Date Printed: 9/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4376-24	Certificate Number
KEYS FUNDING LLC - 7024	Applicant Name
4/21/2026	Application Date
10/13/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	9,040.21
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		4,149.19
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		13,714.40
7. Total Interest Accrued by Tax Collector		617.15
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]		69.20
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		14,650.75
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		631.51
20. Total of Lines 18 & 19		15,282.26
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}		10.00
23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}		7.00
24. TOTAL AMOUNT TO REDEEM*	$	15,305.51

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

PAYOFF GOOD THROUGH: 9/29/2026

Redemption Date 9/25/26

Name & Address Glen Loftain
4950 S. 48th St
Phoenix, AZ 85040

BP SR

Created by TB/LD

CI-0922-2301

9/28/2026 10:11:22 AM
Instrument# 2026176800 1 page
Book: 8909 Page: 4531
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: **8884**

Page: **124**

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

Certificate No. **4376-24** Year of Issuance **JUNE 1, 2024**

Description of Property **322112020040**
UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070

Name in which assessed **PREECE BENNY PREECE BOBBIE**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

Dated: 9/28/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/28/2026 10:11 AM
Receipt: 303177318 Drawer: 155850

TAX DEEDS DELAND

Operator: slabaw

Instrument #: 2026176800 Type: RE
Book #: 8909 Page #: 4531 Time: 10:11 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 4376-24 KEYS FUNDING LLC-7024

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 9/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4376-24 Certificate Number
KEYS FUNDING LLC - 7024 Applicant Name
4/21/2026 Application Date
10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	9,040.21
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		4,149.19
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		13,714.40
7. Total Interest Accrued by Tax Collector		617.15
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]		69.20
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		14,650.75
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		631.51
20. Total of Lines 18 & 19		15,282.26
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
23. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
24. TOTAL AMOUNT TO REDEEM*	**$**	**15,305.51**

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

PAYOFF GOOD THROUGH: 9/29/2026

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

Date Printed: 7/31/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4376-24 Certificate Number

KEYS FUNDING LLC - 7024 Applicant Name

4/21/2026 Application Date

10/13/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	9,040.21
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		4,149.19
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		13,714.40
7. Total Interest Accrued by Tax Collector		617.15
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]		69.20
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		14,650.75
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		631.51
20. Total of Lines 18 & 19		15,282.26
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
23. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
24. TOTAL AMOUNT TO REDEEM*	**$**	**15,305.51**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		15,282.26
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**15,282.26**

***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 **KEYS FUNDING LLC - 7024** 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. **4376-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 322112020040 UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070**

Name in which assessed **PREECE BENNY PREECE BOBBIE**

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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 322112020040
Tax Deed #: 32121
Situs Address: 2820 OCEAN SHORE BLVD 0040

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

Tax Deed Applicant
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
PREECE BENNY
PREECE BOBBIE
2418 BROADWAY
CATLETTSBURG, KY 41129

Billing Address on Current Tax Roll

Additional Parties, Per Search

MADEIRA VILLA NORTH ASSOCIATION, INC.
120 E GRANADA BLVD
ORMOND BEACH, FL 32176 — Lien Holder

PREMIER ASSOCIATION MANAGEMENT LLC, REGISTERED AGENT O/B/O MADEIRA VILLA NORTH ASSOCIATION, INC.
1064 GREENWOOD BOULEVARD
SUITE 480
LAKE MARY, FL 32746 — Lien Holder's Agent/Rep

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

BENNY PREECE AND BOBBIE PREECE
2418 BROADWAY
CATLETTSBURG, KY 41129

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	KEYS FUNDING LLC - 7024 PO BOX 67514 NEWARK, NJ 07101-8009	Application date	Apr 21, 2026
Situs address	2820 OCEAN SHORE BLVD 0040 ORMOND BEACH 32176	Yr Issued/Certificate #	2024 / 4376
Parcel owner	PREECE BENNY PREECE BOBBIE 2418 BROADWAY CATLETTSBURG, KY 41129	Date certificate issued	06/01/2024
		Deed application number	32121
Property description	See last page.	Account number	322112020040

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)
# 2024/4376	05/31/2024	4,037.00	541.63	4,578.63
			Part 2: Total*	**4,578.63**

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

Column 1 Yr Issued/Certificate #	**Column 2** Date of Other Certificate Sale	**Column 3** Face Amount of Other Certificate	**Column 4** Tax Collector's Fee	**Column 5** Interest	**Total** (Column 3 + Column 4 + Column 5)
# 2025/4109	05/31/2025	4,195.72	6.25	259.61	4,461.58
				Part 3: Total*	**4,461.58**

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)	9,040.21
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,149.19
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)	617.15
7. **Total Paid** (Lines 1-6)	14,331.55

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Tim Brownson
Signature, Tax Collector or Designee

Volusia, Florida

Date 07/15/2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. **Total Paid** (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	14,331.55
18. Redemption fee	6.25
19. Total amount to redeem	14,337.80

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):

UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31
PGS 174 TO 177 INC PER OR 4290 PG 1070

TDA #: 32121

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
322112020040	2964006	2820 OCEAN SHORE BLVD 0040 ORMOND BEACH 32176

Legal Description

UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-4376	$245,737	No	No	Yes	No

