

TAX COLLECTOR'S CERTIFICATION WORKSHEET**4624-24****HMF FL A LLC TESCO CUSTODIAN****5/21/2026****12/1/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 7,654.79
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	3,887.12
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	12,066.91
7. Total Interest Accrued by Tax Collector	543.01
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)]	120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	3.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17.	-
18. Total of Lines 6 thru 17	13,011.12
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	748.09
20. Total of Lines 18 & 19	13,759.21
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*	\$ 13,782.46

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

PAYOFF GOOD THROUGH: 10/16/2026

Redemption Date: _____

Name & Address: _____

Created by: _____

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4624-24

HMF FL A LLC TESCO CUSTODIAN

5/21/2026

12/1/2026

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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*	\$ 13,782.46
25. _____	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	-
27. Total of Lines 20, 25 & 26	13,759.21
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 13,759.21

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

Must be paid by 9:00 AM on 12/1/2026

Created by:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that HMF FL A LLC TESCO CUSTODIAN the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 4624-24 Year of Issuance JUNE 1, 2024

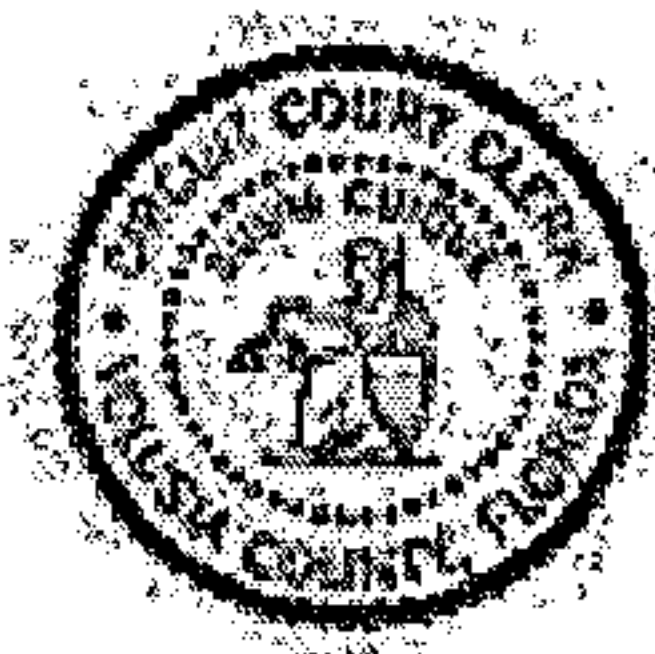
Description of Property Parcel # 422302030100 LOT 10 BLK C ELLINOR VILLAGE
MB 11 PG 192 PER OR 2534 PG 0302 PER OR 3108 PG 1988 PER OR 3880 PGS 2581-2583
INC PER OR 7738 PGS 634-635 PER OR 8360 PG 3410

Name in which assessed COSME SUSANA %ROBERTO M COSME

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 1ST day of DECEMBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 9TH day of OCTOBER, 2026.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By S LABAW

S LABAW
Deputy Clerk

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

OCTOBER 29, 2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

4624-24

HMF FL A LLC TESCO CUSTODIAN

5/21/2026

Certificate Number

Applicant Name

Application Date

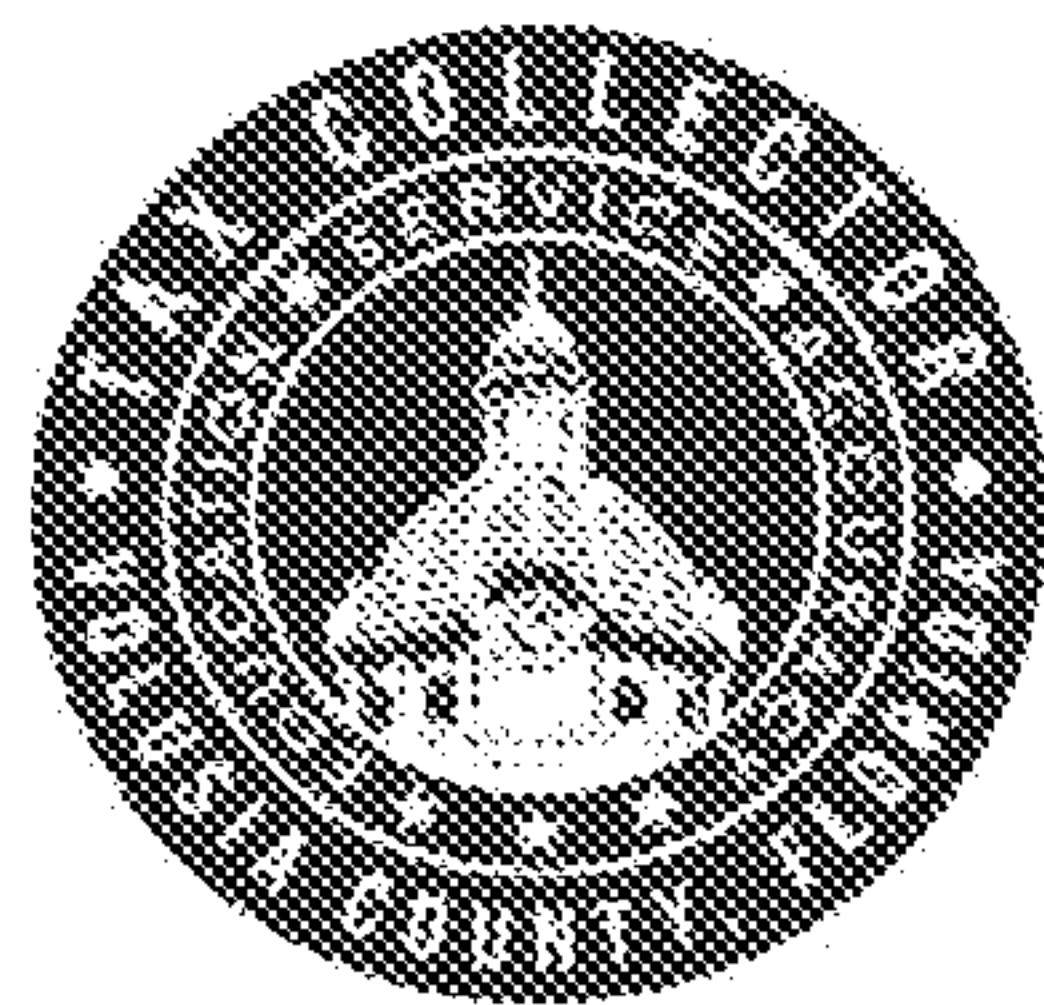
1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$	7,654.79
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	\$	-
3. Total of Current Taxes Paid by Tax Deed Applicant	\$	3,887.12
4. Property Information Report Fee	\$	300.00
5. Tax Deed Application Fee	\$	225.00
6. Total Interest Accrued by Tax Collector	\$	543.01
7. Total (Lines 1-6)	\$	12,609.92
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]	\$	181.00
13. Total of Lines 7-10	\$	12,877.92
14. Tax Collector's Redemption Fee	\$	6.25
15. TOTAL AMOUNT TO REDEEM*	\$	12,884.17

This payoff good through 9/14/2026

Redemption Date: _____

Name & Address: _____

Accepted by: _____



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 422302030100

Tax Deed #: 32429

Situs Address: 103 ROCKEFELLER 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

HMF FL A LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630

Owner on Current Tax Roll

COSME SUSANA EST

C/O ROBERTO M COSME

103 ROCKEFELLER DR

ORMOND BEACH, FL 32176

Billing Address on Current Tax Roll

Additional Parties, Per Search

ZORAIDA BURGOS

7648 TRENT DRIVE

TAMARAC, FL 33321

Other Party

ESTATE OF ROBERTO COSME,
DECEASED

878 WESTEND AVE

NEW YORK, NY 10025

Title Holder

ROBERTO M COSME

759 HEINEMAN STREET

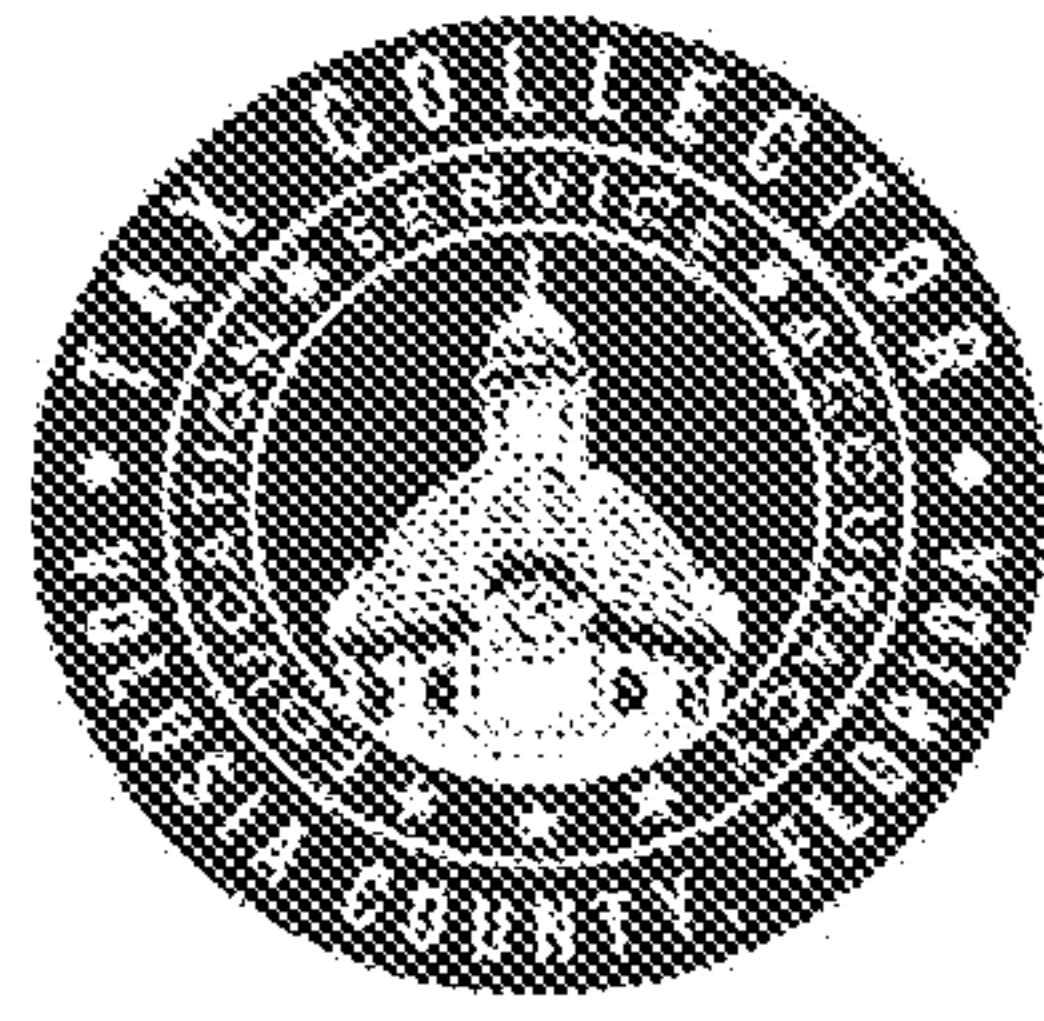
DAYTONA BEACH, FL 32114

Title Holder

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



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

Certified By:

Will Roberts, CFC

Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	HMF FL A LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630		Application date	May 21, 2026	
Situs address	103 ROCKEFELLER DR ORMOND BEACH 32176		Yr Issued/Certificate #	2024 / 4624	
Parcel owner	COSME SUSANA EST C/O ROBERTO M COSME 103 ROCKEFELLER DR ORMOND BEACH, FL 32176	Date certificate issued	06/01/2024		
		Deed application number	32429		
Property description	See last page.		Account number	422302030100	
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)	
# 2024/4624	05/31/2024	3,267.04	424.72	3,691.76	
Part 2: Total*				3,691.76	
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)
# 2025/4349	05/31/2025	3,706.59	6.25	250.19	3,963.03
Part 3: Total*					3,963.03
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)					7,654.79
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					3,887.12
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)					543.01
7. Total Paid (Lines 1-6)					12,609.92
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 08/11/2026		

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)	12,609.92
18. Redemption fee	6.25
19. Total amount to redeem	12,616.17
Sign here: _____ Signature, Clerk of Court or Designee Date of sale	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG 030
2 PER OR 3108 PG 1988 PER OR 3880 PGS 2581-2583 INC PER OR 7
738 PGS 634-635 PER OR 8360 PG 3410

LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG 030
2 PER OR 3108 PG 1988 PER OR 3880 PGS 2 (Full legal attached.)

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
422302030100	3083971	103 ROCKEFELLER DR ORMOND BEACH 32176

Legal Description

LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG 0302 PER OR 3108 PG 1988
PER OR 3880 PGS 2581-2583 INC PER OR 7738 PGS 634-635 PER OR 8360 PGS 3410-3412
PER OR 8863 PG 0540

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-4624	\$280,326	No	No	Yes	No
Owner of Record on Current Tax Roll SUSANA COSME EST			Billing Name & Address		

C/O ROBERTO M COSME
103 ROCKEFELLER DR
ORMOND BEACH FL 32176

PROPERTY INFORMATION REPORT

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

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

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

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

Kinsey Ram
Title Examiner

General Examiner Comments:

The legal description on the conveyance(s) or vesting deed(s) differ from the Property Appraiser records. Deeds 8360-3410 and 8360-3412 incorrectly state the block as Block D instead of Block C.

APPARENT TITLE HOLDER**Name & Address of Record**

ESTATE OF ROBERTO COSME, DECEASED
878 WESTEND AVE
NEW YORK NY 10025

Document

Warranty Deed
Bk:3880 Pg:2581

Warranty Deed
Bk:3880 Pg:2582

Warranty Deed
Bk:3880 Pg:2583

Examiner Comments

ROBERTO M COSME
759 HEINEMAN STREET
DAYTONA BEACH FL 32114

Quit Claim Deed
Bk:8360 Pg:3410

Robert M Cosme Delatorre
a/k/a Robert M Cosme a/k/a
Roberto M Cosme

Personal
Representative's
Deed
Bk:8360 Pg:3412

Quit Claim Deed
Bk:8863 Pg:540

Related Documents (for Reference)

Death Certificate
Bk:7738 Pg:634

Death Certificate
Bk:7738 Pg:635

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

Document

Examiner Comments

ZORAIDA BURGOS
7648 TRENT DRIVE
TAMARAC FL 33321

Death Certificate 7738-634

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

BOOK PAGE

3880 2581

WARRANTY DEED VOLUSIA CO., FL

Prepared by:
M. Dean Nelson
Attorney at Law
232 Third Avenue
Daytona Beach, FL 32114

Return to:

Parcel Number: 4223-02-03-0100

Grantees SS #s: [REDACTED]

FILED FOR RECORD
RECORD VERIFIED
177666

December

THIS WARRANTY DEED made this 6th day of October, 1993, between STEVEN W. SMILEY, hereinafter called the grantor to ROBERTO COSME and SUSANA COSME, husband and wife, whose mailing address is 878 Westend Ave., N.Y. 10025, hereafter called the grantee:

/N.Y.

