT IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS LOAN MODIFICATION AGREEMENT IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

5. No Waiver by Lender. Nothing herein, including the acceptance of any payment, including payments on account for principal, interest, fees or costs, or any loan, credit accommodation or forbearance made by Lender at any time during the occurrence and continuation of a default or an Event of Default, shall be deemed a waiver by Lender of any of its rights or remedies under applicable law, the Loan Documents or otherwise, or be deemed in any way to amend, modify or impair the enforceability of any term or provision of the Loan Documents, the terms and provisions of which are and shall remain valid, binding and enforceable obligations of Borrower in accordance with their express terms. Lender is not obligated to reconvey its liens unless all fees, charges, costs, interest and principal secured by such lien are fully paid, including any reasonable attorney's fees incurred.

6. General Release. In consideration of Lender entering into this Agreement and agreeing to the substantial concessions as set forth herein, Borrower hereby releases and discharges Lender, and each of its members, managers, employees, subsidiaries and affiliates, attorneys, agents, representatives, successors and assigns, and each of them (collectively, the "Released Parties"), of and from any and all claims, causes of action, costs or demands and liabilities, of whatever kind or nature, whether known or unknown, liquidated or unliquidated, suspected or unsuspected, whether anticipated or unanticipated, which Borrower have, claim to have, may have had or hereafter claim to have against the Released Parties by reason of any act or omission on the part of the Released Parties, or any of them, occurring prior to the Effective Date (collectively, "Claims").

7. Integration. This Agreement is intended by the parties hereto as a final expression of their agreement and is intended as a complete and exclusive statement of the terms and conditions thereof. Acceptance of or acquiescence in a course of performance rendered under this Agreement shall not be relevant in determining the meaning of this Agreement, even though the accepting or acquiescing party had knowledge of the nature of the performance and opportunity for objection.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the undersigned have executed, sealed and delivered this Agreement, under seal effective as of the day and year first written above.

BORROWER:

ASK BOATS LLC,
a District of Columbia limited liability company

By: _____ [Seal]
Name: Brian A. Colella
Title: Its Sole Member, Manager and authorized agent

GUARANTOR:

_____ [Seal]
Brian A. Colella

State of Florida)
County of Volusia)

I HEREBY CERTIFY that on this 1st day of September 2022, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared in said jurisdiction Brian A. Colella personally well known to me (or satisfactorily proven) to be the person who executed the foregoing instrument as Sole Member, Manager and authorized agent of Ask Boats LLC, a District of Columbia limited liability company and in his individual capacity as Guarantor, and did acknowledge the foregoing instrument to be his act and deed and the act and deed of the company and that the same was executed for the purposes therein contained, and that the same was delivered as such.

WITNESS my hand and Notarial Seal.

_____
Notary Public

My Commission Expires:
1/20/2025

NOTARY PUBLIC
DONNA A. SERRETTE
Notary Public, State of Florida
Commission# HH 84934
My comm. expires Jan. 26, 2025

9/6/2022 3:23:35 PM Instrument #2022207399 #1 Book:8307 Page:4024

SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

Jacknin, LLC, as present legal holder and owner of that certain mortgage in the original principal amount of $700,000.00, dated December 16, 2021, and executed by Ask Boats LLC, a District of Columbia limited liability company, as Mortgagor(s), to Jacknin, LLC, as Mortgagee, recorded December 21, 2021, in Official Records Book 8175, Page 1410, of the Public Records of Volusia County, Florida, and concerning the real property located at 3080 John Anderson Drive, Ormond Beach, FL 32176, and as described in Exhibit A attached hereto for and in consideration of the sum of One Dollar and other valuable consideration to in hand paid, the receipt of which is hereby acknowledged, has, and by these presents does waive the priority of the lien of the said mortgage insofar as the following described mortgage is concerned, but not otherwise:

The certain mortgage dated August 31, 2022, executed by Ask Boats LLC, a District of Columbia limited liability company, as Mortgagor(s), to Taylor Made Lending, LLC, as Mortgagee, securing payment of a note in the amount of $550,000.00.

The undersigned, on behalf of Jacknin, LLC, Mortgagee, and Ask Boats LLC, Mortgagor, consent that the lien of the mortgage first above described be taken as second and inferior to the mortgage last described.

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of August, 2022.

WITNESSES:

Witness
Print Name: Judy Fearing

Witness
Print Name: James Frost

JACKNIN, LLC

BY: _____

TITLE: Managing Member

STATE OF Virginia

COUNTY OF Fairfax

The foregoing was acknowledged before me by means of physical presence by Samuel C. Jacknin, who is personally known to me OR who produced VA Drivers License as identification this 31st day of August, 2022.

NOTARY SEAL

Notary Public

STEVEN SCHINDELHOLZ
Notary Public 364902
Commonwealth of Virginia
My Commission Expires 08/31/2025

WITNESSES:

ASK BOATS LLC

Witness
Print Name:

BY:
BRIAN ANTHONY COLELLA
MANAGER/MEMBER

Witness
Print Name: Julie Leatherwood

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing was acknowledged before me by means of physical presence by **BRIAN ANTHONY COLELLA,** who produced DL as identification this 31 day of August, 2022.

NOTARY SEAL

Notary Public

PATRICIA MAE BAUGH
Notary Public - State of Florida
Commission # HH 155559
My Comm. Expires Sep 25, 2025
Bonded through National Notary Assn.

Prepared by, record and return to:
Julie Leatherwood
VENTURE TITLE
1525 INTERNATIONAL PKWY, SUITE 1001
LAKE MARY, FL 32746
incidental to the issuance of a title insurance policy
File number **VEN2208051**

EXHIBIT A

"Description of Property"

Lots A and B, ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Volusia County, Florida.

9/6/2022 3:23:35 PM Instrument #2022207400 #1 Book:8307 Page:4027
Doc Stamps $1,925.00 Intang Tax $1,100.00

PREPARED BY AND RETURN TO:
Joel S. Piotrkowski, Esq.
Green & Piotrkowski, PLLC
317 - 71st Street
Miami Beach, FL 33141

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $550,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE

THIS MORTGAGE effective as of August 31, 2022, between ASK BOATS LLC, a District of Columbia Limited Liability Company, whose mailing address is 4701 Girton Ave., Shady Side, Maryland 20764, hereinafter called the Mortgagor, party of the first part, and Taylor Made Lending, LLC, a Florida Limited Liability Company, of 1400 E. Oakland Park Boulevard, Suite 103, Ft. Lauderdale, FL 33334, hereinafter called the Mortgagee, party of the second part;

(The term "Mortgagor" as used in every instance shall include the Mortgagor's heirs, executors, administrators, successors, legal representatives and assigns, either voluntary by an act of the parties, or involuntary by operation of law, and shall denote the single and/or plural, the masculine and/or feminine, and natural and/or artificial persons whenever and wherever the context so requires or admits.)

WITNESSETH:

THAT, for good and valuable considerations, and to secure the payment of the aggregate sum named in the note of even date herewith as hereinafter described (the term Note as hereafter used shall denote the singular if one note, or the plural if more than one note, secured by this Mortgage) together with interest thereon and all other sums of money secured hereby as hereinafter provided, the Mortgagor does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto the Mortgagee in fee simple, the following described real property of which the Mortgage is now seized and possessed, and in actual possession, situate in the County of VOLUSIA, State of Florida, to wit:

Lots A and B, ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Volusia County, Florida.

TOGETHER with all structures and improvements now and hereafter on said land, and the fixtures attached thereto; and the easements, riparian and littoral rights and appurtenances thereunto belonging, or in any wise appertaining; and all rent, issues, proceeds and profits accruing and to accrue from said premises; and all gas and electric fixtures; heaters, air conditioning equipment, generators, machinery, boilers, ranges, elevators and motors, plumbing fixtures and hardware, window screens, screen doors, venetian blinds, storm shutters and awnings, pool pumps and motors, if any; and all other heating, cooking, refrigerating, plumbing, cooling, ventilating,

irrigating and powering systems and appliances which are now or may hereafter pertain to or be used with, in or on said premises though they may be either detached or detachable.

TOGETHER with all furniture, furnishings, fixtures and equipment contained in or appurtenant to said premises, or which may hereafter from time to time be placed herein, and any substitution or replacement thereof.

TO HAVE AND to hold the same, together with the tenements, hereditaments and appurtenances, unto the said Mortgagee, in fee simple.

AND THE SAID MORTGAGOR does hereby covenant with Mortgagee that said Mortgagor is indefeasibly seized with the absolute and fee simple title to said property, that this is a First Mortgage encumbering said property, and has full power and lawful authority to sell, convey, transfer and mortgage the same; that it shall be lawful at any time hereafter for the Mortgagee to peaceably and quietly enter upon, hold and occupy said property; that said property is free and discharged from all other and prior liens, assessments, judgments, taxes and encumbrances; that said Mortgagor will make such further assurances to perfect the fee simple title to said land in the Mortgagee as may reasonably be required and that said Mortgagor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS that if the Mortgagor shall pay unto the Mortgagee the sum of money aggregating $550,000.00, mentioned in the Note in the manner as therein specified (see copy attached hereto and made a part thereof) and shall pay all other sums provided to be paid by this Mortgage, and shall perform, comply with and abide by all the stipulations, agreements, conditions and covenants of said Note and of this Mortgage, then this Mortgage and the estate hereby created shall cease and be null and void.

AND THE MORTGAGOR does hereby further covenant and agree as follows:

1. To pay all and singular the principal and interest and other sums of money payable by virtue of said Note and this Mortgage, or either, promptly on the days respectively the same become severally due.

2. To pay all and singular taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said described property, each and every when due and payable according to law, prior to March 1st of each year and provide written evidence thereof to Mortgagee by such date. The Mortgagee may pay the same without waiting or affecting the option to foreclose, or any right hereunder and every payment so made shall bear interest from the date thereof at the maximum rate allowed by law.

3. Mortgagor shall be obligated to obtain and maintain comprehensive public liability insurance policies for bodily injury or death occurring in or about the property which must be issued in favor of Mortgagee, with limits of at least $1,000,000.00 in the case of bodily injury or death to one person and $2,000,000.00 in any one occurrence.

Initials: _____

With respect to the foregoing insurance coverage, the following criteria (collectively referred to as the "Insurance Standards") shall apply:

(a) Mortgagee must receive satisfactory evidence of premium payments and an insurance binder or commitment.

(b) Mortgagee shall be named as mortgagee, loss payee and as to liability coverage, an additional insured, as the case may be.

(c) All insurance companies must be reasonably satisfactory to Mortgagee. All insurance shall be issued by an insurance company reasonably acceptable to Mortgagee and having a General Policy holder's Rating of A-X or better per A.M. Best and Company's Key rating Guide or such rating as acceptable to Mortgagee in Mortgagee's sole discretion.

4. To keep the buildings now or hereafter on said land and the fixtures and personal property therein contained insured, in a company or companies approved by the Mortgagee, against loss by fire, windstorm, flood and such other casualties that Mortgagee may require, for such period and for not less than such amount as Mortgagee may require, and to pay promptly when due all premiums for such insurance. Mortgagor agrees to deliver renewal or replacement policies of any nature or replacement certificates of insurance to the Mortgagee at least ten (10) days prior to the expiration or anniversary date of the existing policies. The amounts of insurance required by the Mortgagee shall be the minimum amounts for which said insurance shall be written and it shall be incumbent upon the Mortgagor to maintain such additional insurance as may be necessary to meet and comply fully with all co-insurance requirements contained in said policies to the end that Mortgagor is not a co-insuror thereunder.

The policy or policies shall be held by and be payable to said Mortgagee and the Mortgagee shall have the option to receive and apply said payment on account of the indebtedness hereby secured, or permit the Mortgagor to receive or use it or any part thereof, for any purpose without thereby waiving or impairing the equity, lien or right under and by virtue of this Mortgage and may place and pay such insurance or any part thereof without waiving or affecting the option to foreclose or any right hereunder, and each such payment shall bear interest at the maximum rate allowed by law.