Owner of Record on Current Tax Roll

BENNY PREECE
BOBBIE PREECE

2418 BROADWAY
CATLETTSBURG KY 41129

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: 06/11/2026 **Search covers** **20 years** **through:** 05/27/2026

Sue Servas
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
BENNY PREECE AND BOBBIE PREECE 2418 BROADWAY CATLETTSBURG KY 41129	Warranty Deed Bk:4290 Pg:1070	

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
MADEIRA VILLA NORTH ASSOCIATION, INC. 120 E GRANADA BLVD ORMOND BEACH FL 32176	Lien Bk:8828 Pg:907	
PREMIER ASSOCIATION MANAGEMENT LLC, REGISTERED AGENT O/B/O MADEIRA VILLA NORTH ASSOCIATION, INC. 1064 GREENWOOD BOULEVARD SUITE 480 LAKE MARY FL 32746	Sunbiz	

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

This Warranty Deed

Made this 18th day of March A.D. 19 98
by

MARK HERR AND ANDRIA R. HERR, HUSBAND AND WIFE

hereinafter called the grantor, to

BENNY PREECE AND BOBBIE PREECE, HUSBAND AND WIFE

whose post office address is: 2418 Broadway
Catlettsburg, KY 41129

Grantees' SSN:

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)

03/30/1998 07:46
Doc stamps 560.00
(Transfer Amt $ 80000)
Instrument # 98053717
Book: 4290
Page: 1070
Diane M. Matousek
Volusia County, Clerk of Court

Witnesseth, that the grantor, for and in consideration of the sum of $ 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:

UNIT 4, MADEIRA VILLA NORTH CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGES 174 THROUGH 177, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1473, PAGE 580, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number:3221-12-02-0040

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, 19 97

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:

Name: WANDA L. WAGES

Name: Gwendolyn M. Davis

Name:

Name:

Name & Address: MARK HERR LS

Name & Address: ANDRIA R. HERR LS

Name & Address: LS

Name & Address: LS

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 18th day of March, 19 98
by

MARK HERR AND ANDRIA R. HERR, HUSBAND AND WIFE

who is personally known to me, or who has produced as identification.

PREPARED BY: PEGGY C. PARKER
RECORD & RETURN TO:
Parker-Rose Title Agency, Inc.
1134 Ridgewood Avenue
Holly Hill, Florida 32117
File No:PR-5179

Gwendolyn Marie Davis
Print Name:
Notary Public
My Commission Expires:

Gwendolyn Marie Davis
My Commission CC673397
Expires Oct. 17, 2000

WD-1
5/93

THIS INSTRUMENT PREPARED BY:
BECKER & POLIAKOFF, P.A.
K. Joy Mattingly, Esq.
1 East Broward Blvd., Suite 1900
Fort Lauderdale, FL 33301
Phone: (954) 985-4102
Fax: (954) 987-5940

CLAIM OF LIEN FOR CONDOMINIUM ASSESSMENTS

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned notary public, personally appeared K. Joy Mattingly, Authorized Agent of Madeira Villa North Association, Inc. , a Florida corporation, on behalf of the corporation. Affiant is personally known to me and Affiant is the Authorized Agent of Madeira Villa North Association, Inc., whose post office address is 120 E.. Granada Blvd., Ormond Beach, FL, 32176, and that pursuant to Section 718.116 of the Florida Statutes as well as the Declaration of Condominium of Madeira Villa North, said Association is owed the following amounts for shares of the common expenses:

Description	Amount
Balance of Maintenance due 5/1/23	$337.43
Monthly Maintenance due 06/01/23 - 12/01/23 at $545.00 each	$3,815.00
Monthly Maintenance due 01/01/24 - 12/01/24 at $763.75 each	$9,165.00
Monthly Maintenance due 01/01/25 - 12/01/25 at $918.58 each	$11,022.96
Monthly Maintenance due 1/1/26 - 3/1/26 at $1,032.25 each	$3,096.75
Special Assessment due 09/01/23	$1,920.99
Special Assessment due 10/18/24	$12,208.14
Special Assessment due 03/21/25	$1,208.14
Special Assessment due 5/23/25	$1,260.67
SUBTOTAL	$44,035.08
Less refunds	(335.44)
TOTAL:	**$43,699.64**

plus interest at the rate of 10% per annum from the due dates.

This Claim of Lien shall also secure all unpaid assessments, interest, costs and attorneys fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure.

The Lienor claims this lien on the following described property in Volusia County, Florida:

UNIT 4, MADEIRA VILLA NORTH CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGES 174 THROUGH 177, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1473, PAGE 580, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, TIGETHER WITH ITS UNDIVIDED INTEREST OR SHARE IN TEH COMMON ELEMENTS.

A/K/A: 2820 Ocean Shore Blvd., Unit 4, Ormond Beach, FL 32176

the current owner of which is Benny Preece and Bobbie Preece .

The amount due to the Lienor remains outstanding as of March 13, 2026.

M32695/426090/30807632

MADEIRA VILLA NORTH ASSOCIATION, INC.

BY: K. Joy Mattingly
(SEAL)
K. Joy Mattingly, Authorized Agent

SWORN TO AND SUBSCRIBED before me by means of ☐ ~~physical presence or~~ ☒ online notarization this 17th day of March, 2026, by K. Joy Mattingly, Authorized Agent.

