Date Printed: 10/12/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4683-24	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	$	4,588.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,763.85
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		6,877.76
7. Total Interest Accrued by Tax Collector		309.50
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		7,547.46
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		325.71
20. Total of Lines 18 & 19		7,873.17
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*	$	7,896.42

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

PAYOFF GOOD THROUGH: 10/13/2026

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

Redemption Date: 10/13/26

Name & Address: Nguyen Tuan Huu Thein
2800 N Atlantic Ave #360
DB, FL 32118

Created by:

3107811

10/13/2026 10:28:09 AM
Instrument# 2026187050 1 page
Book: 8916 Page: 1937
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: **94**

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

Certificate No. **4683-24** Year of Issuance **JUNE 1, 2024**

Description of Property **42251600D100**
UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710

Name in which assessed **NGUYEN TUAN HUU THEIN**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

Dated: 10/13/2026

CL-0404-1810

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/13/2026 10:28 AM
Receipt: 303185875 Drawer: 156026

TAX DEEDS DELAND
Operator: bpoitras

Instrument #: 2026187050 Type: RE
Book #: 8916 Page #: 1937 Time: 10:26 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 4683-24 / KEYS FUNDING LLC - 7024

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

ESCROW: 330 $17.00

Date Printed: 10/5/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

4683-24 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	$	4,588.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,763.85
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		6,877.76
7. Total Interest Accrued by Tax Collector		309.50
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		7,547.46
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		325.71
20. Total of Lines 18 & 19		7,873.17
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*	**$**	**7,896.42**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		7,873.17
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**7,873.17**

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

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

Created by:

CL-0921-2301

To:
Tax Collector's Office

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

Date: 10/5/2026
Pages: 4

Completed by: JMT
Date: 10/05/2026

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

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

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

CL-0769-2504

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

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

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

To:
Property Appraiser - County of Volusia

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

Date: 10/5/2026

Pages: 4

Completed by: Ashlee Walker

Date: 10/05/2026

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

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

NO Changes 10-5-26 S

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

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

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

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

Date Printed: 9/24/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4683-24 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	$	4,588.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,763.85
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		6,877.76
7. Total Interest Accrued by Tax Collector		309.50
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		7,547.46
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		325.71
20. Total of Lines 18 & 19		7,873.17
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*	**$**	**7,896.42**

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

PAYOFF GOOD THROUGH: 10/1/2026

Redemption Date: _____

Name & Address: _____

_____

_____

BP

Created by:

_____

CL-0922-2301

Date Printed: 8/25/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4683-24 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	$	4,588.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,763.85
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		6,877.76
7. Total Interest Accrued by Tax Collector		309.50
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		7,547.46
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		325.71
20. Total of Lines 18 & 19		7,873.17
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*	**$**	**7,896.42**

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

PAYOFF GOOD THROUGH: 9/1/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

Date Printed: 8/11/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4683-24 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	$	4,588.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,763.85
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		6,877.76
7. Total Interest Accrued by Tax Collector		309.50
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		7,547.46
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		325.71
20. Total of Lines 18 & 19		7,873.17
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*	**$**	**7,896.42**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		7,873.17
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**7,873.17**

***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. **4683-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 42251600D100 UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710**

Name in which assessed **NGUYEN TUAN HUU THEIN**

Said property being in the County of **VOLUSIA**, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **13TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

SEPTEMBER 10, 2026

CL-0916-1803

Date Printed: 7/31/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4683-24 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	$	4,588.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,763.85
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		6,877.76
7. Total Interest Accrued by Tax Collector		309.50
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		7,547.46
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		325.71
20. Total of Lines 18 & 19		7,873.17
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*	**$**	**7,896.42**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		69,037.50
27. Total of Lines 20, 25 & 26.....		76,910.67
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**76,910.67**

***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

Updated Homestead per worksheets 8-11-26

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 42251600D100
Tax Deed #: 32106
Situs Address: 2800 N ATLANTIC AVE UNIT 310

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
NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH, FL 32118

Billing Address on Current Tax Roll

Additional Parties, Per Search
DAYTONA BEACH OCEAN TOWERS, INC. Lien Holder
PO BOX 4116
ORMOND BEACH, FL 32175-4116

DAYTONA BEACH OCEAN TOWERS, INC. Lien Holder
C/O MARLENE KIRTLAND KIRIAN, ESQUIRE
BLOCK AND SCARPA
605 E. ROBINSON STREET SUITE 130
ORLANDO, FL 32801