"Grantor" & "Grantee" are used for singular or plural.

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, State of Florida, to-wit:

Lot Ten (10), Block C, ELLINOR VILLAGE SUBDIVISION, as per map in Map Book 11, Page 192, of the public records of Volusia County, Florida.

The property described herein is not homestead property of the grantor nor is it adjacent to homestead property of the grantor. The grantor resides at 204 North Street, Daytona Beach, FL 32114.

Subject to taxes for 1993 and subsequent years and to easements, restrictions and reservations of record, if any.

And the Grantor does hereby full warranty the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

M. Dean Nelson

Printed name: M. DEAN NELSON

Steven W. Smiley

Steven W. Smiley
204 North Street
Daytona Beach, FL 32114

Andrea M. Boswell

Printed name: Andrea M. Boswell

REC FEE \$ 6.00 REC'D PAYMENT AS
DOC ST \$ 387.10 INDICATED FOR CLASS
INT TAX \$ "C" INTANGIBLE & DOC
PENALTY \$ STAMP TAXES SIGNED
INTEREST \$

Andrea M. Boswell
Clerk Circuit Court Volusia Co. Florida

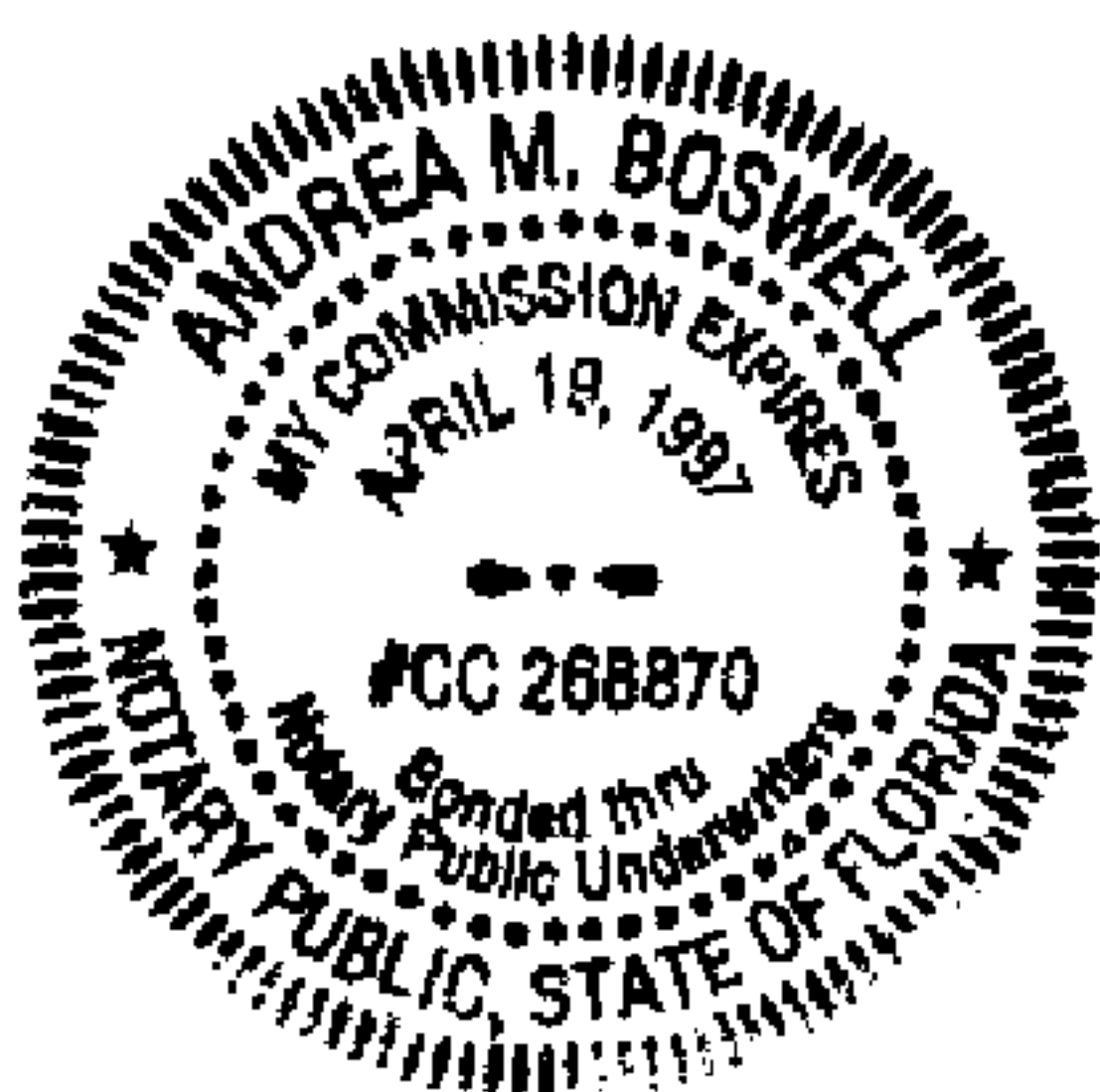
STATE OF FLORIDA
COUNTY OF VOLUSIA

On this 6th day of October, 1993, the foregoing instrument was acknowledged before me by STEVEN W. SMILEY, () personally known to me, () or has produced DRIVER'S LICENSE as identification.

Andrea M. Boswell
Notary Public-State of Florida
My commission expires:

Printed name: Andrea M. Boswell

Commission number: _____



177666

BOOK PAGE
3880 2582
WARRANTY DEED
VOLUSIA CO., FL

Prepared by:
M. Dean Nelson
Attorney at Law
232 Third Avenue
Daytona Beach, FL 32114

Return to:

Parcel Number: 4223-02-03-0100

Grantees SS #s: [REDACTED]

FILED FOR RECORD
RECORD VERIFIED
177667

THIS WARRANTY DEED made this 1st day of Nov October, 1993, between LINDA S. MAIDMENT, hereinafter called the grantor to ROBERTO COSME and SUSANA COSME, husband and wife, whose mailing address is 878 Westend Ave., N.Y. 10025, hereafter called the grantee:
/N.Y.

"Grantor" & "Grantee" are used for singular or plural.

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, State of Florida, to-wit:

Lot Ten (10), Block C, ELLINOR VILLAGE SUBDIVISION, as per map in Map Book 11, Page 192, of the public records of Volusia County, Florida.

The property described herein is not homestead property of the grantor. The grantor resides at 2204 Brightwood Drive, High Point, NC 27262.

Subject to taxes for 1993 and subsequent years and to easements, restrictions and reservations of record, if any.

And the Grantor does hereby full warranty the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Velda A. Williams
Printed name: Velda A. Williams

Linda S. Maidment
Linda S. Maidment
2204 Brightwood Drive
High Point, NC 27262

Sherry D. Hester
Printed name: Sherry D. Hester

REG FEE \$ 6.00 REC'D PAYMENT AS
DOC ST \$ -0- INDICATED FOR CLASS
INT TAX \$ _____ 'C' INTANGIBLE & DOC
PENALTY \$ _____ STAMP TAXES SIGNED
INTEREST \$ _____

James H. Hester
Clerk Circuit Court Volusia Co. Florida

STATE OF NORTH CAROLINA
COUNTY OF Guilford

On this 1st day of November October, 1993, the foregoing instrument was acknowledged before me by LINDA S. MAIDMENT, (X) personally known to me, () or has produced _____ as identification.

Donna V. Brown
Notary Public-State of North Carolina
My commission expires: 12-14-97

Printed name: DONNA V. BROWN

Commission number: 19923370027

177667

BOOK PAGE
3880 2583

WARRANTY DEED VOLUSIA CO., FL

Prepared by:
M. Dean Nelson
Attorney at Law
232 Third Avenue
Daytona Beach, FL 32114

Return to:

Parcel Number: 4223-02-03-0100

Grantees SS #s: [REDACTED]

THIS WARRANTY DEED made this 25 day of October, 1993, between **PATRICK H. SMILEY**, hereinafter called the grantor to **ROBERTO COSME** and **SUSANA COSME**, husband and wife, whose mailing address is 878 Westend Ave., N.Y. 10025, hereafter called the grantee: /N.Y.

"Grantor" & "Grantee" are used for singular or plural.

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, State of Florida, to-wit:

Lot Ten (10), Block C, ELLINOR VILLAGE SUBDIVISION, as per map in Map Book 11, Page 192, of the public records of Volusia County, Florida.

The property described herein is not homestead property of the grantor. The grantor resides at 1655 Chamberlin, Beaumont, Texas 77707.

Subject to taxes for 1993 and subsequent years and to easements, restrictions and reservations of record, if any.

And the Grantor does hereby full warranty the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

[Signature]
Printed name: G. DAN UPTON JR.

[Signature]
Patrick H. Smiley
1655 Chamberlin
Beaumont, Texas 77707

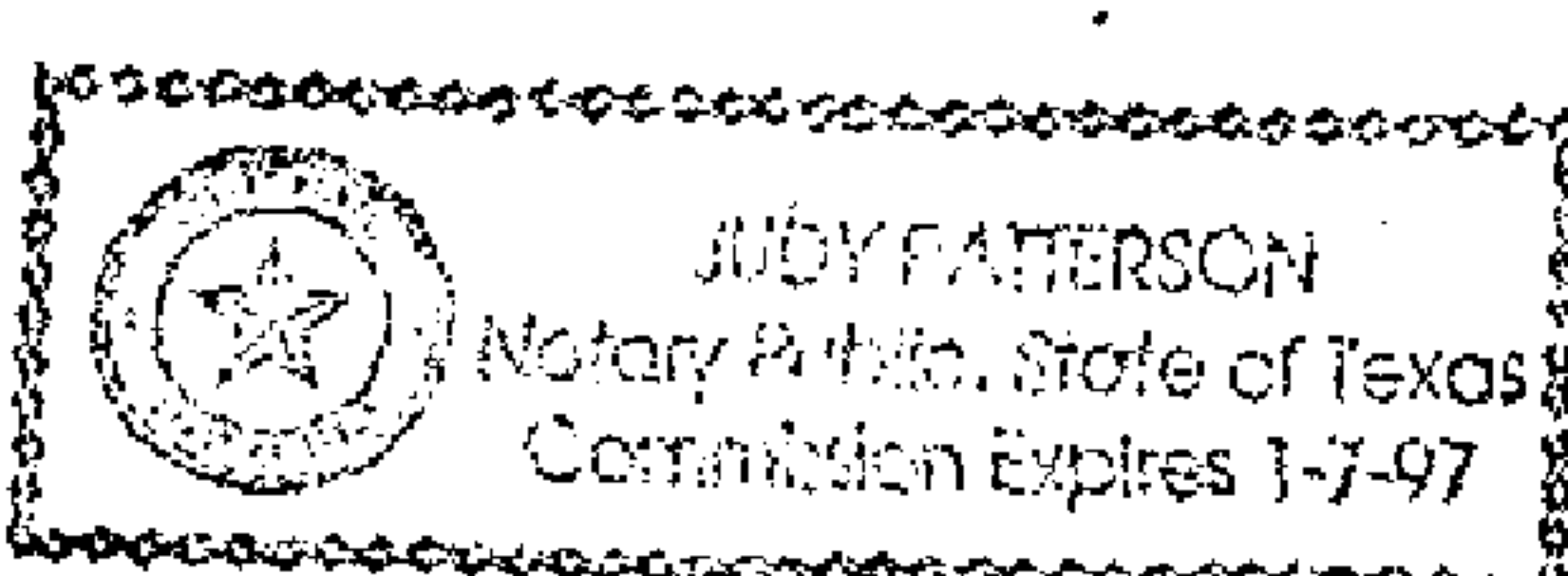
[Signature]
Printed name: MARY J. MILLER

REC FEE \$ 6.00 REC'D PAYMENT AS
DOGST \$ - 0 - INDICATED FOR GLASS
INT TAX \$ _____ "C" INTANGIBLE & DOC
PENALTY \$ _____ STAMP TAXES SIGNED
INTEREST \$ _____
[Signature]
Clerk, Circuit Court Volusia Co. Florida

STATE OF TEXAS
COUNTY OF JEFFERSON

On this 25 day of October, 1993, the foregoing instrument was acknowledged before me by **PATRICK H. SMILEY**, () personally known to me, (x) or has produced Dr. Maria L. Lomas as identification.

[Signature]
Notary Public-State of Texas
My commission expires: 1-7-97
Printed name: JUDY PATTERSON
Commission number: _____



CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY., FL

93 DEC -7 PM 1:40

FILED FOR RECORD
RECORD VERIFIED

177668

177668

This Instrument Prepared By &
Return After Recording to:
David L. Ferguson, Esquire
10 Vining Court
Ormond Beach, FL 32176

Parcel Number: 4223-02-03-0100

QUIT CLAIM DEED

THIS INDENTURE, made March 12, 2020

BETWEEN

Zoraida Burgos, surviving spouse of Roberto Cosme, whose post office address is 7648
Trent Drive, Tamarac, FL 33321, Grantor, party of the first part,

and

Roberto M. Cosme, a married person, whose post office address is 759 Heineman Street,
Daytona Beach, FL 32114, Grantee, party of the second part,

WITNESSES, that the said party of the first part, for and in consideration of the
sum of Ten and no/100 (\$10.00) Dollars, in hand paid by the said party of the second
part, the receipt whereof is hereby acknowledged, has remised, released and quit
claimed, and by these presents does remise, release and quit claim unto the said party of
the second part all the right, title, interest, claim and demand which the said party of the
first part has in and to the following described lot, piece or parcel of land, situate lying
and being in the County of Volusia, State of Florida, to wit:

Legal: Lot 10, Block D, ELLINOR VILLAGE SUBDIVISION, as per map in Map Book 11,
Page 192, of the Public Records of Volusia County, Florida*

*As to a one-half interest.

**THE ABOVE ENTITLED DEED WAS PREPARED WITHOUT BENEFIT OF TITLE
EXAMINATION AND ABSOLUTELY NO WARRANTIES, EITHER EXPRESS OR
IMPLIED, ARE MADE WITH REGARD TO THE STATE OF THE TITLE OR ANY
ASPECT THEREOF.**

SUBJECT TO taxes for the years 2018, 2019, 2020 and subsequent years.