Ayesha Rawlins
_____ (SEAL)
NOTARY PUBLIC SIGNATURE
STATE OF FLORIDA AT LARGE

Printed Name of Notary Public
My Commission Expires:

AYESHA RAWLINS
Notary Public-State of Florida
Commission No. HH 769084
My Commission Expires Feb 18, 2030

Remotely Notarized with audio/video via Simplifile

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

Detail by Entity Name

Florida Not For Profit Corporation
MADEIRA VILLA NORTH ASSOCIATION, INC.

Filing Information

Document Number	721826
FEI/EIN Number	59-1428612
Date Filed	10/04/1971
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/04/1972
Event Effective Date	NONE

Principal Address

1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Changed: 03/10/2026

Mailing Address

1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Changed: 03/10/2026

Registered Agent Name & Address

Premier Association Management LLC
1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Name Changed: 03/19/2024

Address Changed: 03/10/2026

Officer/Director Detail

Name & Address

Title Secretary, Treasurer

Flores, James
1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Title VP

Loftain, Glenn
1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Title President

Vitale , Anthony
1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Title Director

Grider, Ann
1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Title Director

Steineder, Debi
1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Title Director

Becker, Jeff
1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Title Director

Varela, Jesus
1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Title Director

Willis , Keith
1064 Greenwood Boulevard
Suite 480
Lake Mary, FL 32746

Annual Reports

Report Year	Filed Date
2025	02/14/2025
2025	07/17/2025
2026	03/10/2026

Document Images

03/10/2026 -- ANNUAL REPORT	View image in PDF format
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02/14/2025 -- ANNUAL REPORT	View image in PDF format
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12/21/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
08/14/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
08/11/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/12/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
02/08/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/03/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
04/12/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
01/15/2011 -- ANNUAL REPORT	View image in PDF format
01/25/2010 -- ANNUAL REPORT	View image in PDF format
04/21/2009 -- ANNUAL REPORT	View image in PDF format
05/05/2008 -- ANNUAL REPORT	View image in PDF format
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04/04/2002 -- ANNUAL REPORT	View image in PDF format
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02/09/2000 -- ANNUAL REPORT	View image in PDF format
04/14/1999 -- ANNUAL REPORT	View image in PDF format
03/16/1998 -- ANNUAL REPORT	View image in PDF format
04/04/1997 -- ANNUAL REPORT	View image in PDF format
03/15/1996 -- ANNUAL REPORT	View image in PDF format
04/07/1995 -- ANNUAL REPORT	View image in PDF format

Volusia County Property Appraiser
Larry Bartlett, JD, CFA
We Value Volusia

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key:	2964006
Parcel ID:	322112020040
Township-Range-Section:	13 - 32 - 21
Subdivision-Block-Lot:	12 - 02 - 0040
Owner(s):	PREECE BENNY - TE - Tenancy in the Entirety - 100% PREECE BOBBIE - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	2418 BROADWAY CATLETTSBURG KY 41129
Physical Address:	0040-2820 OCEAN SHORE BLVD, ORMOND BEACH 32176
Building Count:	1
Neighborhood:	0204 - MADIERA VILLAS CONDO (3221-12
Subdivision Name:	MADEIRA VILLA NORTH
Property Use:	0400 - CONDOMINIUM
Tax District:	200-UNINCORPORATED - NORTHEAST
2025 Final Millage Rate:	17.2995
Homestead Property:	No
Agriculture Classification:	No
Short Description:	UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070

Property Values

Tax Year:	2026 Working	2025 Final	2024 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement Value:	Cost	Cost	Cost
Land Value:	$167,545	$187,337	$186,558
Just/Market Value:	$58,400	$58,400	$58,400
	$225,945	$245,737	$244,958

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	$225,945	$225,945	$0	$225,945	1.5000	$338.92
0012	DISCRETIONARY	$225,945	$225,945	$0	$225,945	0.7480	$169.01
0011	REQ LOCAL EFFORT	$225,945	$225,945	$0	$225,945	3.0310	$684.84
0510	FIRE DISTRICT	$225,945	$225,945	$0	$225,945	3.6236	$818.73
0050	GENERAL FUND	$225,945	$225,945	$0	$225,945	3.2007	$723.18
0053	LAW ENFORCEMENT FUND	$225,945	$225,945	$0	$225,945	1.5994	$361.38