5. To permit, commit or suffer no waste, impairment, abandonment, or deterioration of said property, or any part thereof, and upon the failure of the Mortgagor to keep the buildings and personal property in good condition or repair, the Mortgagee may demand the immediate repair of said property or increase in the amount of security, or the immediate repayment of the debt hereby secured, and failure of the Mortgagor to comply with said demand of the Mortgagee for a period of fifteen (15) days shall constitute a breach of this Mortgage, and at the option of the Mortgagee immediately mature the entire amount of principal and interest hereby secured and the Mortgagee, immediately and without notice may institute proceedings to foreclose this Mortgage and apply for the appointment of a Receiver, as hereinafter provided.

6. To perform, comply with and abide by all the stipulations, agreements, conditions and covenants in said Note and the Mortgage set forth.

Initials: _____

7. To comply with the subdivision restrictions and the municipal zoning ordinances applicable to the mortgaged property; not to erect or permit to be erected any new buildings on the premises herein mortgaged or to add to or permit to be added to, make or permit to be made, any structural alterations to any of the existing improvements thereon without the written consent of the Mortgagee, and in the event of any violation or attempt to violate these stipulations, or any of them, this Mortgage and all sums secured hereby shall immediately become due and payable at the option of the Mortgagee.

8. That in case of a default in any of the terms of this Mortgage and the filing of a bill to foreclose this or any other mortgage encumbering the within described property, the Mortgagee shall be entitled to apply at any time without notice, pending such foreclosure suit, to the court having jurisdiction thereof for the appointment of a receiver of all and singular the mortgaged property, and of all the rents, incomes, profits, issues and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the court shall forthwith appoint a receiver of said mortgaged property, all and singular, and of such rents, incomes, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases; and such appointment shall be made by such court as a matter of strict right to the Mortgagee, and without reference to the adequacy or inadequacy of the value of the property hereby mortgaged, or to the solvency or insolvency of the Mortgagor, and that such rents, profits, incomes, issues and revenues shall be applied by such receiver to the payment of the mortgage indebtedness, costs and charges, according to the order of such court.

9. That in the event of the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may without notice to the Mortgagor deal with such successor or successors in interest with reference to this Mortgage and the debt hereby secured in the same manner as with the Mortgagor, without in any way vitiating or discharging the Mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the Mortgagee and no extension of the time for the payment of the debt hereby secured given by the Mortgagee shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor herein, either in whole or in part.

10. If all or any part of the property or an interest therein which is encumbered by this Mortgage is sold or transferred by Mortgagor without Mortgagee's prior written consent, which consent may be withheld in Mortgagee's sole and absolute discretion, all the sums secured by this mortgage shall be immediately due and payable. Additionally, Mortgagor may not further encumber all or part of the property which is the subject of this Mortgage without express written consent of the Mortgagee, which consent may be withheld in the Mortgagee's sole and absolute discretion.

11. That time is of the essence of this mortgage and that no waiver of any obligation hereunder, or of the obligation secured hereby, shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

Initials: _____

12. If a foreclosure proceedings should be instituted on any mortgage inferior to this mortgage or if any foreclosure or proceeding is instituted on any lien of any kind, the Mortgagee may at its option immediately or thereafter declare this mortgage and the indebtedness secured hereby due and payable.

13. That if any of the sums of money herein referred to be not promptly and fully paid within fifteen (15) days next after the same severally become due and payable, or if all the stipulations, agreements, conditions and covenants of said note and this mortgage, or either, are not duly performed, complied with and abided by, the aggregate sum unpaid under said note and this mortgage shall become due and payable forthwith, or thereafter, at the option of the Mortgagee, as fully and completely as if said aggregate sum of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding. Thereafter, the Mortgagee, at its option, may without further demand foreclose this Mortgage by judicial proceeding.

14. That in order to accelerate the maturity of the indebtedness hereby secured because of the failure of the Mortgagor to pay any tax assessment, liability, or obligation, or encumbrance upon said property as herein provided, it shall not be necessary nor requisite that the Mortgagee shall first pay the same.

15. That the mailing of a written notice of demand, addressed to the owner of record of the mortgaged premises, directly to said owner at the last address actually furnished to the Mortgagee, or directed to the said owner at said mortgaged premises, and mailed by the United States mail, shall be sufficient notice and demand in any case arising under this instrument and required by provisions hereof or by law.

16. Should the validity or lien of this mortgage or the note secured thereby be contested by litigation or otherwise, the Mortgagor agrees to pay to the Mortgagee the cost of defending the same including a reasonable attorney's fee and attorneys' fees on appeals.

17. To pay all and singular the costs, charges and expenses, including attorney's fees, reasonably incurred or paid at any time by the Mortgagee, because of the failure of the Mortgagor to perform, comply with and abide by all the stipulations, agreements, conditions and covenants of said note and this mortgage, or either, and every such payment shall bear interest from such date at the maximum rate allowed by law.

18. It is understood and agreed that the Mortgagee may at any time, without notice to any person, grant to the Mortgagor any modification of any kind or nature whatsoever, release any person liable for the payment of any indebtedness secured hereby, or allow any change or changes, substitution or substitutions of any of the property described in this mortgage or any other collateral which may be held by the Mortgagee without in any manner affecting the liability of the Mortgagor, any endorsers of the indebtedness hereby secured or any other person for the payment of said indebtedness together with interest, and any other sums which may be due and payable to the Mortgagee, and also without in any manner affecting or impairing the lien of this mortgage upon the remainder of the property and other collateral which is not changed or substituted; and it is also understood and agreed that the Mortgagee may at any time, without notice to any person,

release any portion of the property described in this mortgage or any other collateral, or any portion of any other collateral which may be held as security for the payment of the indebtedness hereby secured, either with or without a consideration for such release or releases, without in any manner affecting the liability of the Mortgagor, all endorsers, if any, and all other persons who are or shall be liable for the payment of said indebtedness and, without affecting, disturbing or impairing in any manner whatsoever the validity and priority for the lien of this mortgage for the full amount of the indebtedness remaining unpaid, together with all interest and advances which shall become payable upon the entire remainder of the mortgaged property which is unreleased and without in any manner affecting or impairing to the extent whatsoever any and all collateral security which may be held by the Mortgagee. It is distinctly understood and agreed by the Mortgagor and the Mortgagee that any release or releases may be made by the Mortgagee without the consent or approval of any other person or persons whomsoever.

19. Any agreement hereafter made by the Mortgagor and Mortgagee pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

20. That it is the intent hereof to secure payment of said notice and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to secure any other amount or amounts that may be added to the mortgage indebtedness under the terms of this instrument or advanced in the future. The total amount of indebtedness secured hereby may decrease or increase from time to time but the total unpaid balance so secured at any one time shall not exceed twice the original principal sum secured hereby, plus interest thereon and any disbursements made for any payment of taxes, levies, insurance premiums or advances made by the Mortgagee as herein elsewhere provided for the protection of the property covered by the lien of this mortgage, with interest thereon; and this mortgage shall secure any and all additional or further monies which may be advanced by the Mortgagee to the Mortgagor after the date hereof, which future advances of money, if made shall be evidenced by a note or notes executed by the Mortgagor to the Mortgagee bearing such rate of interest and with such maturities as shall be determined from time to time, but any and all such future advances secured by this mortgage shall be made not more than twenty (20) years after the date hereof. Nothing herein contained shall be deemed an obligation on the part of the Mortgagee to make any future advances.

21. That in the event the premises hereby mortgaged or any part hereof shall be condemned and taken under the power of eminent domain, the Mortgagee shall have the right to demand that all damages awarded for the taking of or damages to said premises shall be paid to the Mortgagee, his successor or assigns, up to the amount then unpaid on this mortgage and may be applied upon the payment or payments last payable thereon.

22. It is expressly stipulated and agreed to be the intent of Mortgagee and Mortgagor at all times to comply with the applicable law governing the highest lawful interest rate. If the applicable law is ever judicially interpreted so as to render usurious any amount called for under the note or under any of the other loan documents, or contracted for, charged, taken, reserved or received with respect to the loan, or if acceleration of the maturity of the note, any prepayment by Mortgagor, or any other circumstance whatsoever, results in Mortgagor having paid any interest in excess of that permitted by applicable law, then it is the express intent of Mortgagor and Mortgagee that all excess amounts theretofore collected by Mortgagee be credited on the principal

balance of the note (or, at Mortgagee's option, paid over to Mortgagor), and the provisions of the note and other loan documents immediately be deemed reformed and the amounts thereafter collectible hereunder and thereunder reduced, without the necessity of the execution of any new document, so as to comply with the applicable law, but so as to permit the recovery of the fullest amount otherwise called for hereunder and thereunder. The right to accelerate maturity of the note does not include the right to accelerate any interest which has not otherwise accrued on the date of such acceleration, and Mortgagee does not intend to collect any unearned interest in the event of acceleration. All sums paid or agreed to be paid to Mortgagee for the use, forbearance or detention of the secured obligation evidenced hereby or by the note shall, to the extent permitted by applicable law, be amortized, prorated, allocated and spread throughout the full term of such secured obligation until payment in full so that the rate or amount of interest on account of such secured obligation does not exceed the maximum rate or amount of interest permitted under applicable law. The term "applicable law" as used herein shall mean any federal or state law applicable to the loan.

23. In the event the holder of this Mortgage or an undivided interest in this Mortgage is now or in the future a trust, the Mortgagor does hereby confirm unto the Trustee the power and authority either to protect, conserve, and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein.

24. On or before the date hereof, Mortgagor shall deposit with Mortgagee an amount equal to 1/12th of the amount which Mortgagee estimates will be required to make the next annual payment of taxes, assessments, and similar governmental charges referred to in this Mortgage, multiplied by the number of whole or partial months that have elapsed since the date one month prior to the most recent due date for such taxes, assessments and similar governmental charges. Thereafter, with each monthly payment under the note, Mortgagor shall deposit with Mortgagee an amount equal to 1/12th of the amount which Mortgagee estimates will be required to pay the next annual payment of taxes, assessments, and similar governmental charges referred to in this Mortgage. The purpose of this provision is to provide Mortgagee with sufficient funds on hand to pay all such taxes, assessments, and other governmental charges thirty (30) days before the date on which they become past due. If the Mortgagee, in its sole discretion, determines that the funds escrowed hereunder are, or will be, insufficient, Mortgagor shall upon demand pay such additional sums as Mortgagee shall determine necessary and shall pay any increased monthly charges requested by Mortgagee. Provided no default or event of default exists hereunder, Mortgagee will apply the amounts so deposited to the payment of such taxes, assessments, and other charges when due, but in no event will Mortgagee be liable for any interest on any amount so deposited, and any amount so deposited may be held and commingled with Mortgagee's own funds.

25. Except as may be prohibited by law, Mortgagee and Mortgagor hereby knowingly, voluntarily and intentionally waive the right any may have to a jury trial in respect to any litigation based hereon, or arising out of, under or in connection with this Mortgage or the note, or any agreement or instrument contemplated to be executed in conjunction herewith, or any course of conduct, course of dealing, statements (whether oral or written) or actions of either party. This provision is a material inducement for the Mortgagee extending credit to Mortgagor. If the subject matter of any litigation is one in which the waiver of a trial by jury is prohibited, Mortgagor shall not present as a non-compulsory counterclaim in such litigation any claim arising under any loan

document. Furthermore, Mortgagor shall not seek to consolidate any action in which a jury trial has been waived with any litigation in which a jury trial cannot be waived.