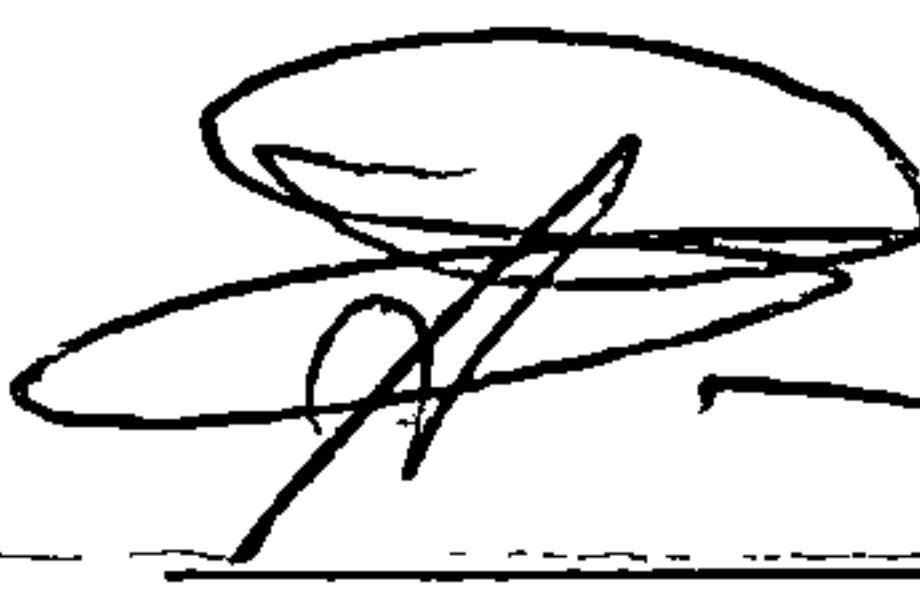
SUBJECT TO covenants, conditions, restrictions, reservations, limitations and easements
of record.

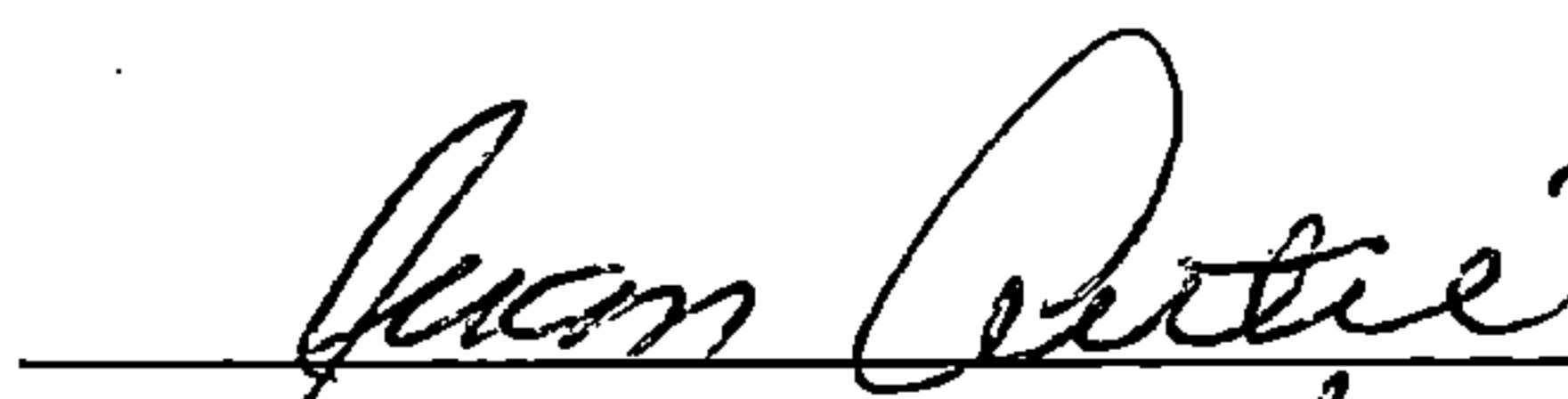
TO HAVE AND TO HOLD, the same together with all and singular the
appurtenances thereunto belonging or in any wise appertaining, and all the estate, right,
title, interest and claim whatsoever of the said party of the first part, either in law or
equity, to the only proper use, benefit and behalf of the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

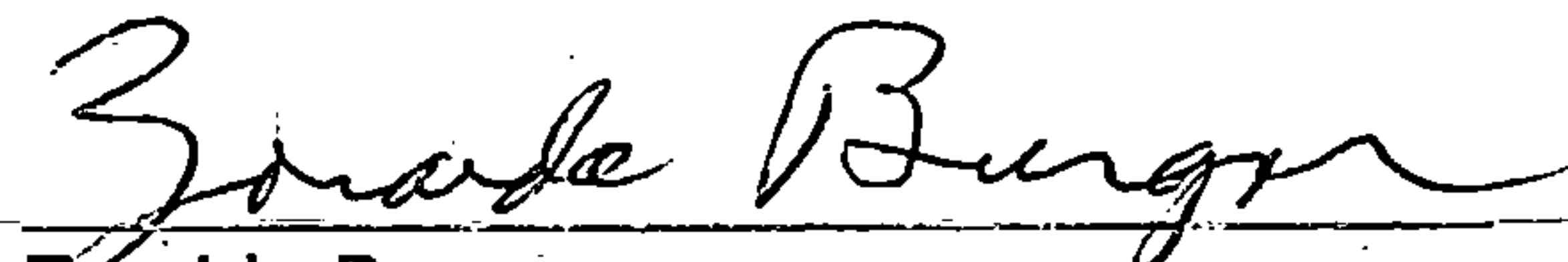
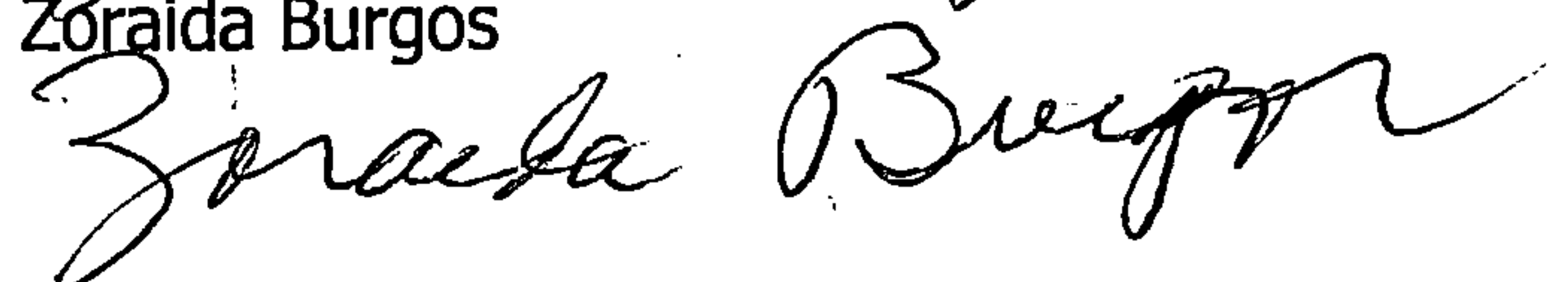
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:


Hilto Torres

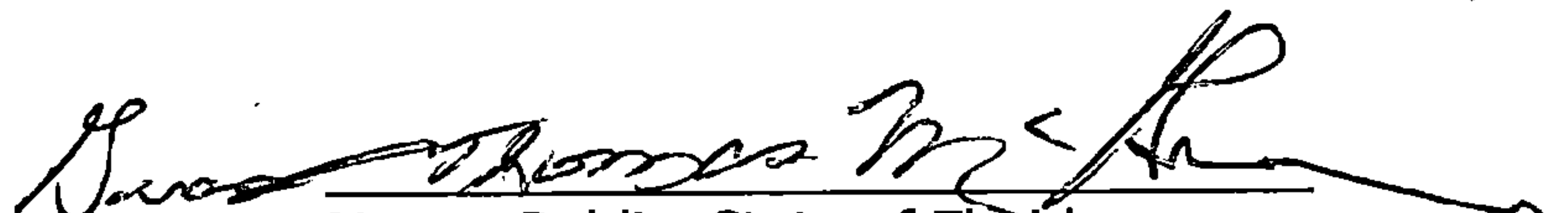

JUAN ORTIZ

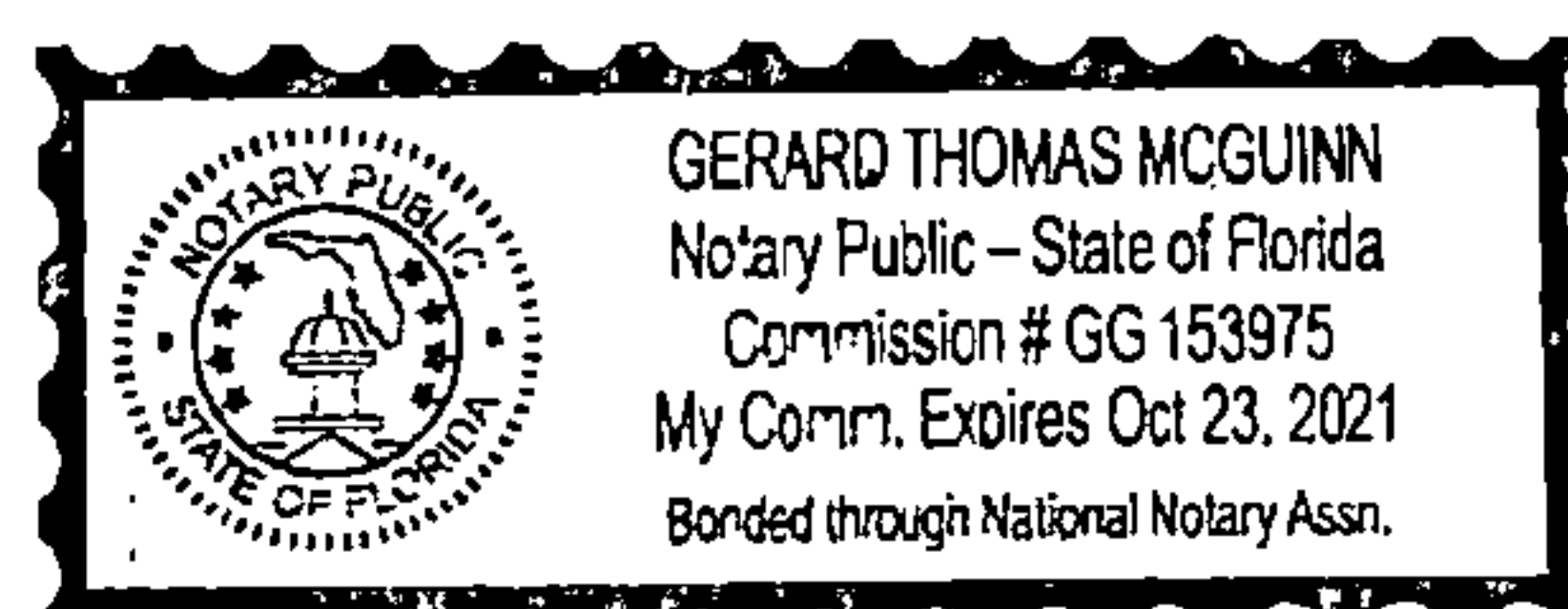

Zoraida Burgos


STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on March 2, 2020, by Zoraida Burgos, who is (☒) personally known to me or (☐) who has produced  identification and who did take an oath.

2, WITNESS my hand and official seal in the County and State last aforesaid on March 2, 2020.


Notary Public, State of Florida
My Commission Expires:



This Instrument Prepared By:
Return After Recording to:
David L. Ferguson, Esquire
Woodard & Ferguson, P.A.
10 Vining Court
Ormond Beach, FL 32176

Parcel Number: 4223-02-03-0100

PERSONAL REPRESENTATIVE'S DEED

THIS WARRANTY DEED, made on January 6, 2023, by Roberto M. Cosme, as Personal Representative of the Estate of Susana DeLaTorre Cosme, deceased, whose post office address is 759 Heineman Street, Daytona Beach, FL, hereinafter called the Grantor,

and

Roberto M. Cosme, a married person, whose post office address is 759 Heineman Street, Daytona Beach, FL, hereinafter called Grantee, party of the second part,

WITNESSETH: That said Grantor, party of the first part, for and in consideration of the sum of the sum of TEN AND NO/100ths (\$10.00) Dollars, and other good and valuable considerations to him in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described real estate, situate, lying and being in the County of Volusia, State of Florida, to-wit:

Lot 10, Block D, ELLINOR VILLAGE SUBDIVISION, as per map in Map Book 11, Page 192, of the Public Records of Volusia County, Florida.*

*As to a one-half interest.

THE ABOVE ENTITLED DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION AND ABSOLUTELY NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE MADE WITH REGARD TO THE STATE OF THE TITLE OR ANY ASPECT THEREOF.

SUBJECT TO taxes for the year 2023 and subsequent years.

SUBJECT TO restrictions, reservations, limitations and easements of record.

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 seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

Julissa Walker
Julissa Walker

Michelle Smith
Michelle Smith

Roberto M Cosme De La Torre
Roberto M. Cosme, Personal Representative ^{PR}
of the Estate of Susanna DeLaTorre

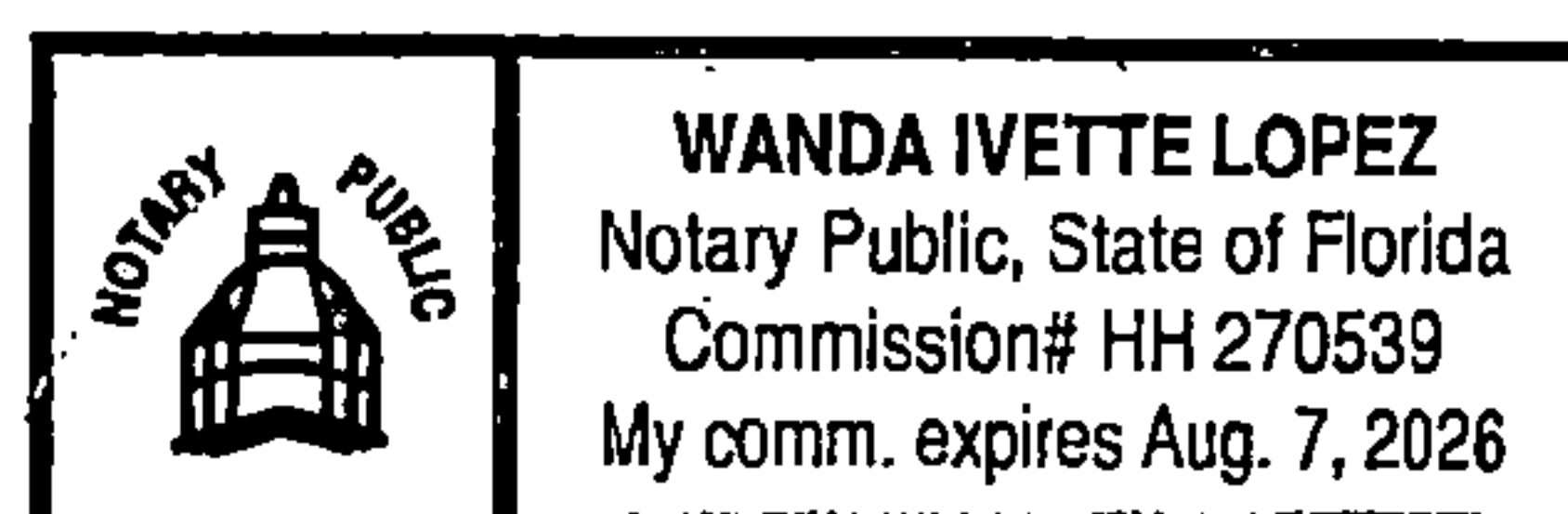
STATE OF FLORIDA
COUNTY OF VOLUSIA

I hereby Certify that on this date, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Roberto M. Cosme, as Personal Representative of the Estate of Susana DeLaTorre Cosme, deceased, known to me to be the person described herein and who executed the foregoing instrument and acknowledged before me that he executed the same, who is () personally known to me or who has (X) produced Florida Driver License as identification, and did take an oath. By physical presence.