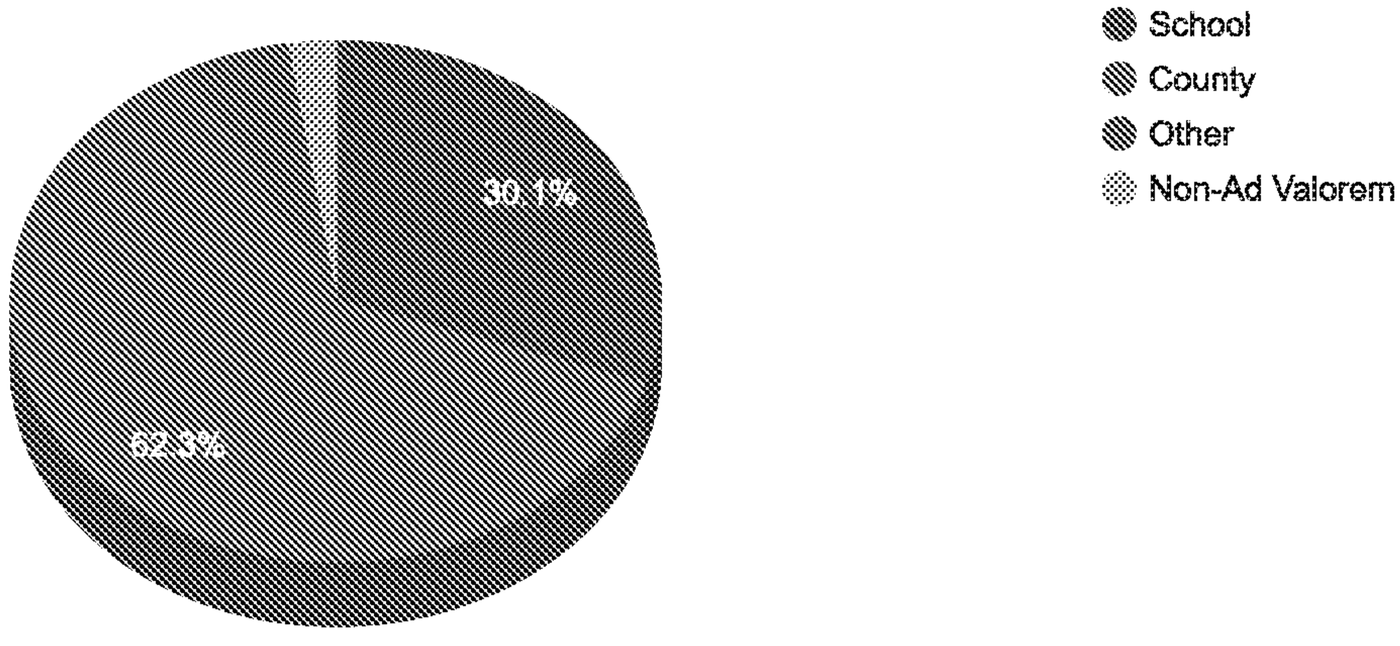
0055	LIBRARY	$225,945	$225,945	$0	$225,945	0.3697	$83.53
0520	MOSQUITO CONTROL	$225,945	$225,945	$0	$225,945	0.1573	$35.54
0530	PONCE INLET PORT AUTHORITY	$225,945	$225,945	$0	$225,945	0.0660	$14.91
0310	VOLUSIA COUNTY MSD	$225,945	$225,945	$0	$225,945	1.6956	$383.11
0058	VOLUSIA ECHO	$225,945	$225,945	$0	$225,945	0.2000	$45.19
0057	VOLUSIA FOREVER	$225,945	$225,945	$0	$225,945	0.2000	$45.19
0065	FLORIDA INLAND NAVIGATION DISTRICT	$225,945	$225,945	$0	$225,945	0.0270	$6.10
0100	HALIFAX HOSPITAL AUTHORITY	$225,945	$225,945	$0	$225,945	0.7019	$158.59
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$225,945	$225,945	$0	$225,945	0.1793	$40.51
						17.2995	$3,908.74

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
5030-VOLUSIA COUNTY STORMWATER	1.00	$96.00	$96.00

Estimated Ad Valorem Tax:	$3,908.74
Estimated Non-Ad Valorem Tax:	$96.00
Estimated Taxes:	**$4,004.74**
Estimated Tax Amount without SOH/10CAP ⓘ	$4,004.74

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	$58,400	$187,337	$245,737	$219,217	$0	$219,217	$0
2024	$58,400	$186,558	$244,958	$199,289	$0	$199,289	$0
2023	$58,400	$194,951	$253,351	$181,172	$0	$181,172	$0
2022	$44,600	$137,869	$182,469	$164,702	$0	$164,702	$0
2021	$39,800	$117,767	$157,567	$149,729	$0	$149,729	$0
2020	$38,000	$98,117	$136,117	$136,117	$0	$136,117	$0
2019	$36,200	$94,094	$130,294	$130,294	$0	$130,294	$0
2018	$35,000	$107,539	$142,539	$131,739	$0	$131,739	$0
2017	$35,000	$107,014	$142,014	$119,762	$0	$119,762	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0423-IMP (MFR) INSIDE UNT	N	U-UNIT	1					58,400	$58,400
								Total Land Value:		$58,400