26. Payments are deemed received by the Mortgagee when received at the location designated in the Note or at such other location as may be designated by the Mortgagee. Mortgagee may return any payment if the payment is insufficient to bring the Mortgage current. Mortgagee may accept any payment insufficient to bring the Mortgage current, without waiver of any rights herein or prejudice to its rights to refuse such payment in the future, but Mortgagee is not obligated to apply such payments at the time such payments are accepted. Mortgagee may hold such unapplied funds until Mortgagor makes payment to bring the Mortgage current and not pay interest on unapplied funds. If not applied earlier, any unapplied funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Mortgagor might have now or in the future against Mortgagee shall relieve Mortgagor from making payments due under the Note and the Mortgage or performing the covenants and agreements secured by this Mortgage.

27. Mortgagor shall deposit with Mortgagee an amount equal to 1/12th of the amount which Mortgagee estimates will be required to make the next annual payments of the premiums for the policies of insurance referred to in this Mortgage, multiplied by the number of whole and partial months which have elapsed since the date one month prior to the most recent policy anniversary date for each such policy. Thereafter, with each monthly payment under the note, Mortgagor will deposit with Mortgagee an amount equal to 1/12th of the amount which Mortgagee estimates will be required to pay the next required annual premium for each insurance policy referred to in this Mortgage. The purpose of this provision is to provide Mortgagee with sufficient funds on hand to pay all such premiums thirty (30) days before the date on which they become past due. If the Mortgagee, in its sole discretion, determines that the funds escrowed hereunder are, or will be, insufficient, Mortgagor shall upon demand pay such additional sums as Mortgagee shall determine necessary and shall pay any increased monthly charges requested by Mortgagee. Provided no default or event of default exists hereunder, Mortgagee will apply the amounts so deposited to the payment of such insurance premiums when due, but in no event will Mortgagee be liable for any interest on any amounts so deposited, and the money so received may be held and commingled with Mortgagee's own funds.

28. In the event Mortgagor fails to pay the real estate taxes by March 31st of the upcoming year, Mortgagee reserves the right, in addition to any other remedies reserved to Lender, at its option to thereafter pay the taxes and charge the Mortgagor eighteen (18%) per annum interest, from the date of such payment.

29. Mortgagor shall deposit with Mortgagee upon the execution of this Mortgage, the sum of Five Thousand Forty-One and 67/100 ($5,041.67) Dollars. Mortgagee shall hold this sum in escrow, without any interest being payable to the Mortgagor as an Interest Reserve. Mortgagee shall pay itself the interest due under the Note, which is secured hereby until it has expended the sum of Five Thousand Forty-One and 67/100 ($5,041.67) Dollars. Thereafter, it shall be the obligation of the Mortgagor to timely make the interest payments due without any delay.

All payments accepted and applied by Mortgagee shall be applied in the following order of priority: (a) interest due under the Note; (b) Late Fees; (c) Default Interest; (d) amounts due for escrows for real estate taxes and insurance, if applicable; and any other amounts due and owing to the Mortgagee; and (e) principal due under the Note.

IN WITNESS WHEREOF, the Mortgagor on the day and year first above written has executed these presents under seal.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $550,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Witnessed:

Print Name:

ASK BOATS LLC, a District of Columbia Limited Liability Company

Print Name: Julie Leatherwood

BY:
BRIAN COLELLA, Manager/Member

STATE OF FLORIDA)
:SS.
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me, by means of [/] physical presence or [ ] online notarization, this 31 day of August, 2022, by BRIAN COLELLA, as Manager/Member of ASK BOATS LLC, a District of Columbia Limited Liability Company, who is personally known to me or who has produced DL, as identification and who did take an oath.

PATRICIA MAE BAUGH
Notary Public - State of Florida
Commission # HH 155559
My Comm. Expires Sep 25, 2025
Bonded through National Notary Assn.

Notary Public

Initials:

BUSINESS PURPOSE AFFIDAVIT

STATE OF FLORIDA)
:SS.
COUNTY OF SEMINOLE)

BEFORE ME, personally appeared, BRIAN COLELLA (the "Affiant"), who being by me first duly sworn, depose and say as follows:

1. That Affiant has personal knowledge of the facts herein set forth.

2. Affiant is the Manager/Member of ASK BOATS LLC, a District of Columbia Limited Liability Company ("Company") and is authorized to execute this Affidavit on behalf of the Company.

3. That Taylor Made Lending, LLC, a Florida Limited Liability Company (the "Lender"), is making a loan to the Company, in the amount of Five Hundred Fifty Thousand and No/100 ($550,000.00) Dollars (the "Loan").

4. That the Affiant hereby certifies that the proceeds of the Loan are to be used solely for business or commercial purposes and not for personal, family or household use.

5. That the Affiant acknowledges and agrees that the Lender is relying upon this Affidavit in deeming the subject loan transaction exempt from any and all provisions of the Federal Consumer Credit Protection Act (Truth-In-Lending Act) and Regulation "Z" of the Board of Governors of the Federal Reserve System and is not making certain disclosures required under the Federal Consumer Credit Protection Act and Regulation "Z".

6. That the Affiant further acknowledges and agrees that Lender is relying on this Affidavit in deeming the subject loan transaction exempt from any and all provisions of the Real Estate Settlement Procedures Act ("RESPA") and is not making certain disclosures required under RESPA because of the commercial and business nature of this loan transaction.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 31 day of August, 2022.

BRIAN COLELLA

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [ ] online notarization, this 31 day of August, 2022, by BRIAN COLELLA, who is personally known to me or who has produced DL, as identification and who did take an oath.

PATRICIA MAE BAUGH
Notary Public - State of Florida
Commission # HH 155559
My Comm. Expires Sep 25, 2025
Bonded through National Notary Assn.

Notary Public

PREPARED BY AND RETURN TO:
Joel S. Piotrkowski, Esquire
Green & Piotrkowski, PLLC
317 – 71st Street
Miami Beach, FL 33141

ASSIGNMENT OF RENTS AND LEASES

KNOW ALL MEN BY THESE PRESENTS that ASK BOATS LLC, a District of Columbia Limited Liability Company, whose mailing address is 4701 Girton Ave., Shady Side, Maryland 20764 (hereinafter referred to as the "Assignor"), in consideration for the sum of TEN DOLLARS ($10.00) paid by Taylor Made Lending, LLC, a Florida Limited Liability Company, whose address is 1400 E. Oakland Park Blvd., Suite 103, Ft. Lauderdale, FL 33334 (hereinafter referred to as the "Assignee"), hereby conveys, transfers and assigns unto the Assignee, its successors and assigns, all the rights, interest and privileges which the Assignor, as Lessor, has and may have in the leases now existing or hereafter made and affecting the real property described below or any part thereof (the "Premises"), including, but not limited to, the leases pertaining to the premises, as said leases may have been, or may from time to time be hereafter, modified, extended and renewed, with all rents, income and profits due and becoming due therefrom. The Assignor will, upon request of the Assignee, execute assignments of any future leases affecting any part of the Premises.

A. This Assignment of Rents and Leases (this "Assignment") is made as additional security for the payment of that certain Promissory Note (the "Note") made by Assignor, and Mortgage (the "Mortgage") dated the date hereof (and all extensions or modifications thereof) made by Assignor to Assignee. The Note is in the total principal sum of Five Hundred Fifty Thousand and No/100 ($550,000.00) Dollars with interest, covering real property situated in the County of VOLUSIA, State of Florida, and described as follows: See Exhibit "A" attached hereto and made a part hereof (the "Premises"), and the acceptance of this Assignment and the collection of rents or the payments under the leases hereby assigned shall not constitute a waiver of any rights of the Assignee under the terms of the Note and the Mortgage.

B. It is expressly understood and agreed by the parties hereto that before default occurs under the terms of the Note and Mortgage, Assignor shall have the right to collect said rents, income and profits from the aforementioned leases and to retain, use and enjoy the same, provided, however, that even before default occurs, no rent more than one (1) month in advance shall be collected or accepted without the prior written consent of the Assignee. Anything to the contrary notwithstanding, Assignor hereby assigns to Assignee any award made hereafter to it in any court procedure involving any of the lessees in any bankruptcy, insolvency, or reorganization proceedings in any state or Federal court; and any and all payments made by lessees in lieu of rent.

C. Assignor agrees and acknowledges that it may not enter into any lease pertaining to the Premises or any part thereof without the express written consent of the Assignee, which consent may be withheld in the Assignee's sole and absolute discretion.

Initials: _____

D. . The Assignor, in the event of default in the performance of any of the terms and conditions of the Note and Mortgage, hereby authorizes the Assignee, at its option to enter and take possession of the Premises and to manage and operate the same, to collect all or any rents accruing therefrom and from said leases, to let or re-let said Premises or any part hereof, to cancel and modify leases, evict tenants, bring or defend any suits in connection with the possession of said Premises in its own name or Assignor's name, make repairs as Assignee deems appropriate, and perform such other acts in connection with the management and operation of the Premises as the Assignee, in its discretion, may deem proper.

E. The receipt by the Assignee of any rents, issues or profits pursuant to this instrument after the institution of foreclosure proceedings under the Mortgage shall not cure such default nor affect such proceedings or any sale pursuant thereto. Nothing contained in this Assignment and no act done or omitted by the Assignee pursuant to the powers and rights granted it hereunder shall be deemed to be a waiver by the Assignee of its rights and remedies under the Note and Mortgage or under any other instrument executed or assented to by Assignor incident to the making of the Loan, and this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by the Assignee under the terms of the Note and Mortgage or under any other instrument executed or assented to by Assignor incident to the making of the Loan. Furthermore, the collection and application of the rents, issues and profits to the indebtedness secured by the Mortgage or as otherwise above provided shall not constitute a waiver by Assignee of any default which might at the time of such application or thereafter exist under the Mortgage or Note or such other instruments and the payment of the indebtedness secured by the Mortgage may be accelerated in accordance with its terms, notwithstanding such application.

F. Assignee shall not be obligated to perform or discharge any obligation or duty to be performed or discharged by Assignor under any of said leases, and the Assignor hereby agrees to indemnify the Assignee for, and to save it harmless from, any and all liability arising from any of said leases or from this Assignment, and this Assignment shall not place responsibility for the control, care, management or repair of the Premises upon the Assignee, or make the Assignee responsible or liable for any negligence in the management, operation, upkeep, repair or control of the Premises resulting in loss, injury or death of any tenant, licensee, employee or stranger.

Without limiting the generality of the foregoing, in no event shall the Assignee be liable for the performance or discharge of any obligations expressly assumed by it as provided in this Assignment or an assignment or other transfer by the Assignee of its interests hereunder or in the Premises covered by the Mortgage to any other party. Furthermore, it is agreed that, in the event of any such assumption by the Assignee of the Assignor's obligations, any party, thereafter and by reason of such assumption having a claim against the Assignee, agrees to look solely to the Assignee's interest in the Premises covered by said Mortgage for recovery of any judgment against the Assignee, it being understood that the Assignee shall never be personally liable for any such judgment or for the payment of any monetary obligation to any such party.

Anything to the contrary notwithstanding, Assignor hereby assigns to Assignee any award made hereafter to it in any court procedure involving any of the lessees in any bankruptcy, insolvency, or reorganization proceedings in any state or Federal court; and any and all payments

made by lessees in lieu of rent. Assignor hereby appoints Assignee as its irrevocable attorney-in-fact to appear in any action and/or to collect any such award or payment.

G. Assignor hereby authorizes the Assignee to give written notice of this Assignment at any time to any tenant under any lease of any part of the Premises. The Assignor hereby authorizes and directs the tenants named in any leases of the premises described therein or in the Mortgage, upon receipt from the Assignee of written notice to the effect that the Assignee is then the holder of the Note and Mortgage and this Assignment and stating that a default exists under any of the provisions of one or all of such instruments, to pay over to the Assignee all rents, income and profits arising or accruing under such leases or from the premises described therein or in the Mortgage and to continue to do so until otherwise notified by the Assignee. Assignor agrees that any such tenant or occupant shall have the right to rely upon any such notice by Assignee without any obligation or right to inquire as to whether any such default actually exists and notwithstanding any notice from or claim of Assignor to the contrary, and that Assignor shall have no right or claim against any such tenant or occupant for any such rents paid by any such tenant or occupant to Assignee following receipt of such notice.