WITNESS my hand and official seal in the County and State last aforesaid on January 6, 2023.

Wanda Ivette Lopez
Notary Public, State of Florida
My Commission Expires:

By means of (X) physical presence
or () online notarization.



This Instrument Prepared by:
Alfred V. Nicoletti, Esquire
Law Offices of Al Nicoletti
7512 Dr. Phillips Blvd.,
Suite 50-647,
Orlando, FL 32819

QUIT CLAIM DEED

Made this 1 day of JUNE, 2026, by **ZORAIDA BURGOS**, a single woman, whose address is 7648 TRENT DR # 207 TAMARAC, FL 33321, hereinafter called the Grantor and **ROBERT M. COSME DELATORRE A/K/A ROBERT M. COSME**, a single man, whose principal address is 759 HEINEMAN ST, DAYTONA BEACH, FL 32114, hereinafter called the grantee.

Grantor is hereby conveying any and all interest inherited from the Estate of **ROBERTO COSME** to Grantee for the following described property address: **103 Rockefeller Dr., Ormond Beach, Florida 32176.**

NOTE: The 103 Rockefeller Dr., Ormond Beach, Florida 32176, is the NON-Homestead property (not primary residence) for Grantor.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quit claim unto the said party of the second part, and its beneficiaries, heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **VOLUSIA**, State of Florida, to wit:

Lot 10, Block C, of ELLINOR VILLAGE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 11, Page 192, of the Public Records of Volusia County, Florida.

Parcel ID: 422302030100.

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 party of the first party, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its beneficiaries, heirs, successors and assigns forever.

NOTE: The preparer of this instrument was neither furnished with nor requested to review, an abstract on the described property and therefore expresses no opinion, express or implied, as to the marketability, condition of title, or to the boundaries of the property described herein.

In Witness Whereof, the Grantor have hereunto set her hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

[Signature]
Witness Signature

Zoraida Burgos
Signature

Printed Name: ROLANDO DORTA

Printed Name: ZORAIDA BURGOS

Address: 7648 TRENT DR # 207

TAMARAC, FL 33321

Mailing address: 7342 Ashmont Cir, Tamarac, FL 33321

Antoinette Dorta
Witness Signature

Printed Name: Antoinette Dorta

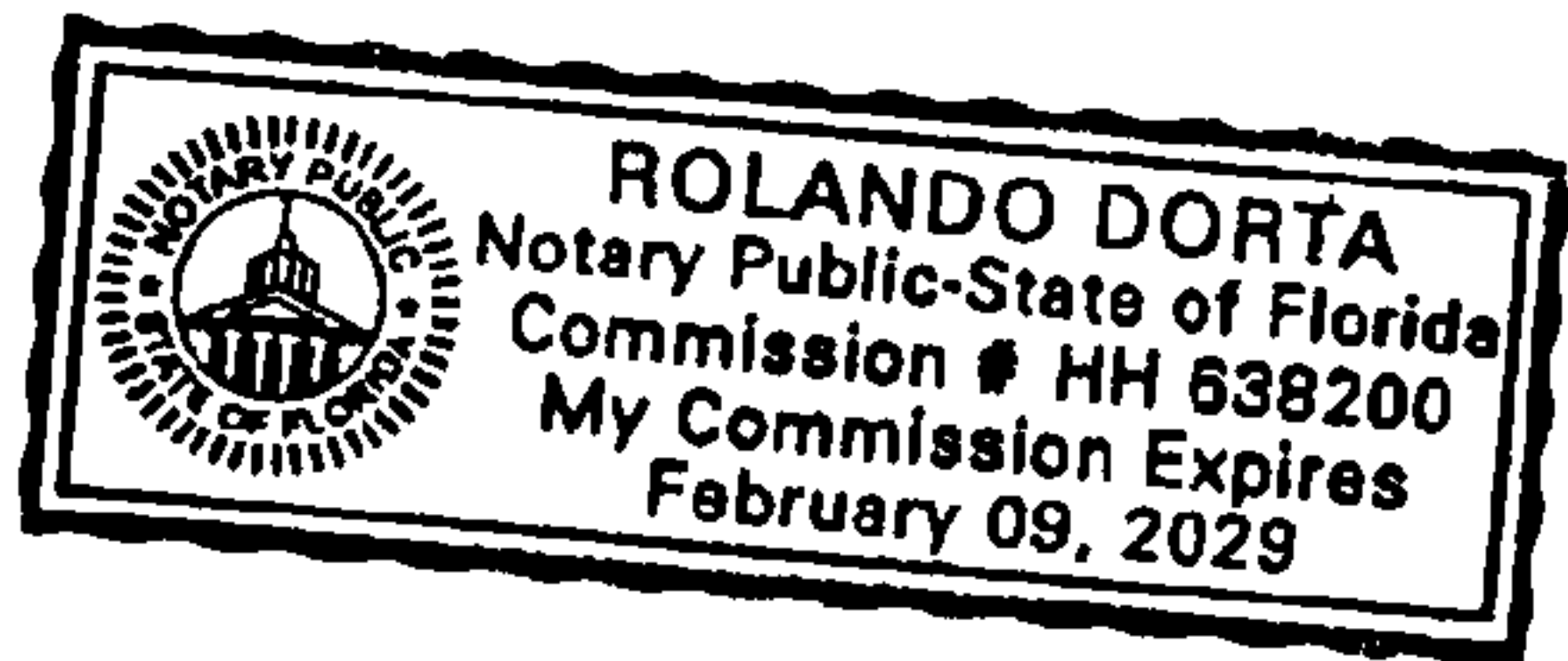
Mailing address: 7342 Ashmont Circle, Tamarac, FL 33321

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 1 day of JUNE, 2026, by **ZORAIDA BURGOS**, who is _____ personally known or X have produced _____ as identification.

Witness my hand and official seal in the County and State last aforesaid this 1 day of JUNE, 2026.

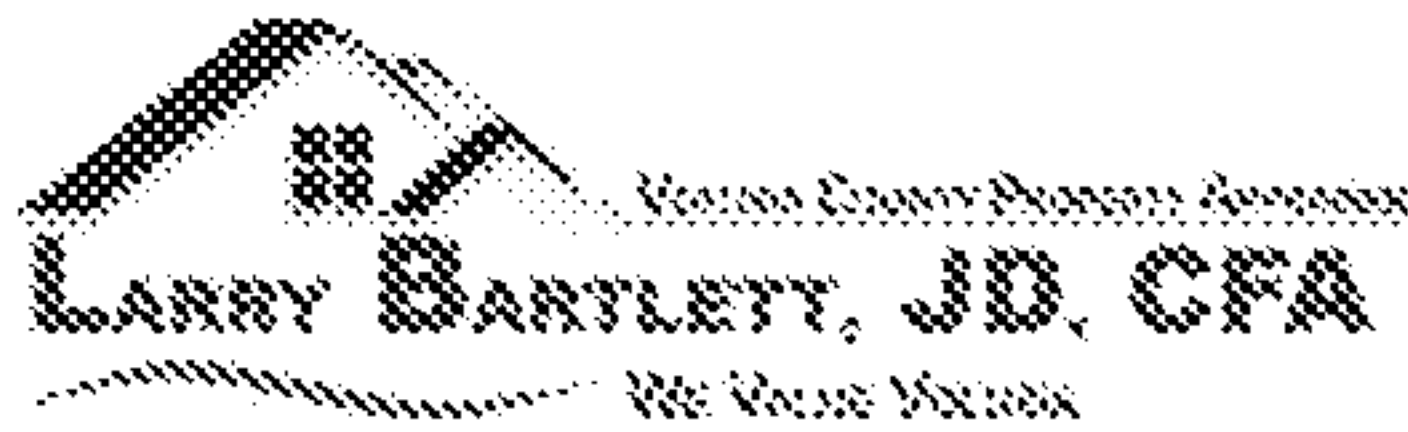


[Signature]
Notary Public, State of FLORIDA
ROLANDO DORTA

My Commission Expires: 02/09/2029

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

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



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: 3083971
Parcel ID: 422302030100
Township-Range-Section: 14 - 32 - 23
Subdivision-Block-Lot: 02 - 03 - 0100
Owner(s): COSME SUSANA EST - EST - Estate - 100%
Mailing Address On File: CO: C/O ROBERTO M COSME
103 ROCKEFELLER DR
ORMOND BEACH FL 32176
Physical Address: 103 ROCKEFELLER DR, ORMOND BEACH 32176
Building Count: 1
Living Units: 0
Neighborhood: 2378 - ELLINOR VILLAGE MB 11 PG 192
Subdivision Name:
Property Use: 0800 - MFR <10 UNITS
Tax District: 201-ORMOND BEACH
2025 Final Millage Rate: 16.3635
Homestead Property: No
Agriculture Classification: No
Short Description: LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG 030
2 PER OR 3108 PG 1968 PER OR 3880 PGS 2561-2583 INC PER OR 7
738 PGS 634-635 PER OR 8360 PGS 3410-3412 PER OR 8863 PG 054

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:	\$121,769	\$122,326	\$101,198
Land Value:	\$165,000	\$158,000	\$158,000
Just/Market Value:	\$286,769	\$280,326	\$259,198

Working Tax Roll Values by Taxing Authority

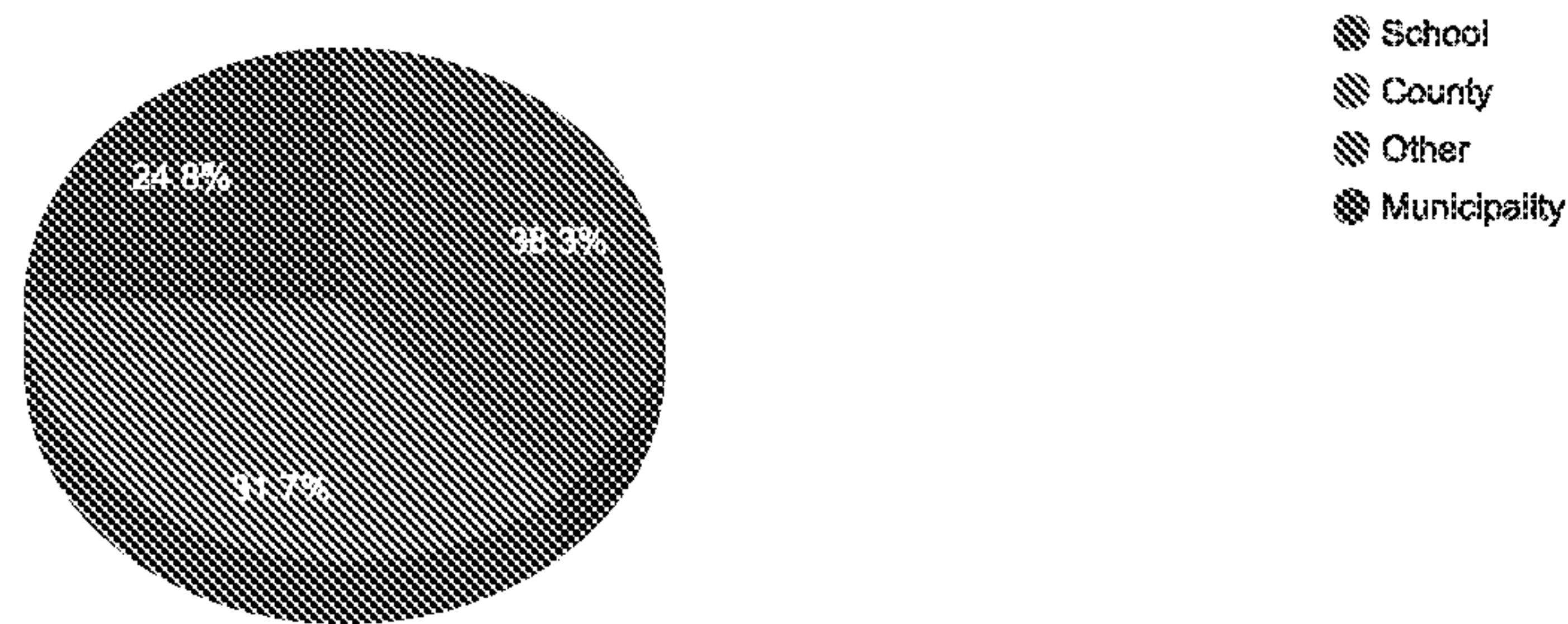
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$286,769	\$286,769	\$0	\$286,769	1.5000	\$430.15
☒ 0012	DISCRETIONARY	\$286,769	\$286,769	\$0	\$286,769	0.7480	\$214.50
☒ 0011	REQ LOCAL EFFORT	\$286,769	\$286,769	\$0	\$286,769	3.0310	\$869.20
☒ 0050	GENERAL FUND	\$286,769	\$223,709	\$63,060	\$223,709	3.2007	\$716.03
☒ 0053	LAW ENFORCEMENT FUND	\$286,769	\$223,709	\$63,060	\$223,709	1.5994	\$357.80
☒ 0055	LIBRARY	\$286,769	\$223,709	\$63,060	\$223,709	0.3697	\$82.71
☒ 0520	MOSQUITO CONTROL	\$286,769	\$223,709	\$63,060	\$223,709	0.1573	\$35.19
☒ 0530	PONCE INLET PORT AUTHORITY	\$286,769	\$223,709	\$63,060	\$223,709	0.0660	\$14.76
☒ 0058	VOLUSIA ECHO	\$286,769	\$223,709	\$63,060	\$223,709	0.2000	\$44.74
☒ 0057	VOLUSIA FOREVER	\$286,769	\$223,709	\$63,060	\$223,709	0.2000	\$44.74
☒ 0065	FLORIDA INLAND NAVIGATION DISTRICT	\$286,769	\$223,709	\$63,060	\$223,709	0.0270	\$6.04
☒ 0100	HALIFAX HOSPITAL AUTHORITY	\$286,769	\$223,709	\$63,060	\$223,709	0.7019	\$157.02
☒ 0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$286,769	\$223,709	\$63,060	\$223,709	0.1793	\$40.11
☒ 0180	ORMOND BEACH	\$286,769	\$223,709	\$63,060	\$223,709	4.3202	\$966.47
☒ 0184	ORMOND BEACH ISLS 2010	\$286,769	\$223,709	\$63,060	\$223,709	0.0630	\$14.09
						16.3635	\$3,993.56