Building(s) - Residential

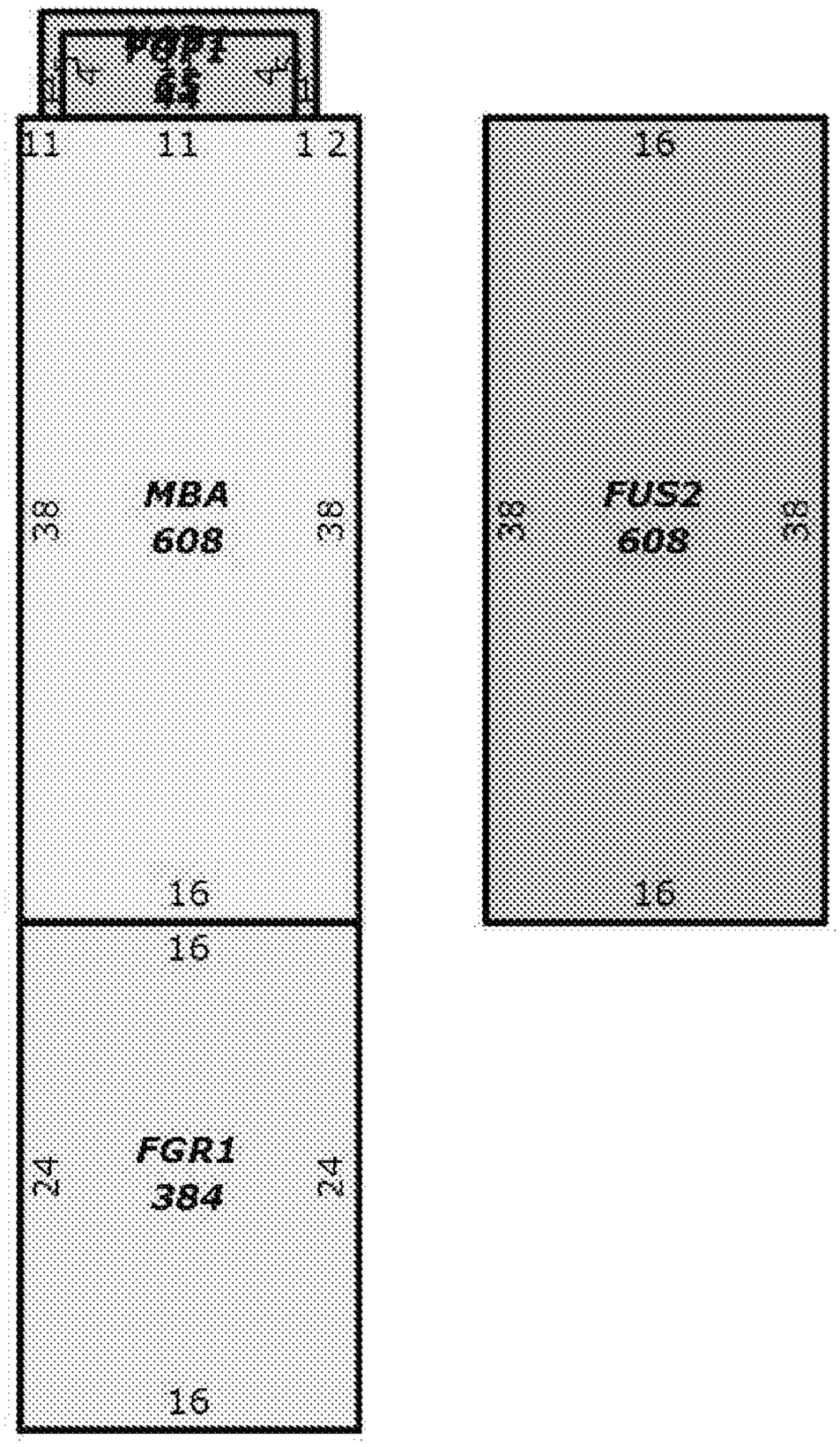
Card (Bldg) #: 1

Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	2
Quality Grd:	300	**Floor Type:**	14 - CARPET	**4 Fixture Baths:**	0
Arch Design:		**Wall Type:**	3 - PLASTER	**5 Fixture Baths:**	0
Year Built:	1972	**Exterior Wall:**	17 - CONCRETE BLOCK STUCCO	**6 Fixture Baths:**	0
Total SFLA:	1,216			**7 Fixture Baths:**	0
HVAC:	Y - AIR CONDITIONING	**Foundation:**	3 - CONCRETE SLAB	**Add'l Fixtures:**	0
Heat Method:	6 - FORCED DUCTED	**Roof Cover:**	4 - TAR AND GRAVEL		
Heat Source:	1 - ELECTRICITY	**Roof Type:**	06 - MANSARD		
		FPL:	/ /		

Total Building Value: $167,545

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

Description	Area	Year Built
MAIN BUILDING	608	
Porch, Open Unfinished	65	
Porch, Open Finished	44	
Finished Garage	384	
Upper Story, Finished	608	
Total Building Area	1,709	



Miscellaneous Improvement(s)

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

Sales History

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

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
4290 / 1070	1998053717	03/15/1998	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$80,000
3404 / 1734	1989167173	12/15/1989	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$65,000
3397 / 1986	1989160456	12/15/1989	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$60,000
1838 / 1450		05/15/1976	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$31,500

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070	200	13 - 32 - 21	12 - 02 - 0040	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
06/23/2017	20170621011	MECHANICAL MISCREPLACE A/C SYSTEM 2.5 TON CARRIER 15 SEER CAIN ELECTRIC ADD ELECTRIC TO COND PUMP AND AIRH	$4,565
10/29/2009	20091022016	NONRESIDENTIAL	$1,693

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 322112020040
Tax Deed #: 32121
Situs Address: 2820 OCEAN SHORE BLVD 0040

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

Tax Deed Applicant
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
(1) PREECE BENNY
PREECE BOBBIE
2418 BROADWAY
CATLETTSBURG, KY 41129

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) MADEIRA VILLA NORTH ASSOCIATION, INC. — Lien Holder
120 E GRANADA BLVD
ORMOND BEACH, FL 32176