H. Violation of any of the covenants, representations and provisions contained herein by the Assignor shall be deemed a default under the terms of the Note and Mortgage.

I. Default by the Assignor under any of the terms of the leases assigned herein shall be deemed a default under the terms of the Note and Mortgage. Any expenditures made by the Assignee in curing such a default on the Assignor's behalf, with interest thereon at the highest per annum rate permitted by law for which it is now lawful to contract, shall become part of the debt secured by these presents.

J. The full performance of the Mortgage and the duly recorded satisfaction or full release or reconveyance of the property described therein shall render this Assignment automatically void with respect to the Premises or portion thereof described in any such satisfaction or release.

K. The net proceeds collected by the Assignee under the terms of this Assignment shall be applied first to the costs of collection, then late charges, interest and then to principal, however, such application shall not cure any outstanding default.

L. This Assignment applies to and binds the parties hereto and their respective heirs, administrators, executors, successors and assigns, as well as any subsequent owner of the real estate described herein and any assignee of the Mortgage referred to herein.

M. Notwithstanding any provision herein to the contrary, this Assignment is intended to be an absolute assignment from Assignor to Assignee and not merely a passing of a security interest. The rents and leases are hereby assigned absolutely by Assignor to Assignee pursuant to the provisions of Florida Statutes §697.07, contingent only upon the occurrence of a default.

N. The terms and conditions of this Assignment and the rights, obligations and duties thereunder shall be construed and enforced in accordance with the laws of the State of Florida.

Initials: _____

O. In the event of foreclosure of the Mortgage by sale or otherwise, Assignee is hereby authorized to sell the lessor's interest in any leases together with the Premises covered by the Mortgage or to assign the same without consideration to the purchaser at any such sale or to any other claimant to title to the Premises by virtue of foreclosure of the Mortgage; and there shall be no liability to account to Assignor for any rents or profits accruing after the foreclosure of the Mortgage.

P. Assignor hereby agrees to execute and deliver to Assignee such further instruments and documents as, from time to time during the existence of this Assignment, Assignee may reasonably require in order to perfect the interest and rights of Assignee under this Assignment. In case of any conflict between the terms of this instrument and the terms of the Mortgage, the terms of the Mortgage shall prevail. Assignee may, at its election, cause this Assignment to be made a matter of public record in such public offices as Assignee may elect, all costs of filing or recording to be borne by Assignor.

Q. No remedy or right conferred upon the Assignee by operation of law, by this Assignment, the Note, the Mortgage or by any other instrument executed or assented to by Assignor incident to the making of the Loan is intended to be, nor shall it be, inclusive of any other right or remedy, but each and every such remedy or right shall be cumulative and shall be in addition to every other remedy or right conferred upon Assignor, and each and every such remedy or right may be pursued by Assignee in such manner and order, together or separately, and at such times as Assignee may elect.

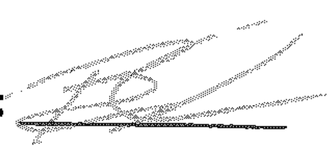
R. If any term or provision of this Assignment, or the application thereof to any person or circumstance shall, to any extent be invalid or unenforceable, the remainder of this Assignment, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provisions of this Assignment shall be valid and in force to the full extent permitted by law.

S. Whenever, by terms of this Assignment, notice shall or may be given either to Assignor or Assignee, such notice shall be in writing and shall be sent as provided in the Mortgage.

T. The term "leases" as used herein shall mean any lease relating to any portion of the Premises covered by the Mortgage, if and when any.

U. This Assignment applies to and binds the parties hereto and their respective heirs, administrators, executors, successors and assigns, as well as any subsequent owner of the Premises described herein and any assignee of the Mortgage referred to herein.

V. In the event the holder of this Assignment or an undivided interest in this Assignment is now or in the future a trust, the Assignor does hereby confirm unto the Trustee the power and authority either to protect, conserve, and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein.

Initials: 

IN WITNESS WHEREOF, the said Assignor has signed and sealed this instrument effective as of the 31st day of August, 2022.

Witnessed:

Print Name: Patricia Mae Baugh

Print Name: Julie Leatherwood

ASK BOATS LLC, a District of Columbia Limited Liability Company

BY:
BRIAN COLELLA, Manager/Member

STATE OF FLORIDA)
:SS.
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 31 day of August, 2022, by BRIAN COLELLA, as Manager/Member of ASK BOATS LLC, a District of Columbia Limited Liability Company, who is personally known to me or who has produced DL, as identification and who did take an oath.

PATRICIA MAE BAUGH
Notary Public - State of Florida
Commission # HH 155559
My Comm. Expires Sep 25, 2025
Bonded through National Notary Assn.

Notary Public

EXHIBIT "A"

Lots A and B, ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Volusia County, Florida.

10/4/2022 8:12:06 AM Instrument #2022225237 #1 Book:8318 Page:1068

Prepared by and Return to:
Joel S. Piotrkowski, Esquire
Green & Piotrkowski, PLLC
317 – 71st Street
Miami Beach, FL 33141

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That TAYLOR MADE LENDING, LLC, a Florida Limited Liability Company ("Assignor"), in consideration of Five Hundred Fifty Thousand and No/100 ($550,000.00) Dollars and other good and valuable consideration received from or on behalf of MLS Investment Holdings, LLC, a Florida Limited Liability Company, as to an undivided 81.82% interest; Two Pals, LLC, a Florida Limited Liability Company, as to an undivided 9.09% interest; Carri Markofsky, as to an undivided 7.09% interest and Austin Markofsky, as to an undivided 2.0% interest ("Assignee"), at or before the ensealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto Assignee all of Assignor's rights, title and interest in and to that certain Mortgage from ASK BOATS LLC, a District of Columbia Limited Liability Company, in favor of Taylor Made Lending, LLC, a Florida Limited Liability Company, dated August 31, 2022, and recorded September 6, 2022, in Official Records Book 8307, at Page 4027, of the Public Records of Volusia County, Florida, which relates to the following described real property: Lots A and B, ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Volusia County, Florida.

TOGETHER with the note(s) or obligation(s) described in the above documents, and the monies due and to become due thereon;

TO HAVE AND TO HOLD the same unto Assignee, their successors and assigns forever.

THIS ASSIGNMENT is made without recourse to the Assignor.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed as of this 29th day of September, 2022.

(See Signature Page Attached)

Signed, Sealed and Delivered
in the presence of:

Print Name: DEBRA SALAZAR

Print Name: Devra L. Gelman

TAYLOR MADE LENDING, LLC, a
Florida Limited Liability Company

By: _____
Jarrod Markofsky, Manager

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 29th day of September, 2022, by Jarrod Markofsky, as Manager, of Taylor Made Lending, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification and who did take an oath.

DEVRA L. GELMAN
Notary Public
State of Florida
Comm# HH251919
Expires 7/25/2026

_____
Notary Public

9/24/2024 2:10:29 PM Instrument #2024187058 #1 Book:8612 Page:4924

Prepared by and Return to:
Joel S. Piotrkowski, Esquire
Green & Piotrkowski, PLLC
20801 Biscayne Boulevard, Suite 307
Aventura, FL 33180

ASSIGNMENT OF MORTGAGE

COMES NOW, MLS Investment Holdings, LLC, a Florida Limited Liability Company, as to an undivided 81.82% interest; Two Pals, LLC, a Florida Limited Liability Company, as to an undivided 9.09% interest; Carri Markofsky, as to an undivided 7.09% interest; and Austin Markofsky, as to an undivided 2.0% interest ("Assignor") for good and other valuable consideration received from or on behalf of IBI-EJ INVESTMENTS LLC, a Delaware Limited Liability Company ("Assignee"), at or before the ensealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over unto Assignee all of Assignor's rights, title and interest in and to the following Mortgage from ASK BOATS LLC, a District of Columbia Limited Liability Company, in favor of Taylor Made Lending, LLC, a Florida Limited Liability Company, which Mortgage was assigned to MLS Investment Holdings, LLC, a Florida Limited Liability Company, as to an undivided 81.82% interest; Two Pals, LLC, a Florida Limited Liability Company, as to an undivided 9.09% interest; Carri Markofsky, as to an undivided 7.09% interest; and Austin Markofsky, as to an undivided 2.0% interest, by Assignment of Mortgage dated September 29, 2022, and recorded October 4, 2022 in Official Records Book 8318, at Page 1068, of the Public Records of Volusia County, Florida, which is more particularly described on Exhibit "A" hereof, and which pertains to the following described real property: See Exhibit "B" attached hereto and made a part hereof.

This Assignment Of Mortgage includes an assignment of the Assignment Of Rents And Leases, which Assignment Of Rents And Leases is between ASK BOATS LLC, a District of Columbia Limited Liability Company ("Assignor") and Taylor Made Lending, LLC, a Florida Limited Liability Company ("Assignee") dated August 31, 2022, and recorded September 6, 2022 in Official Records Book 8307, at Page 4037, of the Public Records of Volusia County, Florida.

TOGETHER with the note(s) or obligation(s) described in the above documents, and the monies due and to become due thereon;

TO HAVE AND TO HOLD the same unto Assignee, their successors and assigns forever.

THIS ASSIGNMENT is made without recourse to the Assignor.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed as of this 10th day of September, 2024.

(See Signature Pages Attached)

Signed, Sealed and Delivered
in the presence of:

Rosemary Jones
Print Name: Rosemary Jones
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33062

Jarrod Markofsky
Print Name: Jarrod Markofsky
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33062

MLS INVESTMENT HOLDINGS, LLC,
a Florida Limited Liability Company

By: _____
Martin L. Schaffel, Manager

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 10th day of September, 2024, by Martin L. Schaffel, as Manager, of MLS INVESTMENT HOLDINGS, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification and who did take an oath.

JARROD MARKOFSKY
Notary Public - State of Florida
Commission # HH 502088
My Comm. Expires May 2, 2028
Bonded through National Notary Assn.

_____
Notary Public

Signed, Sealed and Delivered
in the presence of:

Rosemary Jones
Print Name: Rosemary Jones
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33062

Jarrod Markofsky
Print Name: Jarrod Markofsky
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33062

TWO PALS, LLC, a Florida Limited Liability Company

By: _____
Henry Yunes, Managing Member

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 10th day of September, 2024, by Henry Yunes, as Managing Member, of TWO PALS, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification and who did take an oath.

JARROD MARKOFSKY
Notary Public - State of Florida
Commission # HH 502088
My Comm. Expires May 2, 2028
Bonded through National Notary Assn.

Jarrod Markofsky
Notary Public

Signed, Sealed and Delivered
in the presence of:

Print Name: Jarod Markofsky
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33062

Print Name: Rosemary Jones
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33062

CARRI MARKOFSKY

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 10th day of September, 2024, by Carri Markofsky, who is personally known to me or who has produced _____ as identification and who did take an oath.

Notary Public

Notary Public State of Florida
Rosemary Jones
My Commission HH 382986
Expires 4/5/2027

Signed, Sealed and Delivered
in the presence of:

Print Name: Jarrod Markofsky
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33062

Print Name: Rosemary Jones
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33062

AUSTIN MARKOFSKY

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 10th day of September, 2024, by Austin Markofsky, who is personally known to me or who has produced _____ as identification and who did take an oath.