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$3,993.56
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$3,993.56
				Estimated Tax Amount without SOH/10CAP ☺	\$4,692.54

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HK Savings
2025	\$158,000	\$122,326	\$280,326	\$203,372	\$0	\$203,372	\$0
2024	\$158,000	\$101,198	\$259,198	\$184,884	\$0	\$184,884	\$0
2023	\$74,000	\$139,859	\$213,859	\$168,076	\$0	\$168,076	\$0
2022	\$63,350	\$126,301	\$189,651	\$152,796	\$0	\$152,796	\$0
2021	\$35,000	\$103,905	\$138,905	\$138,905	\$0	\$138,905	\$0
2020	\$40,000	\$94,679	\$134,679	\$134,679	\$0	\$134,679	\$0
2019	\$43,000	\$90,563	\$133,563	\$126,704	\$0	\$126,704	\$0
2018	\$31,500	\$90,361	\$121,861	\$115,185	\$0	\$115,185	\$0
2017	\$31,500	\$73,214	\$104,714	\$104,714	\$0	\$104,714	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0802-MULTI FAMILY-DUPLEX	N	U-UNIT	1					165,000	\$165,000
Total Land Value:										\$165,000

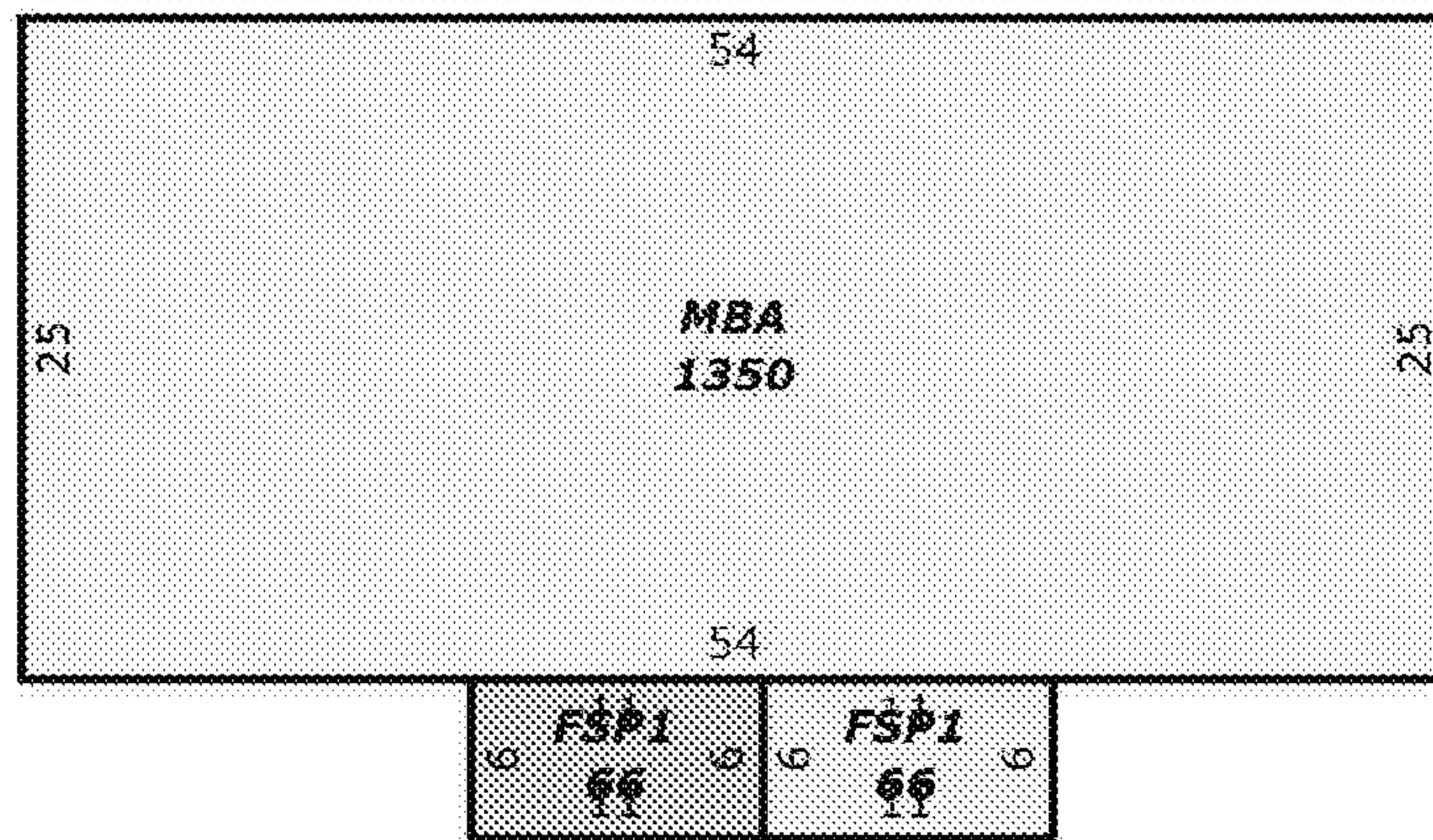
Building(s) - Residential

Card (Bldg) #: 1

Style:	DP - DUPLEX	# Stories:	1	2 Fixture Baths:	0
Description:	R2 - Two Family	# Bedrooms:	4	3 Fixture Baths:	2
Quality Grd:	300	Floor Type:	20 - COMBINATION	4 Fixture Baths:	0
Arch Design:		Wall Type:	3 - PLASTER	5 Fixture Baths:	0
Year Built:	1949	Exterior Wall:	17 - CONCRETE BLOCK	6 Fixture Baths:	0
Total SFLA:	1,350		STUCCO	7 Fixture Baths:	0
HVAC:	Y - AIR	Foundation:	3 - CONCRETE SLAB	Add'l Fixtures:	0
	CONDITIONING	Roof Cover:	3 - ASPHALT SHINGLE		
Heat Method:	6 - FORCED DUCTED	Roof Type:	03 - GABLE		
Heat Source:	1 - ELECTRICITY	FPL:	0 / 0 /		
Total Building Value: \$121,769					

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

Description	Area	Year Built
MAIN BUILDING	1350	
Porch, Screened Finished	66	2001
Porch, Screened Finished	66	2001
Total Building Area	1,482	



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
8863 / 0540	2028102283	06/01/2026	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
8360 / 3412	2023010261	01/06/2023	PR1-PERSONAL REP	UNQUALIFIED	IMPROVED	\$100
8360 / 3410	2023010260	03/02/2020	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
7738 / 0634	2013187312	08/19/2019	DC-DEATH CERTIFICATE	UNQUALIFIED	IMPROVED	\$100
7738 / 0635	2013187320	04/29/2018	DC-DEATH CERTIFICATE	UNQUALIFIED	IMPROVED	\$100
3880 / 2581	1993127868	12/15/1993	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$55,300
3880 / 2581	1993127868	12/06/1993	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$1
2534 / 0302		02/15/1984	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$58,000
2190 / 0835		08/15/1980	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$51,000
1911 / 1653		07/15/1977	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$42,500

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG 0302 PER OR 3108 PG 1988 PER OR 3880 PGS 2581-2583 INC PER OR 7738 PGS 634-635 PER OR 8360 PGS 3410-3412 PER OR 8863 PG 0540	201	14 - 32 - 23	02 - 03 - 0100	23-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
06/06/2016	16-4923	RESIDENTIAL PLUMBING	\$0
11/01/2013	14-0515	RESIDENTIAL RE-ROOF	\$0
01/22/1997	97-5144	RESIDENTIAL RE-ROOF	\$0



WILL ROBERTS **TAX COLLECTOR**

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 422302030100

Tax Deed #: 32429

Situs Address: 103 ROCKEFELLER 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

HMF FL A LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630

Owner on Current Tax Roll

①
SN
(VOL) COSME SUSANA EST
C/O ROBERTO M COSME
103 ROCKEFELLER DR
ORMOND BEACH, FL 32176

Billing Address on Current Tax Roll

Additional Parties, Per Search

② ZORAIDA BURGOS Other Party
7648 TRENT DRIVE
TAMARAC, FL 33321

③ ESTATE OF ROBERTO COSME, Title Holder
★ DECEASED
★ 878 WESTEND AVE
NEW YORK, NY 10025

SN
(VOL) ④ ROBERTO M COSME Title Holder
★ 759 HEINEMAN STREET
DAYTONA BEACH, FL 32114

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



WILL ROBERTS **TAX COLLECTOR**

Serving to make a difference

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Tuesday, August 11, 2026 8:36 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #4624-24 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 #4624-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

COSME SUSANA EST
C/O ROBERTO M COSME
103 ROCKERFELLER DR
ORMOND BEACH, FL 32176

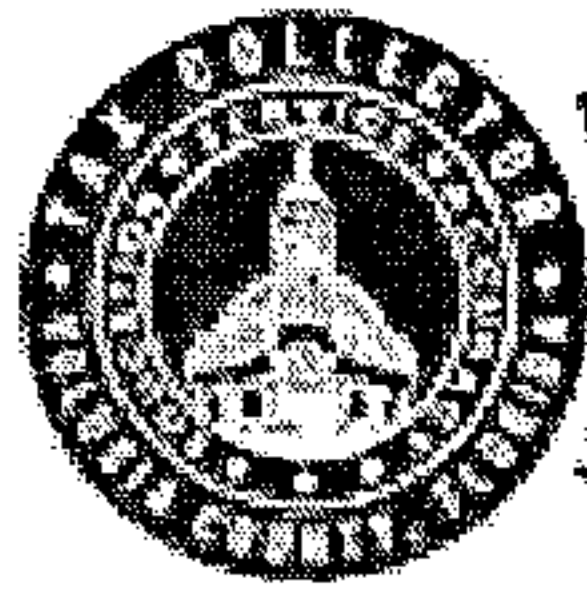
Also, the owner of Record for the base tax year is as follows:

⑤ COSME SUSANA
SN %ROBERTO M COSME
(VOL) 103 ROCKERFELLER DR
ORMOND BEACH, FL 32176

ADV

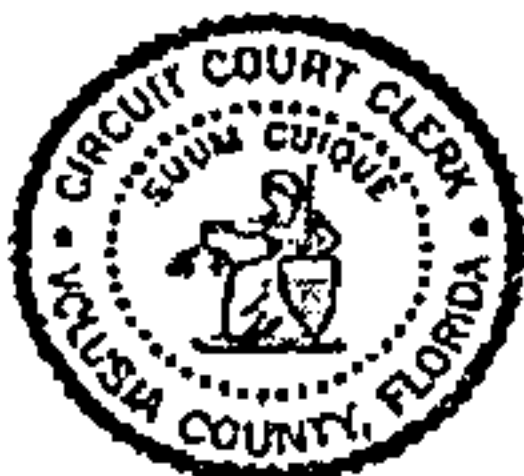
SITUS ADDRESS
103 ROCKEFELLER DR,
ORMOND BEACH,
32176

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

August 20, 2026

Payment Due: September 21, 2026

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

RE: CERTIFICATE NUMBER: **4624-24**
PARCEL ID NUMBER: **422302030100**

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)]	120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	3.00
Recorded Notice of Application Fee.....	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	10.00
Clerk of Court Certificate [per Sect. 28.24]	7.00
Notice for Newspaper [per Sect. 28.24]	7.00
Recording Fee for Tax Deed [per Sect. 28.24]	8.50
Documentary Stamp Tax [per Sect. 201.02]	91.70
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>511.40</u>

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

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

CERTIFICATE NO.: **4624-24**
AMOUNT ENCLOSED: **\$511.40**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:

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

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

Applicant's Deposit

CERTIFICATE NUMBER: 4624-24

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)		120.00
Sheriff's Return Postage Fee	(PO)		3.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		91.70
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			511.40

CL-0142-1910

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

03713

47:8 AM 13 NOV 9202

CLIP & RETURN THIS COUPON ALONG WITH YOUR CHECK OR MONEY ORDER. DO NOT SEND CASH.
CERTIFICATE NO.: 4624-24
AMOUNT ENCLOSED: \$511.40
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

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/3/2026 8:30 AM
Receipt: 303165716 Drawer: 155621
HMF FL A LLC TESCO CUSTODIAN
Operator: bpoitras

Instrument #: 2026162368 Type: NO
Book #: 8900 Page #: 4510 Time: 8:30 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
12000 Sheriffs Fee/Tax Deed - \$0.01 \$120.00
300 Postage - \$0.01 \$3.00
1 Tax Deed Proof of Pub / Cert Mail Record - \$10.00 \$10.00
1 Tax Deed Certificate Sign and Seal - \$7.00 \$7.00
1 Notice for Newspaper Sign and Seal - \$7.00 \$7.00
1 Recording - \$8.50 \$8.50
9170 Tax Deed Deposit Escrow Doc Stamps Only - \$0.01 \$91.70
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT# 4624-24 / HMF FL A LLC TESCO CUSTODIAN
Subtotal: \$511.40
Sales Tax: \$0.00
Due: \$511.40
CHK# 2080 \$511.40

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that HMF FL A LLC TESCO CUSTODIAN the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 4624-24 Year of Issuance JUNE 1, 2024

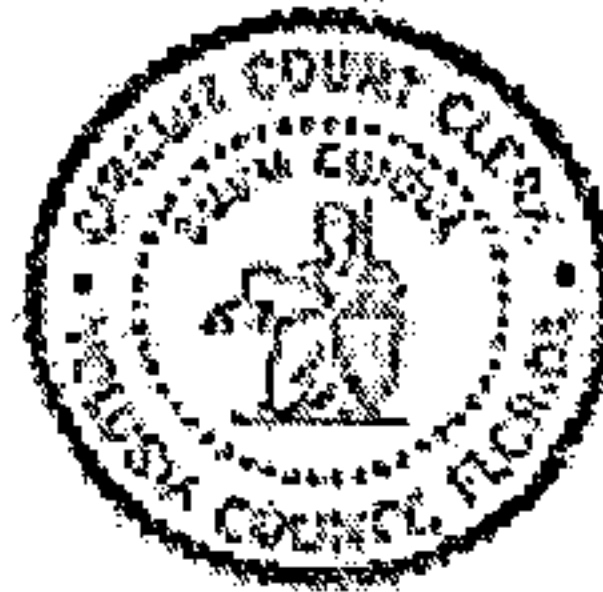
Description of Property 422302030100
LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG 030
2 PER OR 3108 PG 1988 PER OR 3880 PGS 2581-2583 INC PER OR 7
738 PGS 634-635 PER OR 8360 PG 3410

Name in which assessed COSME SUSANA %ROBERTO M COSME

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 1ST day of DECEMBER, 2026 at 9:00 O'CLOCK A.M. or any subsequently scheduled sale date.