(3) PREMIER ASSOCIATION MANAGEMENT LLC, REGISTERED AGENT O/B/O MADEIRA VILLA NORTH ASSOCIATION, INC. — Lien Holder's Agent/Rep
1064 GREENWOOD BOULEVARD
SUITE 480
LAKE MARY, FL 32746

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(4) BENNY PREECE AND BOBBIE PREECE
2418 BROADWAY
CATLETTSBURG, KY 41129

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Will Roberts – Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720
Tel: 386-736-5938 • Fax: 386-822-5729
Web: volusiatax.gov • Email: taxcollector@volusiatax.gov

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Wednesday, July 15, 2026 9:17 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #4376-24 CERTIFYING

Attention! This email originates from outside of the Clerk's office. DO NOT open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe. If you have any doubts please contact IT!

Hello,

I will be certifying Cert #4376-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
PREECE BENNY
PREECE BOBBIE
2418 BROADWAY
CATLETTSBURG, KY 41129

Also the owner of Record for the base tax year is as follows:
PREECE BENNY
PREECE BOBBIE ADV
2418 BROADWAY
CATLETTSBURG, KY 41129

(5) **SITUS ADDRESS**
2820 OCEAN SHORE BLVD 0040,
SN **ORMOND BEACH,**
(VOL) **32176**

PREECE BENNY
PREECE BOBBIE

Sincerely,
Tim Brownson
Tax Analyst
Office of Will Roberts – Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
Ext. 12655
(386) 736-5938
Web: volusiatax.gov
Online services: volusiatax.gov/online
Take our survey!

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

Any email or attachment sent to or received from this email address may be considered a "public record" as defined by Chapter 119, Florida statutes and is subject to disclosure as a public record in absence of an exemption established by law.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 20, 2026

Payment Due: August 19, 2026

KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NUMBER: **4376-24**
PARCEL ID NUMBER: **322112020040**

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]		69.20
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]		102.90
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**440.60**

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.: **4376-24**
AMOUNT ENCLOSED: **$440.60**

Applicant's Name & Address:
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

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

Applicant's Deposit

CERTIFICATE NUMBER: 4376-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	69.20
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	40.00
Sheriff's 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		10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDREC)	-
Documentary Stamp Tax	(TDESC)	102.90
Electronic Auction Fee	(TDAUC)	69.00
TOTAL DEPOSIT		$ 440.60

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

CERTIFICATE NO.: 4376-24 AMOUNT ENCLOSED: $440.60

Applicant's Name & Address:
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

142-1910

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

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

FILED
2026 JUL 24 PM 2:14
CLERK OF THE CIR
& CTY. COURT VOLUSIA CTY FL
CC 40

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/27/2026 10:55 AM
Receipt: 303143254 Drawer: 155170

KEYS FUNDING LLC - 7024
Operator: bpoitras

Instrument #: 2026135406 Type: NO
Book #: 8884 Page #: 124 Time: 10:55 AM

Recording Fee:	$10.00
1 Tax Deed Processing Fee - $60.00	$60.00
6920 Postage - $0.01	$69.20
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 Recor d - $10.00	$10.00
1 Tax Deed Certificate Sign and Seal - $7 .00	$7.00
1 Notice for Newspaper Sign and Seal - $7 .00	$7.00
1 Recording - $8.50	$8.50
10290 Tax Deed Deposit Escrow Doc Stamps only - $0.01	$102.90
6900 Tax Deed Auction Fee - $0.01	$69.00

CERT# 4376-24 / KEYS FUNDING LLC - 7024

Subtotal:	$440.60
Sales Tax:	$0.00
Due:	$440.60
CHK# 3466048	$440.60

7/27/2026 10:55:19 AM
Instrument# 2026135406 1 page
Book: 8884 Page: 124
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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. **4376-24** Year of Issuance **JUNE 1, 2024**

Description of Property **322112020040**
UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070

Name in which assessed **PREECE BENNY PREECE BOBBIE**

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 7/27/2026.

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 BL

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

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TAX DEED CERTIFICATE NO.: 4376-24

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.

PREECE BENNY PREECE BOBBIE
2418 BROADWAY
CATLETTSBURG KY 41129

DATED THIS 21ST DAY OF AUGUST, 2026.

4376-24 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 **KEYS FUNDING LLC - 7024** 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.: **4376-24** Name in which assessed: **PREECE BENNY PREECE BOBBIE**
Description of Property: **Parcel # 322112020040 UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070.**

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: **$15,305.51**
OPENING BID AMOUNT: $15,282.26

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.: **4376-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$15,305.51***

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.**

PREECE BENNY PREECE BOBBIE
2418 BROADWAY
CATLETTSBURG KY 41129

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 $ _____

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Stree

City,

AUG 21 2026

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USPS 32724

PREECE BENNY PREECE BOBBIE
2418 BROADWAY
CATLETTSBURG KY 41129

4376-24 OCTOBER 13, 2026

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 0345 4946 39

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG. 21. 2026

2026 SEP -4 PM 12:27

PREECE BENNY PREECE BOBBIE
2418 BROADWAY
CATLETTSBURG KY 41129

4376-24 OCTOBER 13, 2026

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
4327216043

BC: 32721604343 *2974-00330-22-46

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

FILED
2026 SEP -4 PM 12:26
CLERK OF THE CIRCUIT COURT
& CITY COMPTROLLER
VOLUSIA COUNTY, FL

PREECE BENNY PREECE BOBBIE
2418 BROADWAY
CATLETTSBURG KY 41129

4376-24 OCTOBER 13, 2026

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32721604343 *0596-05323-31-34

32721>6043
GO GMGKNMP 41

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

WARNING

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MADEIRA VILLA NORTH ASSOCIATION INC
120 E GRANADA BLVD
ORMOND BEACH FL 32176

DATED THIS 21ST DAY OF AUGUST, 2026.