Notary Public

Notary Public State of Florida
Rosemary Jones
My Commission HH 382986
Expires 4/5/2027

Notary Public State of Florida
Rosemary Jones
My Commission HH 382986
Expires 4/5/2027

Signed, Sealed and Delivered
in the presence of:

Print Name: Suy Hine Gamache
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33062

Print Name: Rosemary Jones
Address: 1540 South Federal Highway,
Suite 200
Pompano Beach, FL 33334

TAYLOR MADE LENDING, LLC, a
Florida Limited Liability Company

By: _____
Jarrod Markofsky, Manager

STATE OF FLORIDA)
:SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 10th day of September, 2024, by Jarrod Markofsky, as Manager, of Taylor Made Lending, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification and who did take an oath.

_____
Notary Public

Notary Public State of Florida
Rosemary Jones
My Commission HH 382986
Expires 4/5/2027

EXHIBIT "A"

MORTGAGE

Mortgage between ASK BOATS LLC, a District of Columbia Limited Liability Company ("Mortgagor") and Taylor Made Lending, LLC, a Florida Limited Liability Company ("Mortgagee") dated August 31, 2022, and recorded September 6, 2022 in Official Records Book 8307, at Page 4027, of the Public Records of Volusia County, Florida.

EXHIBIT "B"

Lots A and B, ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 28, of the Public Records of Volusia County, Florida.

2/13/2026 9:45:16 AM Instrument #2026026674 #1 Book:8814 Page:1415

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA

CASE NO. 2025 11006 CICI

IBI-EJ FALCON INVESTMENTS LLC, a Delaware Limited Liability Company,

Plaintiff,

v.

ASK BOATS LLC, a District of Columbia Limited Liability Company, JACKNIN LLC, a District of Columbia Limited Liability Company, UNKNOWN TENANT IN POSSESSION ONE, AND UNKNOWN TENANT IN POSSESSION TWO,

Defendants.
_____/

FILED
2026 FEB 11 AM 11:03
CLERK OF CIRCUIT COURT
VOLUSIA CTY. FL
CC 41

FINAL JUDGMENT OF FORECLOSURE

This action was brought before the court at a hearing on Plaintiff's Motion for Default Final Judgment on February 11, 2026 at 10:00 a.m. On the evidence presented and being otherwise duly advised of the premises,

IT IS HEREBY ORDERED and **ADJUDGED** that:

1. **Final Judgment**. Plaintiff is entitled to entry of final judgment. On the evidence presented, the Court finds Plaintiff proved its prima facie case for foreclosure: (1) the execution of the August 31, 2022 Promissory Note; (2) breach of the notes and mortgages; (3) acceleration; and (4) damages. Plaintiff had standing to foreclose pursuant to § 673.3011(1). The Court further finds Defendants, ASK BOATS, LLC or JACKNIN, LLC, have not proven any avoidances to the entry of final judgment of foreclosure.

2. **Amounts Due**. Plaintiff, IBI-EJ Falcon Investments LLC, 4420 Beacon Circle, West Palm Beach, FL 33407, is due:

Principal on the August 31, 2022 Promissory Note	$550,000.00
Interest on the note and mortgage from November 1, 2023 to November 30, 2023	$5,041.67
Default Interest at 25% from December 1, 2023 through February 11, 2026 (Per Diem Default Interest $376.71 x 803 days)	$302,498.13
LESS: Payment received December 1, 2023 through September 22, 2025, applied to balance	- ($35,291.69)
LESS: Escrow Balance	- ($75.53)
Title Search Expenses	$250.00
Attorneys' Fees	
Finding as to reasonable number of hours (including through sale)	68.3
Finding as to reasonable hourly rate	$185-$550
Attorneys' fees total	$29,018.01
Court Costs	
Filing Fee	$2,013.08
Service of Process on Defendants	$510.00
Additional Costs	
Recording Fees	$77.50
Expert Fee for Reasonableness Affidavit	$450.00
Total	$854,491.17

3. **Interest**. The total amount in paragraph 2 must bear interest from this date forward at the rate of 25% per annum as provided for on page 1 of the Note.

4. **Lien on Property**. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), (with the exception of any assessments that are superior pursuant to Section 718.116, or 720.3085, Florida Statutes) on the following described property in Volusia County, Florida:

Parcel Identification Number: 322102000690

Legal Description:

Lots A and B, ATLANTIC SHORES, according to the map or plat thereof, as recorded in Plat Book 23, Page 28, of the Public Records of Volusia County, Florida

Property Address: 3080 John Anderson Drive, Ormond Beach, Florida 32176 (the "Property")

5. Sale of Property. If the total sum with interest at the rate described in paragraph 2 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale on April 1, 2026 at 11:00a.m. to the highest bidder for cash, except as prescribed in paragraph 6, by electronic sale at **volusia.realforeclose.com** accordance with section 45.031, Florida Statutes. **The public sale must not be postponed or canceled without a court order. All orders postponing or canceling the sale must be filed with the clerk of court no later than 5:00 p.m. five (5) business days before the sale date. Counsel for plaintiff must be certain that all sale and clerk fees are paid and that the original proof of publication is filed no less than five (5) business days before the sale date. Failure to timely file the original proof of publication of the notice of sale and pay the sale and clerk fees will stop the sale. Additionally, the failure of plaintiff's counsel to pay the sale fee and properly and timely publish the notice of sale may result in sanctions against the plaintiff, plaintiff's counsel individually, and the law firm representing the plaintiff.** Any electronic sale by the clerk must be in accordance with the written administrative policy for electronic sales published by the clerk at the official website for the clerk and posted in the public areas of the clerk's offices.

6. **Costs.** Plaintiff must advance all subsequent costs of this action and must be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale must be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, plaintiff must file an affidavit within 5 business days and the clerk must credit plaintiff's bid with the total sum with post-judgment interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full. The clerk must receive the service charged imposed in Section 45.031, Florida Statutes.

7. **Distribution of Proceeds.** On filing the certificate of title, the clerk must distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 2 from this date to the date of the sale; and by retaining any remaining amount pending further order of this court.

8. **Right of Redemption.** On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens must be foreclosed of all estate or claim in the property, and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes, must be terminated, except as to the rights of a bona fide tenant occupying residential premises under the Federal Protecting Tenants at Foreclosure Act, 12 U.S.C. sec. 5220, note, or section 83.5615, Florida Statutes, and claims or rights under chapter 718 or chapter 720, Florida Statutes, if any.

9. **Right of Possession.** On the filing of the certificate of title, the person named on the certificate of title must be let into possession of the property subject to the rights of a bona fide tenant occupying residential premises under the Federal Protecting Tenants at Foreclosure Act, 12 U.S.C. sec 5220, note, or section 83.5615, Florida Statutes. If any defendant or tenant remains in possession of the property, an Order Granting the Motion for Writ of Possession must be entered

without further notice or hearing, subject to the purchaser's compliance with Section 83.5615, Florida Statutes.

10. **Attorneys' Fees**. The court finds, based upon the affidavits/testimony presented and upon inquiry of counsel for the Plaintiff that 68.3 hours were reasonably expended by plaintiff's counsel and will be reasonably expended through the date of sale and that hourly rates between $185 and $550 are appropriate. Plaintiff's counsel represents that the attorney's fees awarded does not exceed its contract fee with the plaintiff. The court finds that there are no reduction or enhancement factors for consideration by the court under *Florida Patients Compensation Fund v. Rowe,* 472 So. 2d 1145 (Fla. 1985).

11. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment, writs of possession, determination of amounts owed to any associations, and such supplemental relief or judgments as may be appropriate.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, VOLUSIA COUNTY, FLORIDA, 101 N. ALABAMA AVENUE, DELAND, FLORIDA, AT (386) 736-5915, WITHIN 10 DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT A LOCAL BAR RERRAL AGENCY, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY

CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO ANAGENCY OR SUGGEST OTHER OPTIONS.

DONE AND ORDERED on February 11, 2026 at Volusia County, Florida.

Circuit Judge Mary G. Jolley

Service List:

A COPY OF THIS JUDGMENT IS BEING SERVED ON THE FOLLOWING PARTIES VIA THE E-FILING PORTAL:

Kenneth M. Rehns, Esq., counsel for IBI-EJ Falcon Investments LLC, Lippes Mathias LLP, krehns@lippes.com

John Roberts, Esq., John Roberts, PA, Counsel for Ask Boats, 300 Interchange Blvd., Suite E, Ormond Beach, FL 32174, john@johnrobertsattorneyatlaw.com

Brian P. Kowal, Esq., Law Office of Brian P. Kowal, PA, Counsel for Jacknin, 7351 Wiles Road, Suite 103, Coral Springs, FL 33067, pkowal@gmail.com

COUNSEL FOR PLAINTIFF SHALL SERVE A COPY OF THIS ORDER ON THE FOLLOWING PARTIES:

Unknown Tenant in Possession One (Brian Colella)
3080 John Anderson Drive
Ormond Beach, FL 32176

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:	2959690
Parcel ID:	322102000690
Township-Range-Section:	13 - 32 - 21
Subdivision-Block-Lot:	02 - 00 - 0690
Owner(s):	ASK BOATS LLC - FS - Fee Simple - 100%
Mailing Address On File:	3080 JOHN ANDERSON DR ORMOND BEACH FL 32176
Physical Address:	3080 JOHN ANDERSON DR, ORMOND BEACH 32176
Building Count:	1
Neighborhood:	2606 - JOHN ANDERSON - AQUA VISTA TO VIA MADRID
Subdivision Name:	ATLANTIC SHORES
Property Use:	0100 - SINGLE FAMILY
Tax District:	200-UNINCORPORATED - NORTHEAST
2025 Final Millage Rate:	17.2995
Homestead Property:	No
Agriculture Classification:	No
Short Description:	LOTS A & B ATLANTIC SHORES M8 23 PG 28 PER OR 4482 PG 4001 P ER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 P ER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408

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:	$240,845	$251,600	$253,802
Land Value:	$500,225	$500,225	$500,225
Just/Market Value:	$741,070	$751,825	$754,027

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.

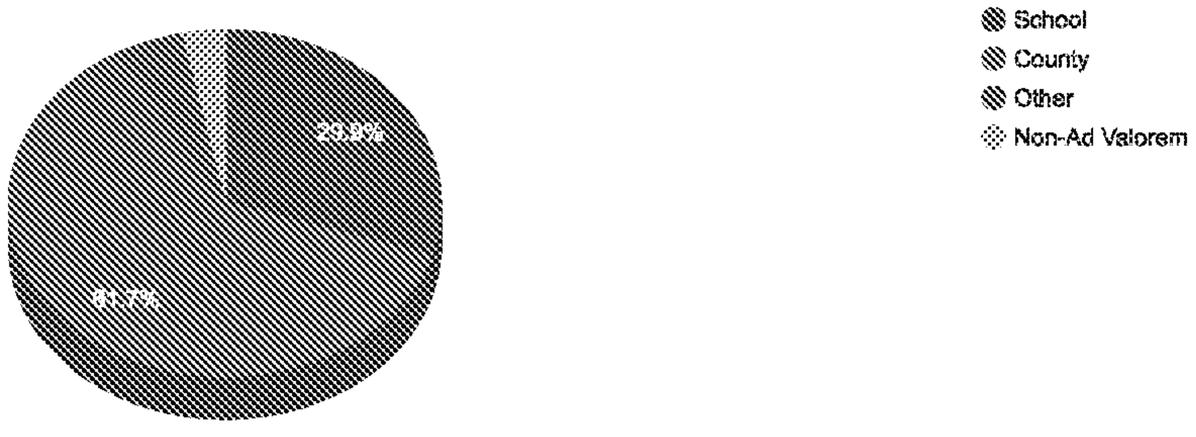
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$741,070	$741,070	$0	$741,070	1.5000	$1,111.61
0012	DISCRETIONARY	$741,070	$741,070	$0	$741,070	0.7480	$554.32
0011	REQ LOCAL EFFORT	$741,070	$741,070	$0	$741,070	3.0310	$2,246.18
0510	FIRE DISTRICT	$741,070	$741,070	$0	$741,070	3.6236	$2,685.34
0050	GENERAL FUND	$741,070	$741,070	$0	$741,070	3.2007	$2,371.94
0053	LAW ENFORCEMENT FUND	$741,070	$741,070	$0	$741,070	1.5994	$1,185.27
0055	LIBRARY	$741,070	$741,070	$0	$741,070	0.3697	$273.97
0520	MOSQUITO CONTROL	$741,070	$741,070	$0	$741,070	0.1573	$116.57
0530	PONCE INLET PORT AUTHORITY	$741,070	$741,070	$0	$741,070	0.0660	$48.91
0310	VOLUSIA COUNTY MSD	$741,070	$741,070	$0	$741,070	1.6956	$1,256.56
0058	VOLUSIA ECHO	$741,070	$741,070	$0	$741,070	0.2000	$148.21
0057	VOLUSIA FOREVER	$741,070	$741,070	$0	$741,070	0.2000	$148.21
0065	FLORIDA INLAND NAVIGATION DISTRICT	$741,070	$741,070	$0	$741,070	0.0270	$20.01
0100	HALIFAX HOSPITAL AUTHORITY	$741,070	$741,070	$0	$741,070	0.7019	$520.16
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$741,070	$741,070	$0	$741,070	0.1793	$132.87
						17.2995	$12,820.14