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

MARLENE KIRTLAND KIRIAN,
REGISTERED AGENT O/B/O
DAYTONA BEACH OCEAN TOWERS,
INC.
605 E ROBINSON STREET
SUITE 130
ORLANDO, FL 32801

Lien Holder's Agent/Rep

TUAN HUU THEIN NGUYEN
2800 NORTH ATLANTIC AVENUE,
UNIT 310
DAYTONA BEACH, FL 32118

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	2800 N ATLANTIC AVE UNIT 310 DAYTONA BEACH 32118	Yr Issued/Certificate #	2024 / 4683
Parcel owner	NGUYEN TUAN HUU THEIN 2800 N ATLANTIC AVE UNIT 310 DAYTONA BEACH, FL 32118	Date certificate issued	06/01/2024
		Deed application number	32106
Property description	See last page.	Account number	42251600D100

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)
# 2024/4683	05/31/2024	2,053.66	196.81	2,250.47
			Part 2: Total*	**2,250.47**

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)
# 2025/4412	05/31/2025	2,201.04	6.25	131.15	2,338.44
				Part 3: Total*	**2,338.44**

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)	4,588.91
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,763.85
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)	309.50
7. **Total Paid** (Lines 1-6)	7,187.26

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 07/14/2026

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)	69,037.50
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	76,224.76
18. Redemption fee	6.25
19. Total amount to redeem	7,193.51

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 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288
PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER O
R 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710

UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288
PG 0732 PER OR 7350 PG 3158 PER OR 7622 (Full legal attached.)

TDA #: 32106

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
42251600D100	3107811	UNIT 310-2800 N ATLANTIC AVE UNIT 310 DAYTONA BEACH 32118

Legal Description
UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-4683	$138,075	Yes	No	Yes	No

Owner of Record on Current Tax Roll
TUAN HUU THEIN NGUYEN

2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH FL 32118

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: 06/12/2026 **Search covers** **20 years** **through:** 05/28/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
TUAN HUU THEIN NGUYEN 2800 NORTH ATLANTIC AVENUE, UNIT 310 DAYTONA BEACH FL 32118	Warranty Deed Bk:8363 Pg:710	

Related Documents (for Reference)

Warranty Deed
Bk:4288 Pg:732

Warranty Deed
Bk:7350 Pg:3158

Warranty Deed
Bk:7622 Pg:689

Re-Recorded Warranty Deed
Bk:7632 Pg:2739

Warranty Deed
Bk:8256 Pg:728

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
DAYTONA BEACH OCEAN TOWERS, INC. C/O MARLENE KIRTLAND KIRIAN, ESQUIRE BLOCK AND SCARPA 605 E. ROBINSON STREET SUITE 130 ORLANDO FL 32801	Lien Bk:8838 Pg:4142	
DAYTONA BEACH OCEAN TOWERS, INC. PO BOX 4116 ORMOND BEACH FL 32175-4116	Sunbiz-COA	

Name & Address of Record	Document	Examiner Comments
MARLENE KIRTLAND KIRIAN, REGISTERED AGENT O/B/O DAYTONA BEACH OCEAN TOWERS, INC. 605 E ROBINSON STREET SUITE 130 ORLANDO FL 32801	Sunbiz-COA	

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

2/1/2023 2:46:17 PM Instrument #2023020538 #1 Book:8363 Page:710
Doc Stamps $1,883.00 Transfer Amt $269,000.00

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, Florida 32119

Prepared By:
Southern Title Holding Company, LLC
Dawn Jones, CLC
400 Seabreeze Blvd
Daytona Beach, FL 32118

File Number: SB235519

(Space Above This Line for Recording Data)

WARRANTY DEED

This Warranty Deed made this 20th day of January, 2023, between Pedro Meneses and Aldora Mota, husband and wife, whose post office address is 28 Adams Road, Alliston, Ontario, Canada L9R 0L1, Grantor, to Tuan Huu Thein Nguyen, single, whose post office address is 2800 North Atlantic Avenue, Unit 310, Daytona Beach, FL 32118, Grantee:

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

SOUTHERN TITLE®

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

UNIT 310, THE TOWERS APARTMENTS CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1625, PAGE 391, ALSO RECORDED IN MAP BOOK 32, PAGES 127 THROUGH 131, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
Condominium Approval attached as the Exhibit A hereto and apart thereof.

The subject property is the homestead of the Grantor.
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 for 2023 and thereafter.