4376-24 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 **KEYS FUNDING LLC - 7024** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $15,282.26

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Certificate No.: **4376-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$15,305.51***

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

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MADEIRA VILLA NORTH ASSOCIATION INC
120 E GRANADA BLVD
ORMOND BEACH FL 32176

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) $ _____
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- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
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Postage
$

Total Postage and Fees
$

Sent To

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

City, State, ZIP+4®

MADEIRA VILLA NORTH ASSOCIATION INC
120 E GRANADA BLVD
ORMOND BEACH FL 32176

4376-24 OCTOBER 13, 2026

DELAND FL
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:

MADEIRA VILLA NORTH ASSOCIATION INC
120 E GRANADA BLVD
ORMOND BEACH FL 32176

4376-24 OCTOBER 13, 2026

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

CLERK OF THE CIRCUIT COURT
VOLUSIA CO. FL

2026 APR 28 AM 10:33

FILED

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™
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- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

9590 9402 9093 4122 1190 61

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

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

TAX DEED CERTIFICATE NO.: 4376-24

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

PREMIER ASSOCIATION MANAGEMENT LLC
REGISTERED AGENT O/B/O MADEIRA VILLA
NORTH ASSOCIATION INC
1064 GREENWOOD BOULEVARD SUITE 480
LAKE MARY FL 32746

4376-24 OCTOBER 13, 2026

WARNING

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DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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CLERK OF THE CIRCUIT COURT
Volusia County

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

PREMIER ASSOCIATION MANAGEMENT LLC REGISTERED AGENT O/B/O MADEIRA VILLA NORTH ASSOCIATION INC
1064 GREENWOOD BOULEVARD SUITE 480
LAKE MARY FL 32746

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

Postage
$

To

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NORTH ASSOCIATION INC
1064 GREENWOOD BOULEVARD SUITE 480
LAKE MARY FL 32746

4376-24 OCTOBER 13, 2026

AUG 21 2026

Postmark Here

USPS 32724

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

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

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BENNY PREECE AND BOBBIE PREECE
2418 BROADWAY
CATLETTSBURG KY 41129

DATED THIS 21ST DAY OF AUGUST, 2026.

4376-24 OCTOBER 13, 2026

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CLERK OF THE CIRCUIT COURT

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R. 9/76

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BENNY PREECE AND BOBBIE PREECE
2418 BROADWAY
CATLETTSBURG KY 41129

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

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

AUG 21 2026

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USPS 32724

Postage

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To BENNY PREECE AND BOBBIE PREECE

2418 BROADWAY

$

Se CATLETTSBURG KY 41129

Str 4376-24 OCTOBER 13, 2026

City

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

CERTIFIED MAIL®

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

TAX DEED DEPT

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FIRST-CLASS

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0008028897 AUG. 21 2026

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2026 SEP -4 PM 12:29
CLERK OF THE CIRCUIT & CTY. COURTS VOLUSIA CO. FL

BENNY PREECE AND BOBBIE PREECE
2418 BROADWAY
CATLETTSBURG KY 41129

4376-24 OCTOBER 13, 2026

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32721604343 *2974-00331-22-46

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

TAX DEED DEPT

BENNY PREECE AND BOBBIE PREECE
2418 BROADWAY
CATLETTSBURG KY 41129

4376-24 OCTOBER 13, 2026

ANK
32721>6043
EO GMGKNMP

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NONAUTO
PRSRT LTR

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

FILED
2026 SEP -4 PM 12:26
CLERK OF THE CIRCUIT COURT & CITY COMPTROLLER
VOLUSIA CO. FL

N1X1E 157 FE 12/0 00/31/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32721604343 *0596-05322-31-34

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.: 4376-24

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.

PREECE BENNY PREECE BOBBIE
2820 OCEAN SHORE BLVD 0040
ORMOND BEACH FL 32176

DATED THIS 21ST DAY OF AUGUST, 2026.

4376-24 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 **KEYS FUNDING LLC - 7024** 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.: **4376-24** Name in which assessed: **PREECE BENNY PREECE BOBBIE**
Description of Property: **Parcel # 322112020040 UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070.**

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: **$15,305.51**
OPENING BID AMOUNT: $15,282.26

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.: **4376-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$15,305.51***

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.**

PREECE BENNY PREECE BOBBIE
2820 OCEAN SHORE BLVD 0040
ORMOND BEACH FL 32176

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 77

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

AUG 21 2026

Postmark Here

USPS 32724

PREECE BENNY PREECE BOBBIE
2820 OCEAN SHORE BLVD 0040
ORMOND BEACH FL 32176

4376-24 OCTOBER 13, 2026

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 0345 4946 77

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 32724 $ 010.98
02 7W
0008028897 AUG. 21 202