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
1820-NORTH PENINSULA	100.00	$0.35	$35.00
5030-VOLUSIA COUNTY STORMWATER	1.00	$96.00	$96.00
5050-VOLUSIA COUNTY GARBAGE	1.00	$297.00	$297.00

Estimated Ad Valorem Tax:	$12,820.14
Estimated Non-Ad Valorem Tax:	$428.00
Estimated Taxes:	**$13,248.14**
Estimated Tax Amount without SOH/10CAP ⓘ	$13,248.14

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	$500,225	$251,600	$751,825	$751,825	$0	$751,825	$0
2024	$500,225	$253,802	$754,027	$754,027	$0	$754,027	$0
2023	$524,300	$249,601	$773,901	$695,932	$0	$695,932	$0
2022	$465,450	$167,215	$632,665	$632,665	$0	$632,665	$0
2021	$376,640	$102,262	$478,902	$478,902	$0	$478,902	$0
2020	$369,150	$85,416	$454,566	$454,566	$0	$454,566	$0
2019	$345,075	$76,934	$422,009	$422,009	$0	$422,009	$0
2018	$342,400	$78,696	$421,096	$421,096	$0	$421,096	$0
2017	$342,400	$54,702	$396,590	$357,588	$50,000	$307,588	$39,002

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0133-IMP RVRFRNT-1 <2 AC	N	F-FRONT FOOT				100.0	119	4,675	$500,225
									Total Land Value:	$500,225

Building(s) - Residential

Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	1
Quality Grd:	300	**Floor Type:**	11 - TILE - CERAMIC/CLAY	**4 Fixture Baths:**	1
Arch Design:		**Wall Type:**	3 - PLASTER	**5 Fixture Baths:**	0
Year Built:	1955	**Exterior Wall:**	15 - CONCRETE - CINDER BLOCK	**6 Fixture Baths:**	0
Total SFLA:	1,688			**7 Fixture Baths:**	0
HVAC:	Y - AIR CONDITIONING	**Foundation:**	3 - CONCRETE SLAB	**Add'l Fixtures:**	0
Heat Method:	6 - FORCED DUCTED	**Roof Cover:**	1 - ASPHALT ROLLED		
Heat Source:	1 - ELECTRICITY	**Roof Type:**	01 - FLAT		
		FPL:	0 / 0 /		

Total Building Value: $232,507

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

Description	Area	Year Built
MAIN BUILDING	1079	
Base Area	609	
Patio	210	
Finished Utility	132	
Finished Garage	240	
Finished Enclosed Porch	160	
Wood Deck	144	2020
Wood Deck	530	2023
Wood Deck	126	2023
Unfinished Utility	90	2023
Total Building Area	3,320	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	SEW-SEA WALL (BULKHEADS)	1955	100	1		$1,653
2	UEP-PORCH, UNFINISHED ENCLOSED	1980	108	1	12 x 9	$574
3	DOC-DOCK, BOAT	1980	384	1		$2,393
5	BL1-BOAT LIFT	2004	1	1		$1,953
7	DEC-DECK WOOD	2020	128	1	32 x 4	$1,765
				Total Miscellaneous Value:		$8,338

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
8175 / 1408	[illegible]	12/16/2021	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$690,000
7823 / 4724	[illegible]	02/26/2020	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
7725 / 2753	[illegible]	07/24/2019	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$449,000
7447 / 1596	[illegible]	09/30/2017	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$392,000
7378 / 0656	[illegible]	03/27/2017	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$465,000
6831 / 3637	[illegible]	03/12/2013	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$301,000
4482 / 4001	[illegible]	09/15/1999	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$157,500
4356 / 0804	[illegible]	09/15/1998	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$162,500
4072 / 4591	[illegible]	01/15/1996	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$165,100
4059 / 0264	[illegible]	11/15/1995	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
3872 / 4086	[illegible]	11/15/1993	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$130,000

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408	200	13 - 32 - 21	02 - 00 - 0690	21-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
06/20/2005	20050620062	MISCELLANEOUS	$0
01/24/2000	19991216026	ADDITIONS/ALTERATION	$24,080
01/14/1998	19971222037	ADDITIONS/ALTERATION	$8,000
10/08/1996	19961008071	MISCELLANEOUS	$2,000

04/13/1994	19940412031	WELL/PUMP/IRRIGATION	$0
02/24/1994	19940214020	STRU OTHER THAN BLDG	$7,500
01/18/1994	19940118012	MISCELLANEOUS	$3,380
11/15/1993	19931115030	ELEC UPGRD/REP/MISC	$0

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 322102000690
Tax Deed #: 31961
Situs Address: 3080 JOHN ANDERSON DR

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

Tax Deed Applicant
MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177

Owner on Current Tax Roll
ASK BOATS LLC
3080 JOHN ANDERSON DR
ORMOND BEACH, FL 32176

Billing Address on Current Tax Roll

Additional Parties, Per Search

(1) IBI-EJ FALCON INVESTMENTS LLC — Mortgage Holder

(2) JACKNIN, LLC — Mortgage Holder
9406 JACKSON ST
BURKE, VA 22015

(3) IBI-EJ FALCON INVESTMENTS LLC — Lien Holder
4420 BEACON CIRCLE
WEST PALM BEACH, FL 33407

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(4) A. MAX ZARETSKY, ESQ.,
REGISTERED AGENT O/B/O IBI-EJ
FALCON INVESTMENTS LLC
4420 BEACON CIR
WEST PALM BEACH, FL 33407

Mortgage Holder's Agent/Rep

SN (VOL) (5) ASK BOATS LLC
3080 JOHN ANDERSON DR
ORMOND BEACH, FL 32176

Title Holder

(6) ASK BOATS LLC
4701 GIRTON AVE
SHADY SIDE, MD 20764

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Jessica Treichel <jtreichel@volusiatax.gov>
Sent: Wednesday, July 1, 2026 10:16 AM
To: taxdeeds
Subject: CERTIFICATE # 4369-24

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 # 4369-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

ASK BOATS LLC
3080 JOHN ANDERSON DR
ORMOND BEACH, FL 32176

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

ASK BOATS LLC
3080 JOHN ANDERSON DR ADV
ORMOND BEACH, FL 32176

SITUS ADDRESS

3080 JOHN ANDERSON DR, ORMOND BEACH, 32176

Thanks
Jesse

Sincerely,
Jesse Treichel
Tax Office Branch Manager
Office of Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
Ext. 12310
(386) 736-5938
Web: volusiatax.gov
Pay online at: volusiatax.gov/online

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 6, 2026

Payment Due: August 5, 2026

MERCURY FUNDING LLC
PO BOX 772837
MEMPHIS TN 38177

RE: CERTIFICATE NUMBER: **4369-24**
PARCEL ID NUMBER: **322102000690**

REQUEST FOR DEPOSIT

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

Clerk of Court Statutory Fee [per Sect. 28.24]	$	60.00
Clerk of Court Mail Charge [per 28.24]		83.04
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		40.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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]		339.50
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**691.04**

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

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

CERTIFICATE NO.: **4369-24**
AMOUNT ENCLOSED: **$691.04**

Applicant's Name & Address:
MERCURY FUNDING LLC
PO BOX 772837
MEMPHIS TN 38177

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.: **4369-24**
AMOUNT ENCLOSED: **$691.04**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:
MERCURY FUNDING LLC
PO BOX 772837
MEMPHIS TN 38177

CL-0142-1910

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

FILED
2026 JUL 27 AM 8:58
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY. FL

Applicant's Deposit

CERTIFICATE NUMBER: 4369-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	60.00
Postage	(PO)	83.04
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	40.00
Sheriffs Return Postage Fee	(PO)	1.00
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)	339.50
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 691.04

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/30/2026 8:21 AM
Receipt: 303144782 Drawer: 155206

MERCURY FUNDING LLC
Operator: bpoitras

Instrument #: 2026137310 Type: NO
Book #: 8885 Page #: 1017 Time: 8:21 AM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
8304 Postage - $0.01 $83.04
5600 Advertising Fee - $0.01 $56.00
4000 Sheriffs Fee/Tax Deed - $0.01 $40.00
100 Postage - $0.01 $1.00
1 Tax Deed Proof of Pub / Cert Mail Reco
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
33950 Tax Deed Deposit Escrow Doc Stamps
only - $0.01 $339.50
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT# 4369-24 / MERCURY FUNDING LLC

Subtotal:	$691.04
Sales Tax:	$0.00
Due:	$691.04
CHK# 149589	$691.04

7/30/2026 8:21:05 AM
Instrument# 2026137310 1 page
Book: 8885 Page: 1017
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **MERCURY FUNDING LLC** 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. **4369-24** Year of Issuance **JUNE 1, 2024**

Description of Property **322102000690**
LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408

Name in which assessed **ASK BOATS 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 **13TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/30/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

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

SEPTEMBER 10, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/10/26	
Pages: 4	
Completed by: Laura Huff	
Date: 08/10/2026	

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

Tax Deed Sale Date: **OCTOBER 13, 2026**

8-11-26 NO Changes BT

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
704-24	602903030080	ROBERTSON RICHARD A JR	ROBERTSON RICHARD A JR ✓ 6703 BEDFORD VALLEY RD BEDFORD PA 15522
1377-24	701534000080	WEAVER NEKETRA SMITH JACQUELINE HARRIS LONDAREL SR	WEAVER NEKETRA ✓ SMITH JACQUELINE HARRIS LONDAREL SR 4601 DE ZAVALA RD APT 111 SAN ANTONIO TX 78249
1575-24	701800000440	OLGA DE LA HOZ HOMES LLC	OLGA DE LA HOZ HOMES LLC ✓ 215 W PANAMA RD WINTER SPRINGS FL 32708 3478
2139-24	801403110050	NUVIEW IRA INC % GLEN ASHLEY MATHER 401K	NUVIEW IRA INC ✓ % GLEN ASHLEY MATHER 401K 280 S RONALD REAGAN BLVD 200 LONGWOOD FL 32750
2185-24	802303000220	GOLINE JEANETTE LOUISE GOLINE JOSEPH JOHN SMITH KATHLEEN ALICE	GOLINE JEANETTE LOUISE ✓ GOLINE JOSEPH JOHN SMITH KATHLEEN ALICE 2245 SE 2ND ST ORANGE CITY FL 32763
2231-24	803405060020	GLOBAL COMMERCIAL PROPERTIES LLC	GLOBAL COMMERCIAL PROPERTIES LLC ✓ 5224 W STATE ROAD 46 UNIT 152 SANFORD FL 32771 9230