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

Signed, sealed, and delivered in our presence:

First Witness Signature

First Witness Printed Name

Second Witness Signature

Second Witness Printed Name

Pedro Meneses

Aldora Mota

State of FLORIDA, County of VOLUSIA,

The foregoing instrument was acknowledged before me by means of (X) physical presence or (___) online notarization, this 20th day of January, 2023 by Pedro Meneses and Aldora Mota, who (__) are personally known to me or (X) have produced Driver(s) License as identification.

Notary Public Signature
Printed Name: _____
My Commission Expires: _____
SEAL:

DAWN M. JONES
Notary Public - State of Florida
Commission # GG 918381
My Comm. Expires Nov 20, 2023

Exhibit A

THE TOWERS CONDOMINIUM

Daytona Beach Ocean Towers

2800 N **Atlantic** Avenue - Daytona Beach, FL 32118 – (386) 677-1492

Certificate of Sale Approval

Whereas, **Tuan Huu Thien Nguyen** is/are the owner(s)of Unit **310** together with 1/199th percentage of the common elements in Daytona Beach Ocean Towers Condominium, located at 2800 N Atlantic Ave, Daytona Beach, FL and described as

Whereas the provision in the Declaration of Condominium, provides that no apartment unit owners may sell an apartment or transfer any interest in same without the approval of the operating association, and Legal Description **UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728.**

Whereas, unit **310** together with said owners' percentage of interest of common elements in said condominium, **Tuan Huu Thien Nguyen** have requested that a Certificate of Approval be issued as required by the Declaration of the Condominium.

Whereas, Daytona Beach Ocean Towers Association, Inc. collects monthly assessments as required by the annual budget, this notice to the Seller(s) is notification that the property for sale may incur future Special Assessment(s), including Assessment(s) for Hurricanes, as a result of damages not covered by Association Insurance (s).

NOW THEREFORE, in consideration of the premises, the Board of Directors of the Daytona Beach Ocean Towers, Inc, have this date approved the sale of said Apartment Unit **310** in the Daytona Beach Ocean Towers, Inc, a Condominium, together with said owners' percentage of common elements appurtenant thereto.

In witness thereof, the corporation has caused these presents to be executed in its name and by its **proper officer, this 20** day of **January** Daytona Beach Ocean Towers, Inc

By: Melissa Glenn (Print Name)

Signature: Melissa Glenn

Title: General Manager

Date: 1/20/23

Revised 11-1-22

03/23/1998 10:03
Doc stamps 455.00
(Transfer Amt $ 65000)
Instrument # 98049257
Book: 4288
Page: 732
Diane M. Matousek
Volusia County, Clerk of Court

This Instrument was prepared by:
Sharon B. Logan, Attorney
400 S. Atlantic Avenue #119
P. O. Box 4258
Ormond Beach, FL 32175-4258

Grantee # 1 S.S. No.: [redacted]
Grantee # 2 S.S. No.:

WARRANTY DEED

This Indenture, made this 19th day of March, 1998, between **William S. Walker, a single person**, whose post office address is 2951 Lantern Drive, South Daytona, Florida 32119, grantor*, and **Stanley J. Clark and Suzanne F. Clark, Husband and Wife**, whose post office address is 2800 N. Atlantic Avenue # 316, Daytona Beach, Florida 32118, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten & 00/100 ($10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida, to-wit:

Apartment Living Unit #310, The Towers Apartments Condominium, according to the plat thereof recorded in Map Book 32, Page(s) 127, and being further described in that certain Declaration of Condominium recorded in Official Record Book 1625, Page(s) 391, of the Public Records of Volusia County, Florida, together with its undivided interest or share in the common elements.

Subject to covenants, restrictions and easements of record, if any, and taxes for the current year.

Parcel Identification No.: 4225-16-00-0100.

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

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

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

Signed, sealed, and delivered in our presence:

Witness Sharon B. Logan

William S. Walker

Witness Cherie V. Sherman

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 19th day of March, 1998, by William S. Walker, who is personally known to me or who has produced FLORIDA DRIVER'S LICENSE as identification and who did/did not take an oath.

Notary Public
My commission expires:
SHARON B. LOGAN
MY COMMISSION # CC476062 EXPIRES
MARCH 31, 1999
BONDED THRU TROY FAIN INSURANCE, INC.