Dated 9/3/2026.



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.

OCTOBER 29, 2026

To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **DECEMBER 1, 2026**

Date: 9/28/2026

Pages: 3

Completed by: Laura Huff

Date: 09/28/2026

9-28-26 NO Changes

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
150-24	580201590010	SCOTT MARGARET BENTON TR	SCOTT MARGARET BENTON TR ✓ 9543 GARFIELD REDFORD MI 48239
298-24	694301060020	ELITE MAGNUM LLC	ELITE MAGNUM LLC ✓ 31417 LONGWOOD PARK LN SPRING TX 77386
640-24	600700000490	HANSON CHARLES E HANSON SAMANTHA R	HANSON CHARLES E ✓ HANSON SAMANTHA R 5301 MICHELLE DR DE LEON SPRINGS FL 32130
787-24	603805000010	NUVIEW 401K PLAN	NUVIEW 401K PLAN ✓ 280 S RONALD REAGAN STE 200 LONGWOOD FL 32750
1154-24	700400001060	ANDREWS TANNER	ANDREWS TANNER ✓ PO BOX 1208 DELAND FL 32721
1375-24	701531000030	BOYER SAUNDRA TR 705BN724 LAND TRUST 4-24-00	SIERSA PROPERTY GROUP LLC TR ✓ BOSTON 705 LAND TRUST 5-2-08 PO BOX 561003 ORLANDO FL 32856 - 1003
1643-24	702003000010	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH FL 32115 - 5065

2083-24	801108280050	DURANT DAVID R EST	DURANT DAVID R EST ✓ 415 CLARK ST ORANGE CITY FL 32763
3068-19	611601250130	DAVIS WILLIAM F	DAVIS WILLIAM F ✓ 3638 THRUSHWOOD DR CHATTANOOGA TN 37415 - 4813
3578-20	611602210150	STRANGE SEYMOUR	STRANGE SEYMOUR ✓ 113 CAVINS RD WOODRUFF SC 29388 - 9000
4130-24	813063300060	KENDRA VICTORIA J	KENDRA VICTORIA J ✓ 2742 DARNELL CT DELTONA FL 32738
4624-24	422302030100	COSME SUSANA %ROBERTO M COSME	COSME SUSANA EST ✓ C/O ROBERTO M COSME 103 ROCKERFELLER DR ORMOND BEACH FL 32176
5074-19	613301070250	GREEN HARBERT	GREEN HARBERT ✓ 8870 NW 14TH ST PEMBROKE PINES FL 33024
6725-24	533903700061	CROWN OF GLORY CHURCH OF GOD IN CHRIST RIVERA BEACH INC	CROWN OF GLORY CHURCH OF GOD ✓ IN CHRIST RIVERA BEACH INC 2 FOX HOLLOW DR ORMOND BEACH FL 32174
7336-19	602601000341	LEND CORE DEVELOPMENT LLC	LEND CORE DEVELOPMENT LLC ✓ 822 N A1A STE 310 PONTE VEDRA BEACH FL 32082
8124-24	743005040130	TROMBLEY JASON CHRISTOPHER TROMBLEY CHRISTINE LYNN	TROMBLEY JASON CHRISTOPHER ✓ CRANE CHRISTINE LYNN 139 WESTWOOD DR DAYTONA BEACH FL 32119
8201-24	744109010050	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORP PO BOX 15065 DAYTONA BEACH FL 32115

9589-21	844702060860	PURCELL CHERYL DAVID SALINS	PURCELL CHERYL ✓ SALINS DAVID 4313 N 13TH PL PHOENIX AZ 85014
9668-19	611602040021	PAYNE ROBERT L PAYNE GEORGE T	PAYNE ROBERT L ✓ PAYNE GEORGE T 207 ANDREE AVE INTERLACHEN FL 32148
9753-23	844702073021	WESTERFIELD LEONARD ERNESTINE WESTERFIELD	WESTERFIELD LEONARD ✓ WESTERFIELD ERNESTINE 2721 E CR 560S CONNERSVILLE IN 47331
10746-19	613301100260	ROBERTS MARTHA	ROBERTS MARTHA ✓ HICKS PATRICIA ROBERTS JESSICA CAVANAUGH PEGGY 8875 S HWY A1A MELBOURNE BEACH FL 32951
12107-20	611602020090	PURDY PAUL EST %MARY PURDY	PURDY PAUL EST ✓ %MARY PURDY 154 OLD TRAIL RD DUNCANNON PA 17020 - 9431
12166-23	810401010130	WHITE DERL WHITE NELLIE LEE	WHITE DERL ✓ WHITE NELLIE LEE 3414 W WADDILL ST SPRINGFIELD MO 65802 - 5321
12279-19	702012030110	SUMMIT TAX PARTNERS LLC	SUMMIT TAX PARTNERS LLC ✓ 6333 APPLES WAY STE 115 LINCOLN NE 68516
12575-23	532250001280	LEGACY REI OAK GROVE APARTMENTS LLC	LEGACY REI OAK GROVE APARTMENTS ✓ LLC 6137 ROUND LAKE RD APOPKA FL 32712
14045-19	613301150090	YOST MARGARET M % KATHRYN E CAIN	YOST MARGARET M ✓ % KATHRYN E CAIN 305 W KINGS HWY MOUNT EPHRAIM NJ 08059 - 1649

To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **DECEMBER 1, 2026**

Date: 9/28/26

Pages: 3

Completed by: Laura Huff

Date: 09/28/26

9-28-26 No Charges 81

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
150-24	580201590010	NO ✓	\$1,375
298-24	694301060020	NO ✓	\$291,767
640-24	600700000490	YES ✓	\$244,645
787-24	603805000010	NO ✓	\$148,231
1154-24	700400001060	NO ✓	\$133,232
1375-24	701531000030	NO ✓	\$161,378
1643-24	702003000010	NO ✓	\$101,398

2083-24	801108280050	NO ✓	\$220,960
3068-19	611601250130	NO ✓	\$141
3578-20	611602210150	NO ✓	\$166
4130-24	813063300060	YES ✓	\$98,551
4624-24	422302030100	NO ✓	\$203,372
5074-19	613301070250	NO ✓	\$742
6725-24	533903700061	NO ✓	\$16,770
7336-19	602601000341	NO ✓	\$9,586
8124-24	743005040130	NO ✓	\$102,344
8201-24	744109010050	NO ✓	\$161,293
9589-21	844702060860	NO ✓	\$950

9668-19	611602040021	NO ✓	\$200
9753-23	844702073021	NO ✓	\$950
10746-19	613301100260	NO ✓	\$742
12107-20	611602020090	NO ✓	\$71
12166-23	810401010130	NO ✓	\$1,258
12279-19	702012030110	NO ✓	\$17,873
12575-23	532250001280	NO ✓	\$79,500
14045-19	613301150090	NO ✓	\$742

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

WARNING

TAX DEED CERTIFICATE NO.: 4624-24

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

COSME SUSANA EST C/O ROBERTO M COSME
103 ROCKERFELLER DR
ORMOND BEACH FL 32176

4624-24

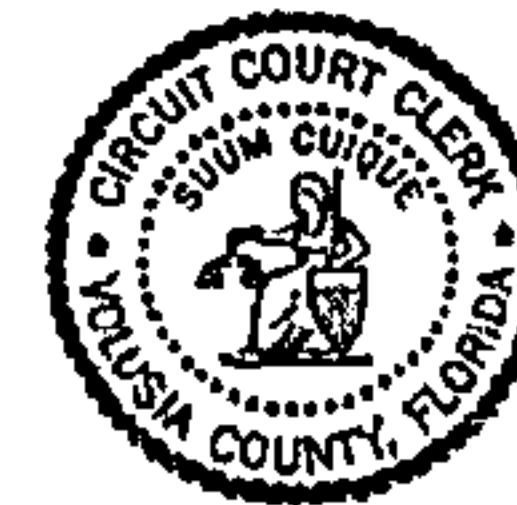
DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **DECEMBER 1, 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 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

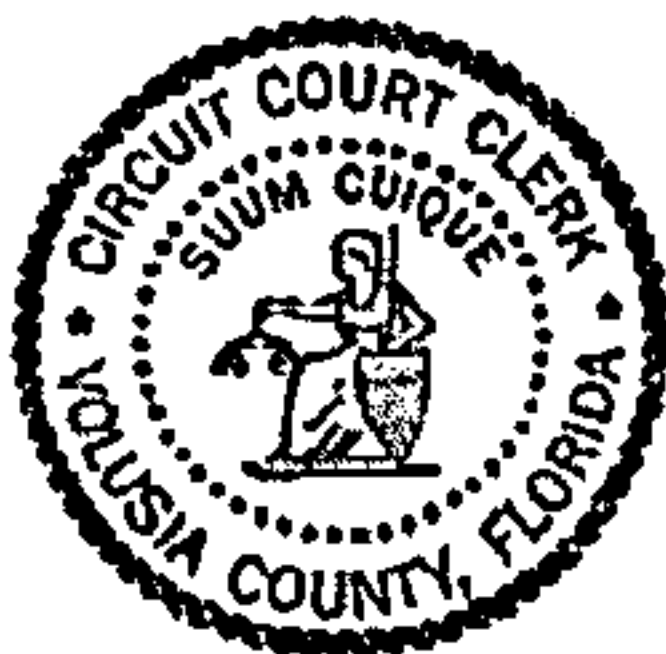
NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County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

Certificate No.: **4624-24** Name in which assessed: **COSME SUSANA %ROBERTO M COSME**
Description of Property: **Parcel # 422302030100 LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG 0302 PER OR 3108 PG 1988 PER OR 3880 PGS 2581-2583 INC PER OR 7738 PGS 634-635 PER OR 8360 PG 3410.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **DECEMBER 1, 2026 at 9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$13,782.46**

OPENING BID AMOUNT: \$13,759.21

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.: **4624-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$13,782.46***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

COSME SUSANA EST C/O ROBERTO M COSME
103 ROCKERFELLER DR
ORMOND BEACH FL 32176

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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OFFICIAL USE

Certified Mail Fee

\$

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

COSME SUSANA EST C/O ROBERTO M-COSME
103 ROCKEFELLER DR
ORMOND BEACH FL 32176

4624-24 DECEMBER 1, 2026

DEC 1 2023
Postmark Here
0-32176

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

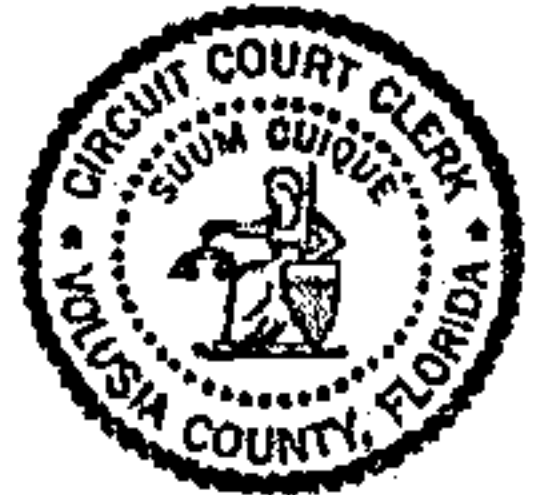
WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **DECEMBER 1, 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 9TH DAY OF OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



ZORAIDA BURGOS
7648 TRENT DRIVE
TAMARAC FL 33321

4624-24

DECEMBER 1, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

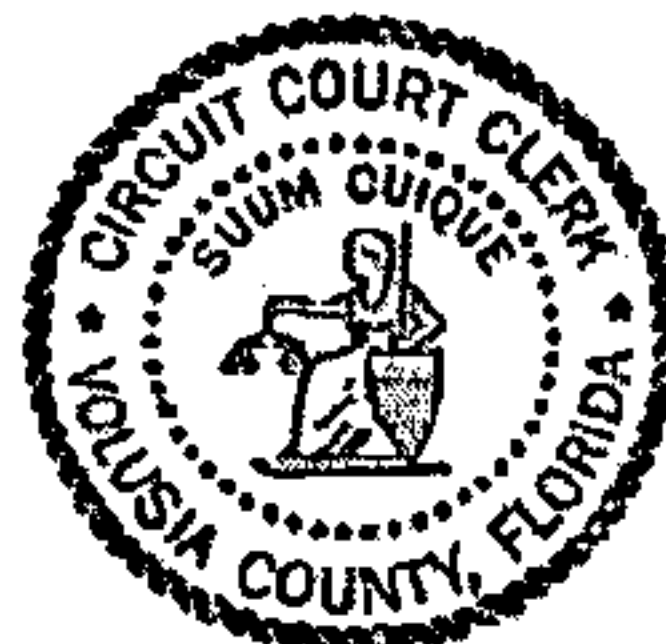
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Certificate No.: **4624-24** Name in which assessed: **COSME SUSANA %ROBERTO M COSME**
Description of Property: **Parcel # 422302030100 LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG 0302 PER OR 3108 PG 1988 PER OR 3880 PGS 2581-2583 INC PER OR 7738 PGS 634-635 PER OR 8360 PG 3410.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **DECEMBER 1, 2026 at 9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$13,782.46**

OPENING BID AMOUNT: \$13,759.21

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.: **4624-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$13,782.46***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

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

ZORAIDA BURGOS
7648 TRENT DRIVE
TAMARAC FL 33321

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

9589 0710 5270 0089 1479 69

U.S. Postal ServiceTM

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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

ZORAIDA BURGOS
7648 TRENT DRIVE
TAMARAC FL 33321

4624-24 DECEMBER 1, 2026

Postmark
Here

32724

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:
ZORAIDA BURGOS
7648 TRENT DRIVE
TAMARAC FL 33321

4624-24 DECEMBER 1, 2026



9590 9402 9238 4295 3431 72

2. Article Number (Transfer from service label)

9589 0710 5270 0089 1479 69

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

☐ Yes

☐ 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

Mail

Mail Restricted Delivery

(over \$500)

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

WARNING

TAX DEED CERTIFICATE NO.: 4624-24

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

ESTATE OF ROBERTO COSME DECEASED
878 WESTEND AVE
NEW YORK NY 10025

4624-24

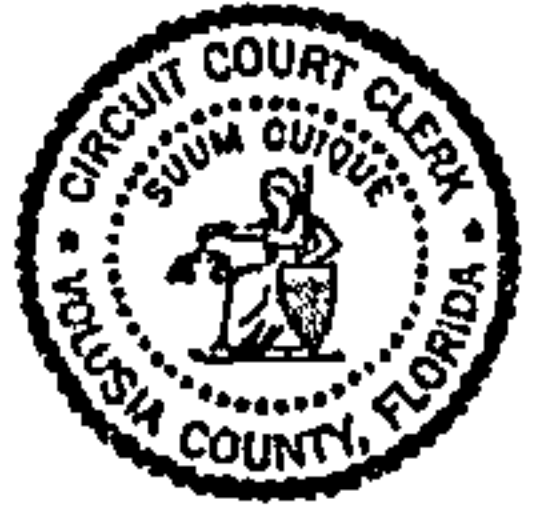
DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **DECEMBER 1, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
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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 9TH DAY OF OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