2380-24	313601180010	KRYSTAL HOSPITALITY	KRYSTAL HOSPITALITY 25 HERITAGE CT TUXEDO NY 10987
2681-24	613201120260	PELFREY MARGARTE EST % BELITA HARVEY	SUPER STOP STORES INC 6221 W ATLANTIC BLVD MARGATE FL 33063 5128
3789-24	813024030080	NEWMAN LORI EST	NEWMAN LORI EST 839 ROCKHILL ST DELTONA FL 32725
4139-24	813065130050	CLEMENTS DONALD S CLEMENTS CHRISTINA	CLEMENTS DONALD S CLEMENTS CHRISTINA 1781 ESMONT TER DELTONA FL 32725
4210-24	813074040060	FELICIANO HERNAN COLON FELICIANO ALBA IRIS	FELICIANO HERNAN COLON FELICIANO ALBA IRIS 2541 SABLE AVE DELTONA FL 32738
4212-24	813074050040	COLON EVELYN	COLON EVELYN 2465 ADAMS AVE DELTONA FL 32738
4369-24	322102000690	ASK BOATS LLC	ASK BOATS LLC 3080 JOHN ANDERSON DR ORMOND BEACH FL 32176
4376-24	322112020040	PREECE BENNY PREECE BOBBIE	PREECE BENNY PREECE BOBBIE 2418 BROADWAY CATLETTSBURG KY 41129
4683-24	42251600D100	NGUYEN TUAN HUU THEIN	NGUYEN TUAN HUU THEIN 2800 N ATLANTIC AVE UNIT 310 DAYTONA BEACH FL 32118
4690-24	422517000161	PRING JOHN ARTHUR III	PRING JOHN ARTHUR III 3000 N ATLANTIC AVE #16 ORMOND BEACH FL 32176
4696-24	422522005880	PAYNE KATHERINE A EST GEE TRUMAN D JR	GEE TRUMAN D JR GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX 2711 N HALIFAX AVE APT 588 DAYTONA BEACH FL 32118 3159

7480-24	632300000130	OLSON GORDON C OLSON CHRISTINA L	OLSON GORDON C ✓ OLSON CHRISTINA L 6180 HARBOR RD PORT ORANGE FL 32127
8937-24	853000000110	RIVERA SAMUEL	RIVERA SAMUEL ✓ 2618 BRIANA CT ORLANDO FL 32837
9254-24	5327100115B2	SIEBERT BETTY	SIEBERT BETTY ✓ 1 OCEANS WEST BLVD 15B2 DAYTONA BEACH SHORES FL 32118 7925
9604-24	424294000240	HO WILLIAM W K	HO WILLIAM W K ✓ PO BOX 1824 ORMOND BEACH FL 32174
9640-24	803605050124	BELLTOWER MANAGEMENT LLC	AGUILAR ROBERTO AD RODRIQUEZ JR ✓ 1282 W PORTILLO DR DELTONA FL 32725
9703-24	522209000440	LUCACOS JOHN MICHAEL	LUCACOS JOHN MICHAEL ✓ 123 W FARNUM AVE APT 202 ROYAL OAK MI 48067
10480-24	700603001080	ARROYO WANDA E	ARROYO ELIZABETH ✓ 1516 RED PLUM HOLLOW DELAND FL 32720 0912
10526-24	840500000120	SERENITY SPRINGS LLC	SERENITY SPRINGS LLC ✓ 1555 COW CREEK RD EDGEWATER FL 32132
10581-24	412301000310	FRANCE CHARLES D	FRANCE CHARLES D ✓ 3 BENT STREAM WAY ORMOND BEACH FL 32174
10658-24	530952002060	HURLEY PATRICK	HURLEY PATRICK ✓ 1138 WILEY BRIDGE RD WOODSTOCK GA 30188
10899-24	633013003070	PENNEY JASON PENNEY MELANIE	PENNEY JASON ✓ PENNEY MELANIE 6100 SANCTUARY GARDEN BLVD PORT ORANGE FL 32128

11024-24	641936008403	HILL KARL J CURRY-HILL NICOLE	HILL KARL J CURRY-HILL NICOLE 182 S THORNTON AVE ORLANDO FL 32807
11072-24	533978000280	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT 760 WHITE ST DAYTONA BEACH FL 32114 1738
11177-24	531631008220	COSBY KIRK	COSBY KIRK PO BOX 7511 DAYTONA BEACH FL 32116
11505-24	630242000504	HASANI CAPITAL LLC	RPL REAL ESTATE LLC 6401 CONGRESS AVE STE 215A BOCA RATON FL 33487
11946-24	521901003310	FF FLORIDA LAND HOLDINGS LLC	SWANN-MCNULTY WENDI MCNULTY COLIN SWANN CINDY 685 MOSAIC BLVD DAYTONA BEACH FL 32124 3696

To:
Property Appraiser - County of Volusia

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

Date:	8/10/2026
Pages:	4
Completed by:	Laura Huff
Date:	08/10/2026

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: **OCTOBER 13, 2026**

8-11-26 Updated Charges SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
704-24	602903030080	NO ✓	$229,302
1377-24	701534000080	NO ✓	$331,079
1575-24	701800000440	NO ✓	$134,223
2139-24	801403110050	NO ✓	$180,772
2185-24	802303000220	YES ✓	$103,280
2231-24	803405060020	NO ✓	$119,639

2380-24	313601180010	NO ✓	$1,240,512
2681-24	613201120260	NO ✓	$1,172
3789-24	813024030080	NO ✓	$131,340
4139-24	813065130050	YES ✓	$224,738
4210-24	813074040060	YES ✓	$54,637
4212-24	813074050040	NO ✓	$115,340
4369-24	322102000690	NO ✓	$751,825
4376-24	322112020040	NO ✓	$219,217
4683-24	42251600D100	NO ✓	$138,075
4690-24	422517000161	NO ✓	$99,756
4696-24	422522005880	NO ✓	$68,840

7480-24	632300000130	YES ✓	$227,369
8937-24	853000000110	NO ✓	$159,970
9254-24	5327100115B2	NO ✓	$165,750
9604-24	424294000240	NO ✓	$215,143
9640-24	803605050124	NO ✓	$167,238
9703-24	522209000440	NO ✓	$260,175
10480-24	700603001080	NO ✓	$356,979
10526-24	840500000120	NO ✓	$841,192
10581-24	412301000310	YES ✓	$285,866
10658-24	530952002060	NO ✓	$61,734
10899-24	633013003070	YES ✓	$607,203

11024-24	641936008403	NO ✓	$433,602
11072-24	533978000280	NO ✓	$203,420
11177-24	531631008220	NO ✓	$80,916
11505-24	630242000504	NO ✓	$688,058
11946-24	521901003310	YES ✓	$470,303

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

WARNING

TAX DEED CERTIFICATE NO.: 4369-24

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

IBI-EJ FALCON INVESTMENTS LLC

4369-24 OCTOBER 13, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 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 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **MERCURY FUNDING LLC** 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.: **4369-24** Name in which assessed: **ASK BOATS LLC**
Description of Property: **Parcel # 322102000690 LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 13, 2026 at 9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$50,533.50**
OPENING BID AMOUNT: $50,504.00

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.: **4369-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$50,533.50***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

IBI-EJ FALCON INVESTMENTS LLC

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4945 78

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OFFICIAL AUG 21 2026

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

IBI-EJ FALCON INVESTMENTS LLC

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

4369-24 OCTOBER 13, 2026

City, State, ZIP+4®

Postmark Here

USPS 32724

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

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

TAX DEED DEPT

CERTIFIED MAIL®

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FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG 21 2026

FILED
2026 AUG 26 AM 11:37
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY.
CC 40

IBI-EJ FALCON INVESTMENTS LLC

4369-24 OCTOBER 13, 2026

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72[1]
02 7W
0008028897 AUG. 21. 2026

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2026 AUG 26 AM 11:36
CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CTY. FL
CC 40

IBI-EJ FALCON INVESTMENTS LLC

4369-24 OCTOBER 13, 2026

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 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.: 4369-24

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.

JACKNIN LLC
9406 JACKSON ST
BURKE VA 22015

DATED THIS 21ST DAY OF AUGUST, 2026.

4369-24 OCTOBER 13, 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 **MERCURY FUNDING LLC** 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.: **4369-24** Name in which assessed: **ASK BOATS LLC**
Description of Property: **Parcel # 322102000690 LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 13, 2026 at 9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$50,533.50**
OPENING BID AMOUNT: $50,504.00

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.: **4369-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$50,533.50***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

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

JACKNIN LLC
9406 JACKSON ST
BURKE VA 22015

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

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

Postmark Here

USPS 32724

Postage

$

$

$

$

JACKNIN LLC
9406 JACKSON ST
BURKE VA 22015

4369-24 OCTOBER 13, 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

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TAX DEED CERTIFICATE NO.: 4369-24

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IBI-EJ FALCON INVESTMENTS LLC
4420 BEACON CIRCLE
WEST PALM BEACH FL 33407

DATED THIS 21ST DAY OF AUGUST, 2026.

4369-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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IBI-EJ FALCON INVESTMENTS LLC
4420 BEACON CIRCLE
WEST PALM BEACH FL 33407

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
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[Telephone: 386-736-5938]

CL-0917-2101

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

Postage
$

Tot
$

Ser

Stre

City

AUG 21 2026

USPS 32724

Postmark Here

IBI-EJ FALCON INVESTMENTS LLC
4420 BEACON CIRCLE
WEST PALM BEACH FL 33407

4369-24 OCTOBER 13, 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 **OCTOBER 13, 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.: 4369-24

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.

A MAX ZARETSKY ESQ REGISTERED AGENT O/B/O
IBI-EJ FALCON INVESTMENTS LLC
4420 BEACON CIR
WEST PALM BEACH FL 33407

DATED THIS 21ST DAY OF AUGUST, 2026.

4369-24 OCTOBER 13, 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 **MERCURY FUNDING LLC** 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.: **4369-24** Name in which assessed: **ASK BOATS LLC**
Description of Property: **Parcel # 322102000690 LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 13, 2026 at 9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$50,533.50**
OPENING BID AMOUNT: $50,504.00

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.: **4369-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$50,533.50***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

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4420 BEACON CIR
WEST PALM BEACH FL 33407

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 0345 4946 08

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

Postage

AUG 21 2026

Postmark Here

USPS 3272A

A MAX ZARETSKY ESQ REGISTERED AGENT
O/B/O IBI-EJ FALCON INVESTMENTS LLC
4420 BEACON CIR
WEST PALM BEACH FL 33407

4369-24 OCTOBER 13, 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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ASK BOATS LLC
3080 JOHN ANDERSON DR
ORMOND BEACH FL 32176

DATED THIS 21ST DAY OF AUGUST, 2026.

4369-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

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R. 9/76

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ASK BOATS LLC
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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 0345 4946 15

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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

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To

$

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Ci

ASK BOATS LLC
3080 JOHN ANDERSON DR
ORMOND BEACH FL 32176

4369-24 OCTOBER 13, 2026

AUG 21 2026

Postmark Here

USPS 32724

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:

ASK BOATS LLC
3080 JOHN ANDERSON DR
ORMOND BEACH FL 32176

4369-24 OCTOBER 13, 2026

9093 4122 1190 30

9589 0710 5270 0345 4946 15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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ASK BOATS LLC
4701 GIRTON AVE
SHADY SIDE MD 20764

DATED THIS 21ST DAY OF AUGUST, 2026.