RETURN TO SENDER
UNCLAIMED

FILED
SEP 16 PM 3:54
CLERK OF THE CIRCUIT COURT VOLUSIA CO 40

PREECE BENNY PREECE BOBBIE
2820 OCEAN SHORE BLVD 0040
ORMOND BEACH FL 32176

4376-24 OCTOBER 13, 2026

UNC
32721-6043

NIXIE 326 DE 1 0009/12/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343 *1991-00426-12-41

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

TAX DEED CERTIFICATE NO.: 4376-24

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

PREECE BENNY PREECE BOBBIE
2820 OCEAN SHORE BLVD 0040
ORMOND BEACH FL 32176

4376-24 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 **KEYS FUNDING LLC - 7024** 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.: **4376-24** Name in which assessed: **PREECE BENNY PREECE BOBBIE**
Description of Property: **Parcel # 322112020040 UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070.**

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: **$15,305.51**
OPENING BID AMOUNT: $15,282.26

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.: **4376-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$15,305.51***

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.**

PREECE BENNY PREECE BOBBIE
2820 OCEAN SHORE BLVD 0040
ORMOND BEACH FL 32176

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26018822

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: PREECE BENNY PREECE BOBBIE

 # 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	4376-24

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 11:04 AM, and that I served the same on the 27th day of August, 2026, at the hour of 12:02 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	PREECE BENNY PREECE BOBBIE	**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.

POSTED TO UNIT 4 PER PROPERTY APPRAISER

ADDRESS SERVED:	2820 OCEAN SHORE BLVD 0040 ORMOND BEACH, FL 32176		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

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

CLERK OF THE CIRCUIT & CITY COURT VOLUSIA CO FL
2026 SEP -3 AM 9:18
FILED

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

241822

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4376-24

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

PREECE BENNY PREECE BOBBIE
2820 OCEAN SHORE BLVD 0040
ORMOND BEACH FL 32176

4376-24 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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 24 '26 11:04

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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.: **4376-24** Name in which assessed: **PREECE BENNY PREECE BOBBIE**
Description of Property: **Parcel # 322112020040 UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070.**

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$15,305.51**
OPENING BID AMOUNT: $15,282.26

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.: **4376-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$15,305.51***

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.**

PREECE BENNY PREECE BOBBIE
2820 OCEAN SHORE BLVD 0040
ORMOND BEACH FL 32176

CC 40
CLERK OF THE CIRCUIT COURT VOLUSIA CTY FL
2026 SEP -3 AM 9:48
FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 29, 2026

KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NO.: **4376-24**

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]	$	102.90
TOTAL AMOUNT OF REFUND	**$**	**121.40**

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S Pearson

S PEARSON
DEPUTY CLERK

CL-0205-2101

REF

CLERK OF THE CIRCUIT COURT- VOLUSIA COUNTY

Direct Payment Voucher

Vendor Name KEYS FUNDING LLC - 7024

Vendor Code

Address PO BOX 67513
NEWARK NJ 07101-8009

Description	Case No. / Invoice No	Account Number	Amount
REFUND TO APPLICANT	CERT#		$ 121.40
(TDPP, TDREC, TDESC)	4376-24		
CERTIFICATE REDEEMED AFTER BEING			
SET FOR SALE	SEE ATTACHED		
	REFUND LETTER		
		Total Amount	$ 121.40

Prepared by S PEARSON
Date Prepared 9/29/2026
Phone Extension 18408
Department TAX DEEDS
Division DELAND

SPECIAL HANDLING REQUIRED ON CHECK

[ ] Return check to department originating this voucher.

[X] Documentation must be attached to the check.

Authorization

Under $500	Supv/Mngr		Date
$500-$10,000	Chief Officer		Date
Over $10,000	CFO		Date
Over $25,000	Clerk		Date

For Accounting Use Only:

Entered by
Date
Audited by
Date

Scheduled Pay Date
Bank Account
Check Number
Check Date

CL-0195-2002

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 4376-24

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:

PREECE BENNY PREECE BOBBIE	at	2418 BROADWAY, CATLETTSBURG KY 41129,
MADEIRA VILLA NORTH ASSOCIATION INC	at	120 E GRANADA BLVD, ORMOND BEACH FL 32176,
PREMIER ASSOCIATION MANAGEMENT LLC REGISTERED AGENT O/B/O MADEIRA VILLA NORTH ASSOCIATION INC	at	1064 GREENWOOD BOULEVARD SUITE 480, LAKE MARY FL 32746,
BENNY PREECE AND BOBBIE PREECE	at	2418 BROADWAY, CATLETTSBURG KY 41129,
PREECE BENNY PREECE BOBBIE	at	2820 OCEAN SHORE BLVD 0040, ORMOND BEACH FL 32176,

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 #4376-24 in the Preece Benny Preece Bobbie 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.

Barb Shepherd

Sworn to and subscribed before me this 1st day of October, 2026,

Melodie W. Robinson

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

(SEAL)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 7024 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. 4376-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 32211202040 UNIT 4 MADEIRA VILLA NORTH OR 1473 PG 580 TO 611 INC & MB 31 PGS 174 TO 177 INC PER OR 4290 PG 1070
Name in which assessed: PREECE BENNY PREECE BOBBIE

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