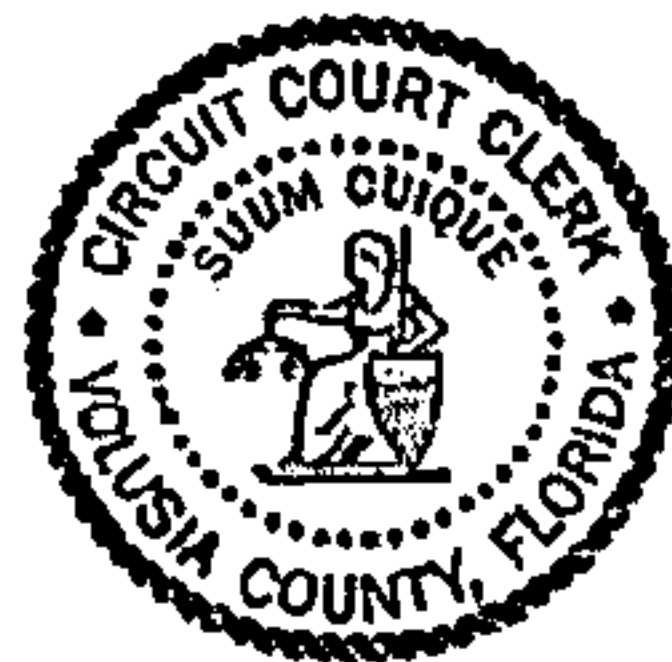
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issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in
which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **4624-24** Name in which assessed: **COSME SUSANA %ROBERTO M COSME**
Description of Property: **Parcel # 422302030100 LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG
0302 PER OR 3108 PG 1988 PER OR 3880 PGS 2581-2583 INC PER OR 7738 PGS 634-635 PER OR 8360 PG 3410.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **DECEMBER 1, 2026 at 9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$13,782.46**

OPENING BID AMOUNT: **\$13,759.21**

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.: **4624-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$13,782.46***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

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

ESTATE OF ROBERTO COSME DECEASED
878 WESTEND AVE
NEW YORK NY 10025

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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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

ESTATE OF ROBERTO COSME DECEASED
878 WESTEND AVE
NEW YORK NY 10025

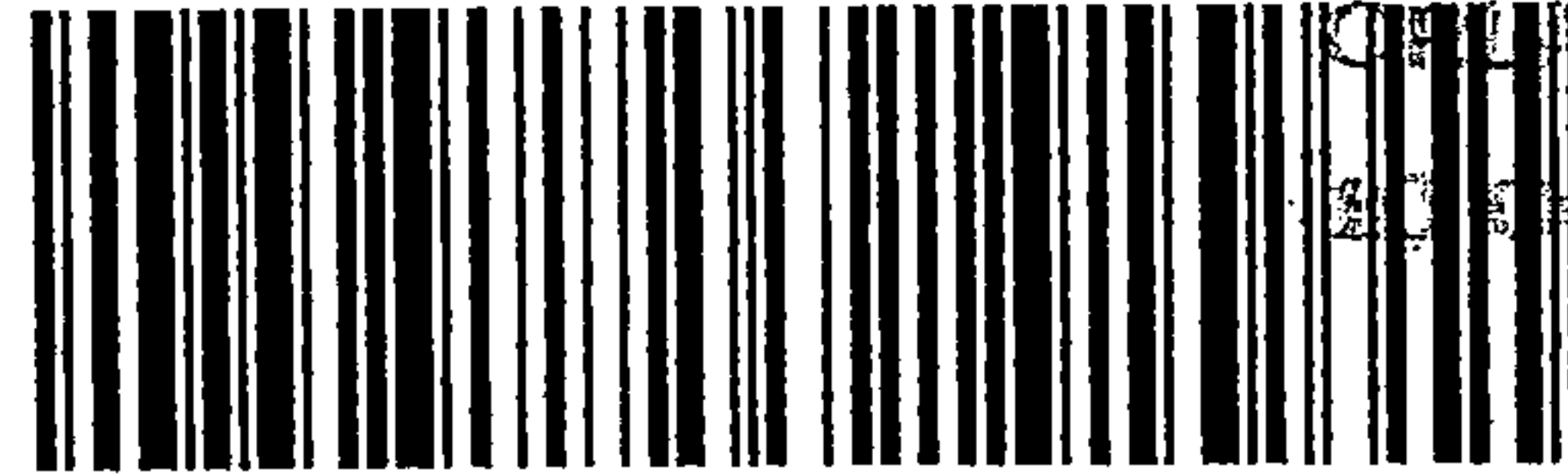
4624-24 DECEMBER 1, 2026

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CERTIFIED MAIL®

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

TAX DEED DEPT

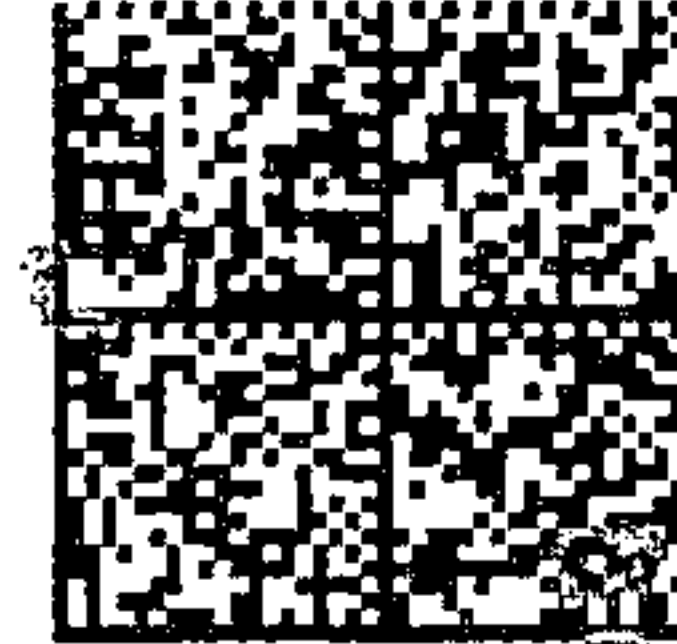


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CLERK OF THE CIRCUIT COURT VOLusia Cty. FL

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NEW YORK NY 10025

4624-24

DECEMBER 1, 2026

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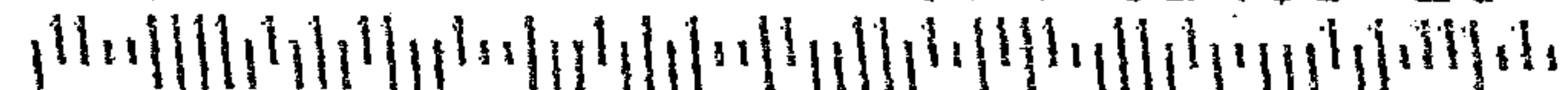
2026/10/15/26

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

EC: 32721604343

*0274-02405-10-40

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

WARNING

TAX DEED CERTIFICATE NO.: 4624-24

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ROBERTO M COSME
759 HEINEMAN STREET
DAYTONA BEACH FL 32114

4624-24

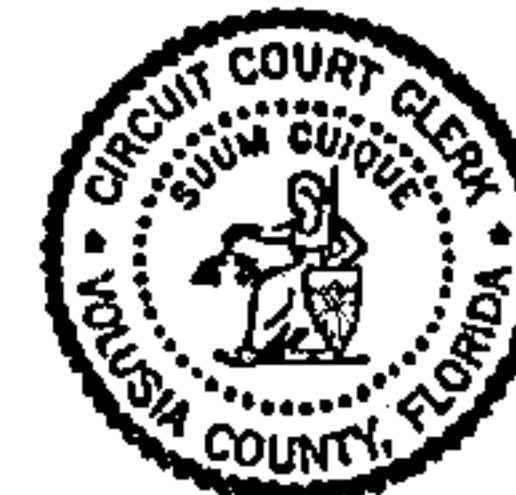
DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **DECEMBER 1, 2026 AT 9:00 AM**
UNLESS THE BACK TAXES ARE PAID. TO MAKE
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736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 9TH DAY OF OCTOBER, 2026.

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DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

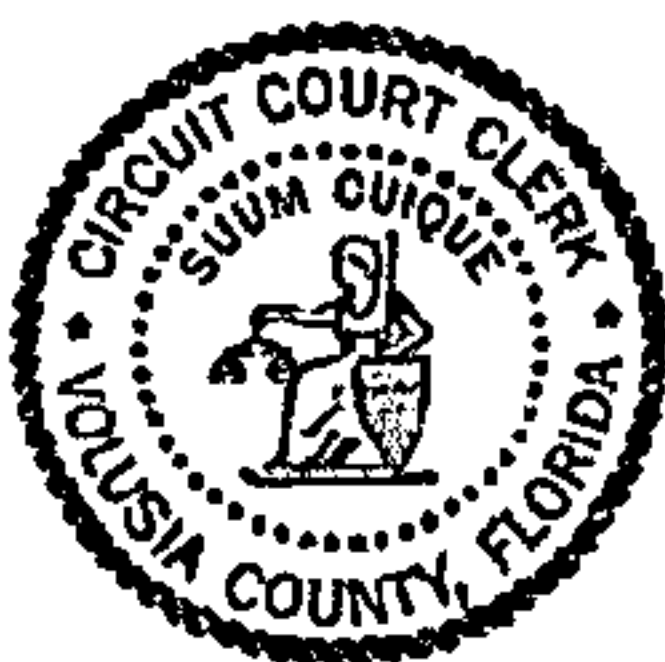
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Description of Property: **Parcel # 422302030100 LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG
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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
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Dated this 9TH day of OCTOBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$13,782.46**

OPENING BID AMOUNT: \$13,759.21

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$13,782.46***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

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759 HEINEMAN STREET
DAYTONA BEACH FL 32114

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Will Roberts - Tax Collector

MAIL TO:

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[Telephone: 386-736-5938]

U.S. Postal Service™
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OFFICIAL MAIL U.S. POST

Certified Mail Fee

\$

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

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

Postage

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ROBERTO M COSME
759 HEINEMAN STREET
DAYTONA BEACH FL 32114

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4624-24 DECEMBER 1, 2026

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Postmark
Here

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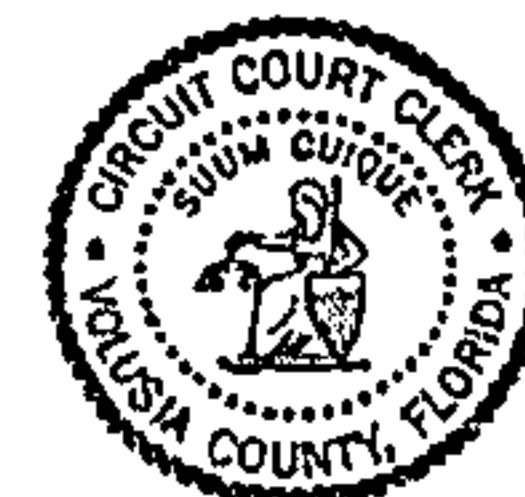
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DR-451

R. 9/76

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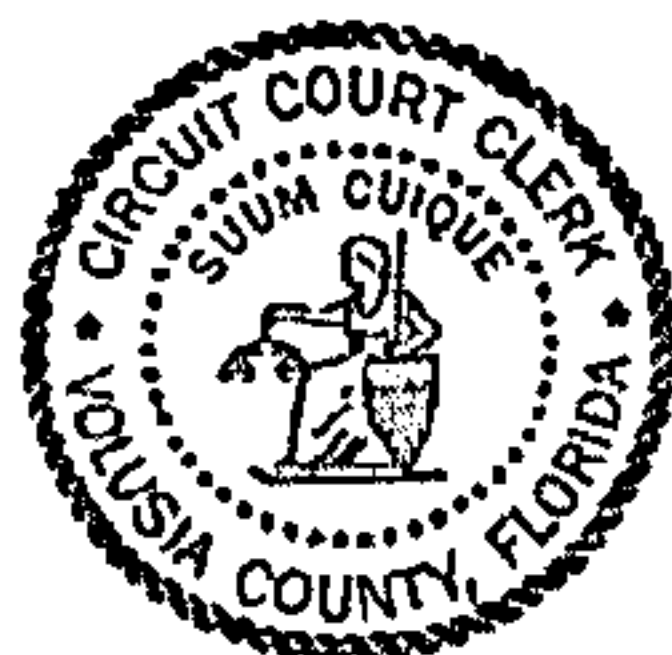
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Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$13,782.46***

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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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COSME SUSANA %ROBERTO M COSME
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ORMOND BEACH FL 32176