4369-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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

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- ☐ Adult Signature Restricted Delivery $ _____

Postage

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USPS 32724

ASK BOATS LLC
4701 GIRTON AVE
SHADY SIDE MD 20764

4369-24 OCTOBER 13, 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:

ASK BOATS LLC
~~4701 GIRTON AVE~~ 4701 Gieton
~~SHADY SIDE MD 20764~~ Shady Side,
MD
20764

4369-24 OCTOBER 13, 2026

9590 9402 9093 4122 1190 47

9589 0710 5270 0345 4946 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

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

3080 John Anderson Dr
Ormond Beach FL
32176

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
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

[redacted]

Domestic Return Receipt

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 15, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 13, 2026**
Service of Process must be completed by: **Tuesday, September 22, 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:	64
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$2,560.00**

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
704-24	**1**
ROBERTSON RICHARD A JR	1
1377-24	**1**
WEAVER NEKETRA SMITH JACQUELINE HARRIS LC	1
1575-24	**1**
OLGA DE LA HOZ HOMES LLC	1
2139-24	**1**
NUVIEW IRA INC % GLEN ASHLEY MATHER 401K	1
2185-24	**4**
GOLINE JEANETTE LOUISE GOLINE JOSEPH JOHN S	1
JEANETTE LOUISE GOLINE	1
JOSEPH JOHN GOLINE AND KATHLEEN ALICE SMITI	1
JOSEPH JOHN GOLLNE	1
2231-24	**1**
GLOBAL COMMERCIAL PROPERTIES LLC	1
2380-24	**2**
KRYSTAL HOSPITALITY	1
NEENA WALIA MEMBER REGISTERED AGENT O/B/(	1
3789-24	**1**
NEWMAN LORI EST	1
4139-24	**2**
CLEMENTS DONALD S CLEMENTS CHRISTINA	1
DONALD S CLEMENTS AND CHRISTINA CLEMENTS	1
4210-24	**4**
FELICIANO HERNAN COLON FELICIANO ALBA IRIS	1
HERNAN COLON FELICIANO AND ALBA IRIS FELICI	2

HERNAN COLON JR	1
4212-24	**2**
COLON EVELYN	1
EVELYN COLON	1
4369-24	**1**
ASK BOATS LLC	1
4376-24	**1**
PREECE BENNY PREECE BOBBIE	1
4683-24	**2**
NGUYEN TUAN HUU THEIN	1
TUAN HUU THEIN NGUYEN	1
4690-24	**2**
PRING JOHN ARTHUR III	2
4696-24	**3**
GEE TRUMAN D JRGEE MAKAYLA GEE KAITLYN GE	1
TRUMAN D GEE JR	1
PAYNE KATHERINE A EST GEE TRUMAN D JR	1
7480-24	**2**
OLSON GORDON C OLSON CHRISTINA L	1
GORDON C OLSON AND CHRISTINA L OLSON	1
9254-24	**2**
SIEBERT BETTY	1
BETTY SIEBERT	1
9604-24	**2**
HO WILLIAM W K	1
WILLIAM W K HO	1
9640-24	**4**
AGUILAR ROBERTO AD RODRIQUEZ JR	2
ROBERTO AD RODRIGUEZ AGUILAR JR	1
BELLTOWER MANAGEMENT LLC	1
9703-24	**2**
LUCACOS JOHN MICHAEL	1
JOHN MICHAEL LUCACOS	1
10480-24	**3**

ARROYO ELIZABETH	1
WANDA E ARROYO	1
ARROYO WANDA E	1
10526-24	**2**
SERENITY SPRINGS LLC	1
SERENITY SPRINGS RECOVERY HOLDINGS LLC RE(	1
10581-24	**3**
FRANCE CHARLES D	1
CHARLES D FRANCE	1
KEVIN DOUGLAS FRANCE	1
10658-24	**2**
HURLEY PATRICK	1
PATRICK HURLEY	1
10899-24	**2**
PENNEY JASON PENNEY MELANIE	1
JASON PENNEY AND MELANIE PENNEY	1
11024-24	**1**
HILL KARL J CURRY-HILL NICOLE	1
11072-24	**4**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C(	1
FLAGSTONE COMMUNITY DEVELOPMENT CORPOR/	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C(	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
11177-24	**2**
COSBY KIRK	1
KIRK COSBY	1
11505-24	**1**
RPL REAL ESTATE LLC	1
11946-24	**3**
SWANN-MCNULTY WENDI MCNULTY COLIN SWAN	1
WENDI SWANN-MCNULTY AND COLIN MCNULTY A	1
FF FLORIDA LAND HOLDINGS LLC	1
Grand Total	**64**

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

WARNING
SHERIFF'S NOTICE

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4369-24 OCTOBER 13, 2026

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DR-451
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Dated this 21ST day of AUGUST, 2026.

Laura E. Roth

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

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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 #:
26018821

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: ASK BOATS LLC

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	4369-24

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 24th day of August, 2026 at 11:03 AM, and that I served the same on the 27th day of August, 2026, at the hour of 11:48 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	ASK BOATS 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:	3080 JOHN ANDERSON DR ORMOND BEACH, FL 32176		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

CLERK OF THE CIR. CT.
& CTY. COURT VOL.
CC 40
2026 SEP -3 AM 9:49
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: 9/1/2026
ENTRD BY: CEJONES

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

24018821

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

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ORMOND BEACH FL 32176

4369-24 OCTOBER 13, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 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 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

AUG 24 '26 11:03

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **MERCURY FUNDING LLC** 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.: **4369-24** Name in which assessed: **ASK BOATS LLC**
Description of Property: **Parcel # 322102000690 LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 13, 2026** at **9:00 o'clock A.M.**

Dated this 21ST day of AUGUST, 2026.

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

REDEMPTION AMOUNT: **$50,533.50**
OPENING BID AMOUNT: $50,504.00
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.: **4369-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$50,533.50***

PAYABLE BEFORE: **9:00 AM on OCTOBER 13, 2026**

ASK BOATS LLC
3080 JOHN ANDERSON DR
ORMOND BEACH FL 32176

CLERK OF THE CIRCUIT COURT
& CITY COURT VOLUSIA CTY FL
CC 40
2026 SEP -3 AM 9:49
FILED

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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 13, 2026

MERCURY FUNDING LLC
PO BOX 772837
MEMPHIS TN 38177

RE: CERTIFICATE NO.: **4369-24**

REFUND OF DEPOSIT

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

Recording Affidavit of Publication [Sect 197.512(3) & 28.24]		10.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02].....	$	339.50
TOTAL AMOUNT OF REFUND	**$**	**358.00**

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

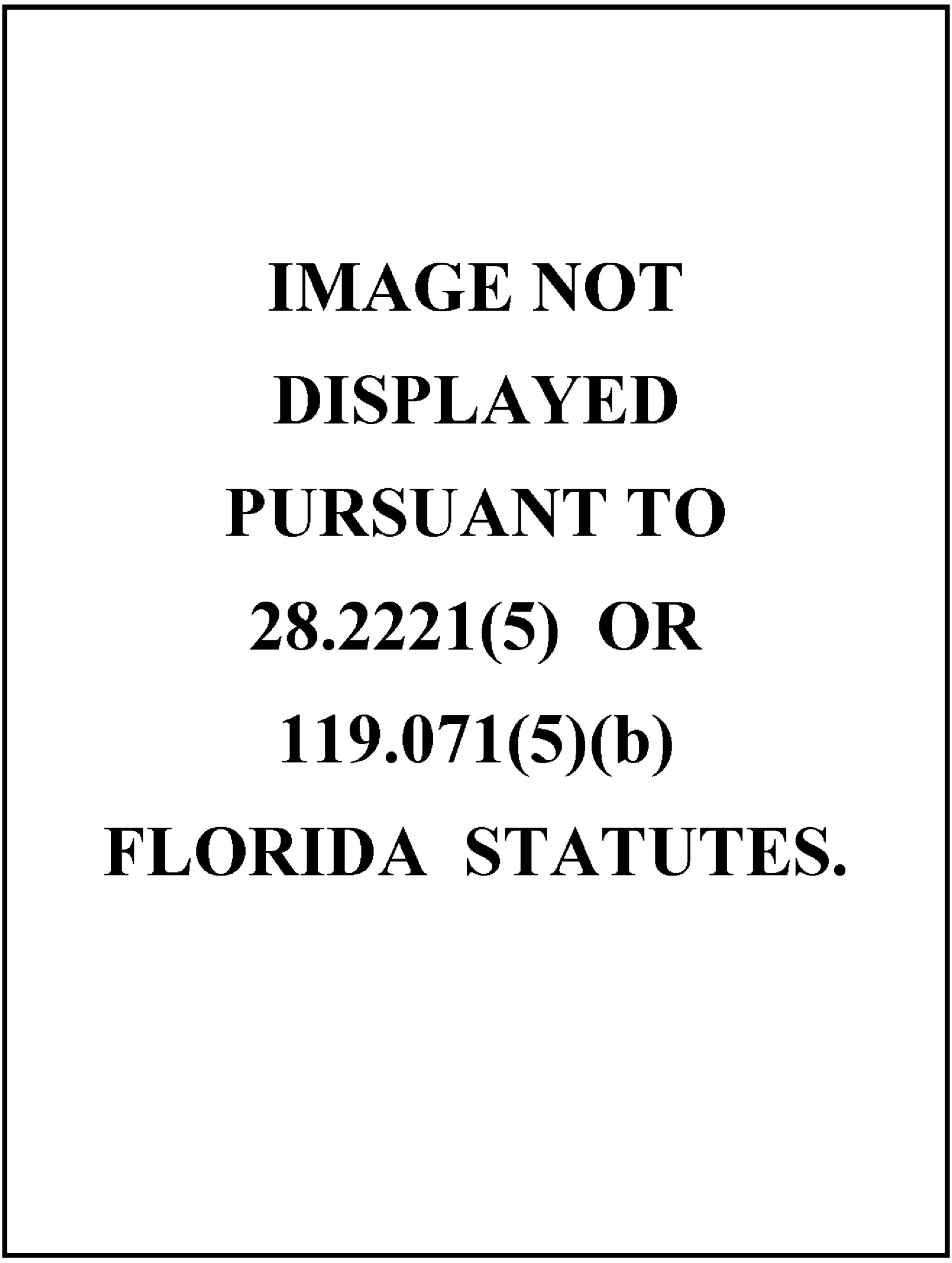
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 4369-24

CERTIFICATE OF MAILING

I, LAURA E. ROTH, Clerk of the Circuit Court in and for the State and County aforesaid, do hereby certify that on 21ST of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

IBI-EJ FALCON INVESTMENTS LLC	at	
JACKNIN LLC	at	9406 JACKSON ST, BURKE VA 22015,
IBI-EJ FALCON INVESTMENTS LLC	at	4420 BEACON CIRCLE, WEST PALM BEACH FL 33407,
A MAX ZARETSKY ESQ REGISTERED AGENT O/B/O IBI-EJ FALCON INVESTMENTS LLC	at	4420 BEACON CIR, WEST PALM BEACH FL 33407,
☆ ASK BOATS LLC	at	3080 JOHN ANDERSON DR, ORMOND BEACH FL 32176,
☆ ASK BOATS LLC	at	4701 GIRTON AVE, SHADY SIDE MD 20764,

Witness my hand and official seal this 21ST of AUGUST, 2026

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON

Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared ___Barb Shepherd____, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a _____Tax Deed_____ in the matter of ____Certificate #4369-24____ in the _____Ask Boats LLC_____ the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____ ___September 10, 17, 24 & October 1, 2026____

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

Sworn to and subscribed before me this __1st_day of __October, 2026___,

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

(SEAL)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that MERCURY FUNDING LLC 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. 4369-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 322102000690 LOTS A & B ATLANTIC SHORES MB 23 PG 28 PER OR 4482 PG 4001 PER OR 6831 PG 3637 PER OR 7378 PG 0656 PER OR 7447 PG 1596 PER OR 7725 PG 2753 PER OR 7823 PG 4724 PER OR 8175 PG 1408
Name in which assessed: ASK BOATS 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 13TH day of OCTOBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 21ST day of AUGUST, 2026.

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

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

September 10, 17, 24 & October 1, 2026