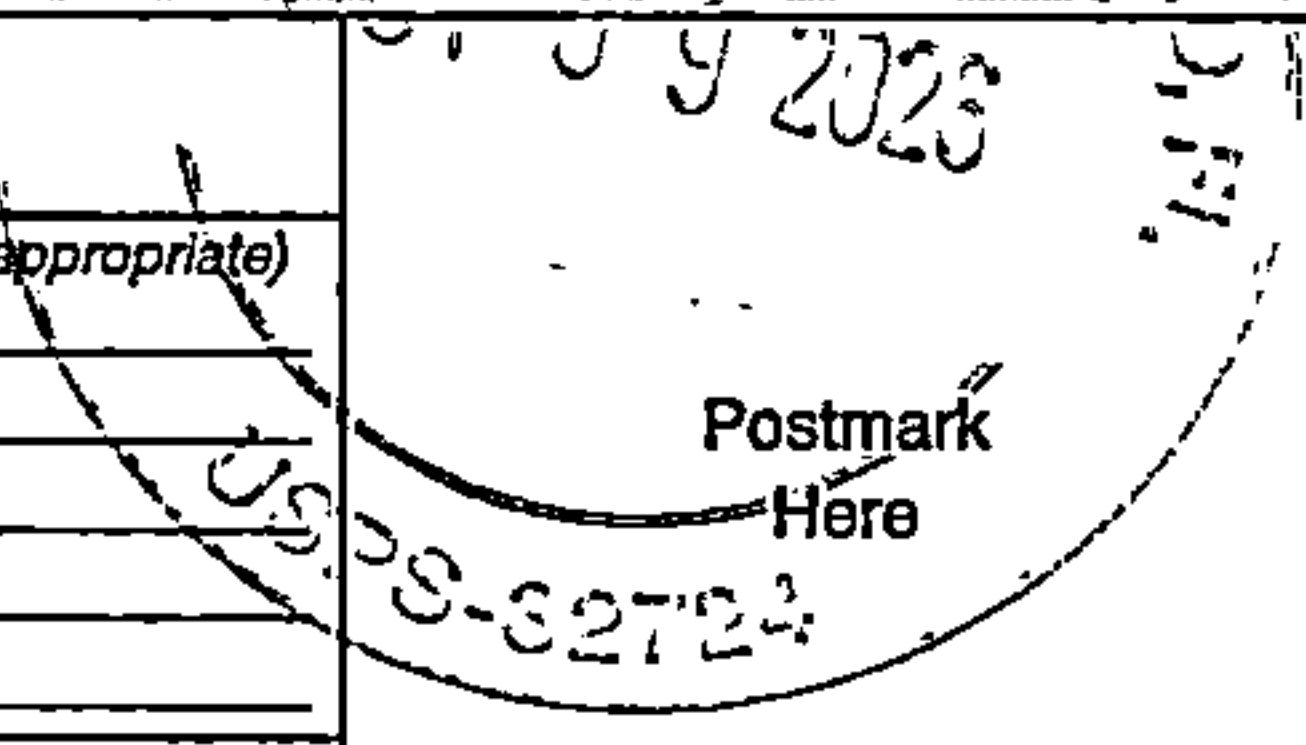
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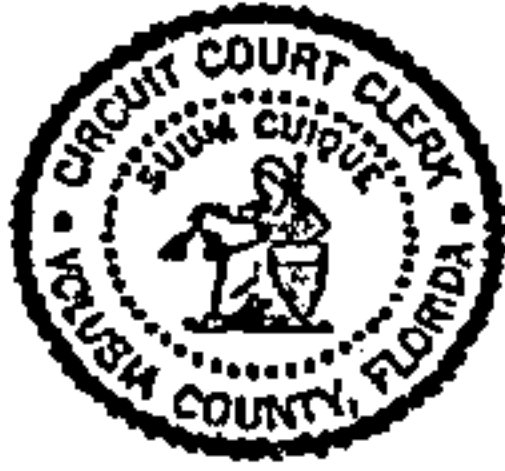
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4624-24 DECEMBER 1, 2026

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 30, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, December 01, 2026**
Service of Process must be completed by: **Tuesday, November 10, 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:	27
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$1,080.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
298-24	1
ELITE MAGNUM LLC	1
640-24	2
HANSON CHARLES E HANSON SAMANTHA R	1
CHARLES E HANSON AND SAMANTHA R HANSON	1
787-24	1
NUVIEW 401K PLAN	1
1154-24	1
ANDREWS TANNER	1
1375-24	1
SIERSA PROPERTY GROUP LLC TR BOSTON 705 LAN	1
1643-24	3
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
2083-24	1
DURANT DAVID R EST	1
4130-24	1
KENDRA VICTORIA J	1
4624-24	3
COSME SUSANA EST C/O ROBERTO M COSME	1
ROBERTO M COSME	1
COSME SUSANA %ROBERTO M COSME	1
6725-24	1
CROWN OF GLORY CHURCH OF GOD IN CHRIST RIV	1

8124-24	6
TROMBLEY JASON CHRISTOPHER TROMBLEY CHRI	1
TROMBLEY JASON CHRISTOPHER CRANE CHRISTIN	1
JASON CHRISTOPHER TROMBLEY AND CHRISTINE I	1
JESSE R MACKEY	1
NORMAN R MARCH FAMILY LIMITED PARTNERSHI	1
NORMAN R MARCH REGISTERED AGENT O/B/O NO	1
8201-24	3
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
9668-19	2
PAYNE ROBERT L PAYNE GEORGE T	1
ROBERT L PAYNE	1
12575-23	1
LEGACY REI OAK GROVE APARTMENTS LLC	1
Grand Total	27

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

TAX DEED CERTIFICATE NO.: 4624-24

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DECEMBER 1, 2026

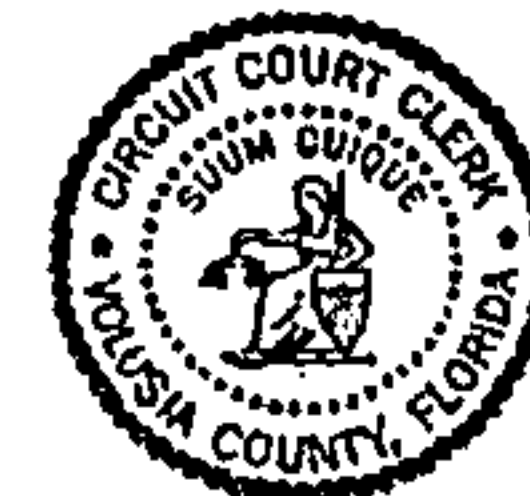
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DATED THIS 9TH DAY OF OCTOBER, 2026.

LAURAE. ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

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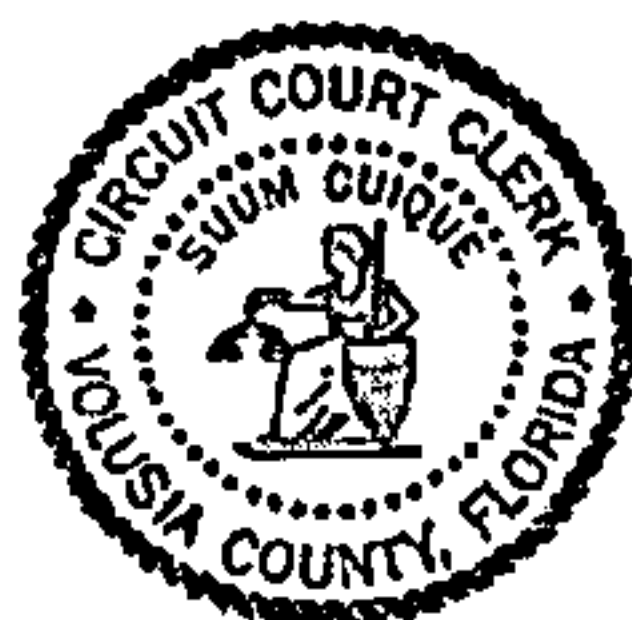
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Laura E. Roth

BY **LAURA E. ROTH**

Clerk of the Circuit Court, Volusia County



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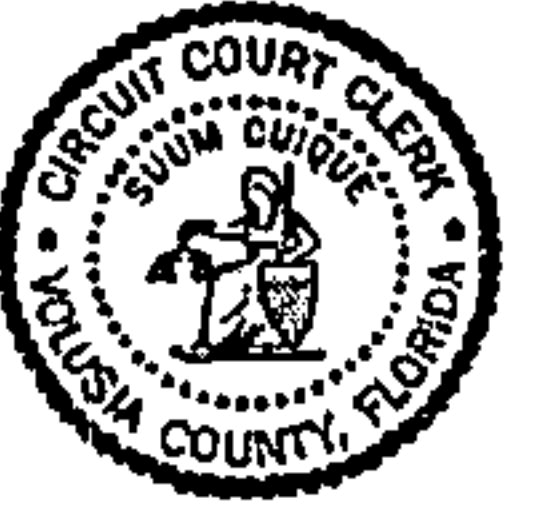
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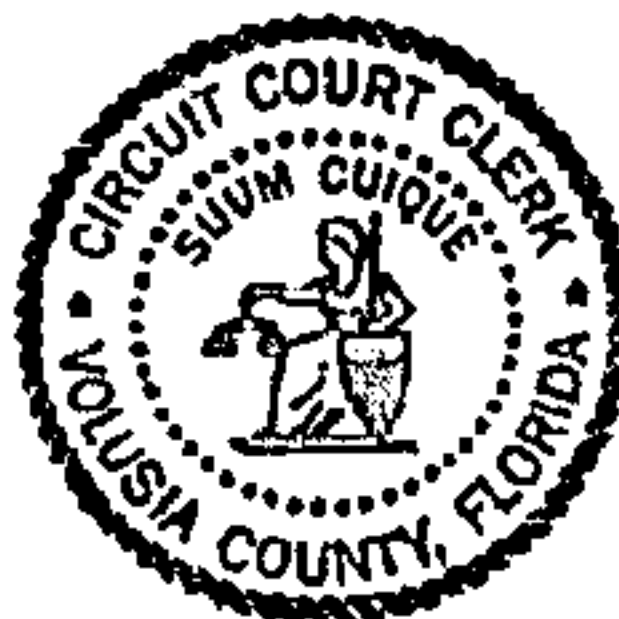
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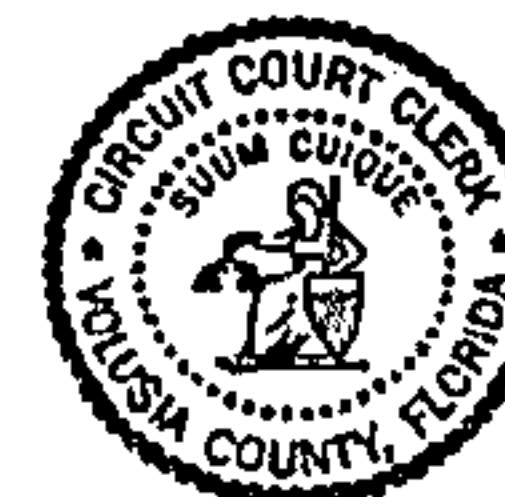
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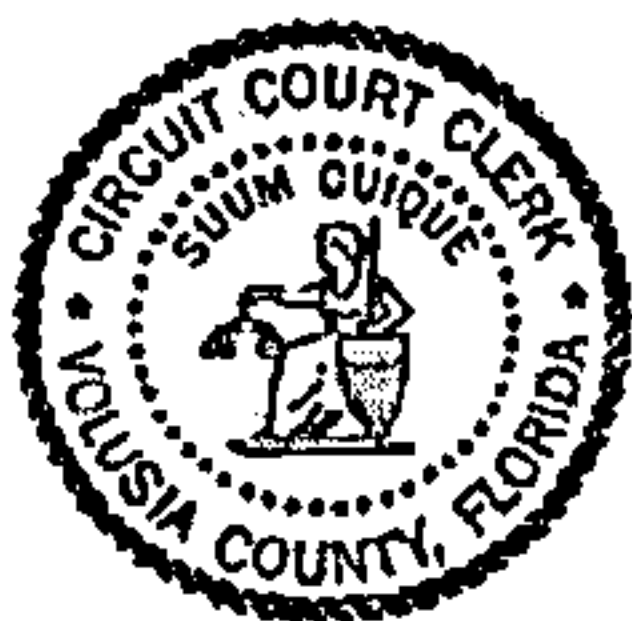
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DeLand, FL 32720**

[Telephone: 386-736-5938]



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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



SHERIFF'S #:
26022532

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: ROBERTO M COSME

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	12/1/2026	9:00 AM	4624-24

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 12th day of October, 2026 at 8:11 AM, and that I served the same on the 12th day of October, 2026, at the hour of 3:01 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	ROBERTO M COSME	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:	759 HEINEMAN STREET DAYTONA BEACH, FL 32114		
SERVICE STATUS:	Served	SERVICE BY:	Deputy Spencer, Stephen 6929



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

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

CC 44
CLERK OF THE CIRCUIT
& CLERK OF VOLUSIA COUNTY, FL

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

DATE: 10/13/2026
ENTRD BY: CEJONES

FILED 6929

SPENCER, STEPHEN 6929, DEPUTY

26022532

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

WARNING
SHERIFF'S
NOTICE

TAX DEED CERTIFICATE NO.: 4624-24

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

ROBERTO M COSME
759 HEINEMAN STREET
DAYTONA BEACH FL 32114

4624-24

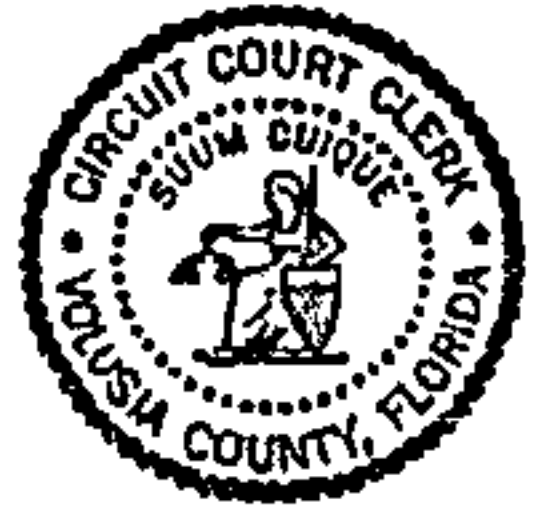
DECEMBER 1, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **DECEMBER 1, 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 9TH DAY OF OCTOBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

OCT 12 '26 8:11

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

Certificate No.: **4624-24** Name in which assessed: **COSME SUSANA %ROBERTO M COSME**
Description of Property: **Parcel # 422302030100 LOT 10 BLK C ELLINOR VILLAGE MB 11 PG 192 PER OR 2534 PG
0302 PER OR 3108 PG 1988 PER OR 3880 PGS 2581-2583 INC PER OR 7738 PGS 634-635 PER OR 8360 PG 3410.**

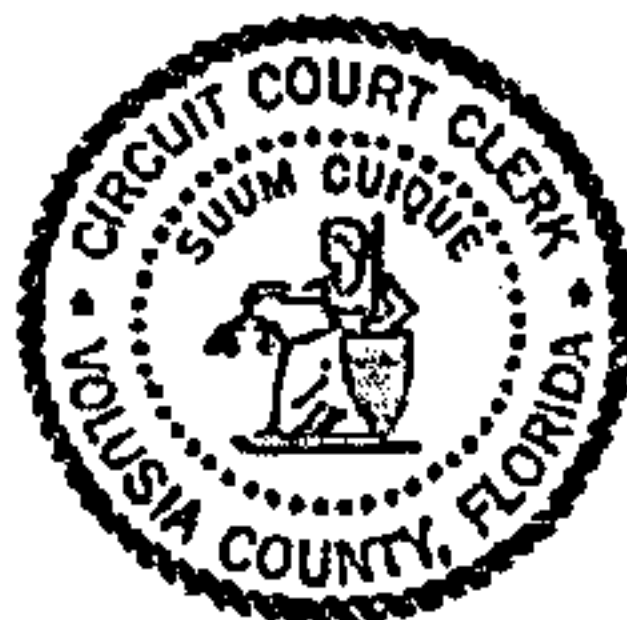
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **DECEMBER 1, 2026 at 9:00 o'clock A.M.**

Dated this 9TH day of OCTOBER, 2026.

Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$13,782.46**

OPENING BID AMOUNT: \$13,759.21

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.: **4624-24**
Date of Sale: **DECEMBER 1, 2026**

REDEMPTION AMOUNT: **\$13,782.46***

PAYABLE BEFORE: **9:00 AM on DECEMBER 1, 2026**

ROBERTO M COSME
759 HEINEMAN STREET
DAYTONA BEACH FL 32114

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
OCT 15 2026

2026 OCT 15 PM 1:10

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]