1/19/2017 11:32 AM Instrument # 2017011352 # 1 Book: 7350 Page: 3158
Doc Stamps $609.00 Transfer Amt $87,000.00

Prepared by and return to:
Sharon B. Logan

Sharon B. Logan, P.A.
180 Vining Court
Ormond Beach, FL 32176
386-673-5787
File Number: **17-105**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **19th** day of **January, 2017** between **Stanley J. Clark and Suzanne F. Clark, husband and wife,** whose post office address is **2800 N. Atlantic Avenue, Unit 310, Daytona Beach, FL 32118**, grantor, and **Ajay S. Bhalla and Uma Bhalla, husband and wife,** whose post office address is **1994 Varick Way, Casselberry, FL 32707**, grantee:

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

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

Unit No. 310 of The Towers Apartments Condominium, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1625, Page 391, and all exhibits and amendments thereof, and recorded in Plat Book 32, Page 127, Public Records of Volusia County, Florida.

Parcel Identification Number: 4225-16-00-D100

Also known as: 2800 N. Atlantic Avenue, Unit 310, Daytona Beach, Florida, 32118

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

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

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

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

DoubleTime®

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

Signed, sealed and delivered in our presence:

Witness Name: SHARON B. LOGAN

Witness Name: Rebecca Y. Fleischer

Stanley J. Clark (Seal)

Witness Name: SHARON B. LOGAN

Witness Name: Rebecca Y. Fleischer

Suzanne F. Clark (Seal)

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 19th day of January, 2017 by Stanley J. Clark and Suzanne F. Clark, who [_] are personally known or [X] have produced Florida driver's licenses as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

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

DoubleTime®

11/14/2018 9:42:02 AM Instrument #2018228696 #1 Book:7622 Page:689
Doc Stamps $1,155.00 Transfer Amt $165,000.00

Prepared by and return to:
Susan Toce
Paralegal
Sharon B. Logan, P.A.
180 Vining Court
Ormond Beach, FL 32176
386-673-5787
File Number: **2018-222**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **12th** day of **November, 2018** between **Ajay S. Bhalla and Uma Bhalla, husband and wife** whose post office address is **1994 Varick Way, Casselberry, FL 32707**, grantor, and **Cheryl Bednar Jimenez, a married woman** whose post office address is **2444 Saffron Lane, The Villages, FL 32162**, grantee:

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

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

Unit No. 310 of The Towers Apartments Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1625, Page 39, and all exhibits and amendments thereof, and recorded in Plat Book 32, Page 127, Public Records of Volusia County, Florida.

Parcel Identification Number: 4225-16-00-D100

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, 2017**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Susan B. Tice

Witness Name: SHARON B. LOGAN

Ajay S. Bhalla (Seal)

Witness Name: Susan B. Tice

Witness Name: SHARON B. LOGAN

Uma Bhalla (Seal)

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 12th day of November, 2018 by Ajay S. Bhalla and Uma Bhalla, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

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

DoubleTime®

This Warranty Deed is being re-recorded to correct the legal description on a Warranty Deed recorded in O.R. Book 7622, Page 689 in the Public Records of Volusia County, Florida.

Prepared by and return to:
Susan Toce
Paralegal
Sharon B. Logan, P.A.
180 Vining Court
Ormond Beach, FL 32176
386-673-5787
File Number: **2018-222**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **12th** day of **November, 2018** between **Ajay S. Bhalla and Uma Bhalla, husband and wife** whose post office address is **1994 Varick Way, Casselberry, FL 32707**, grantor, and **Cheryl Bednar Jimenez, a married woman** whose post office address is **2444 Saffron Lane, The Villages, FL 32162**, grantee:

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

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

Unit No. 310 of The Towers Apartments Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1625, Page 391, and all exhibits and amendments thereof, and recorded in Plat Book 32, Page 127, Public Records of Volusia County, Florida.

Parcel Identification Number: 4225-16-00-D100

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, 2017**.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Susan B. Tice

Witness Name: SHARON B. LOGAN

Ajay S. Bhalla (Seal)

Witness Name: Susan B. Tice

Witness Name: SHARON B. LOGAN

Uma Bhalla (Seal)

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 12th day of November, 2018 by Ajay S. Bhalla and Uma Bhalla, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

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

5/18/2022 10:59:10 AM Instrument #2022119795 #1 Book:8256 Page:728
Doc Stamps $1,526.00 Transfer Amt $218,000.00

Prepared by and return to:
Sharon B. Logan
Attorney at Law
Sharon B. Logan, P.A.
180 Vining Court
Ormond Beach, FL 32176
386-673-5787
File Number: **2022-148**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th day of May, 2022** between **Cheryl Bednar Jimenez, a married woman** whose post office address is **2444 Saffron Lane, The Villages, FL 32162**, grantor, and **Pedro Meneses and Aldora Mota, husband and wife** whose post office address is **2800 N. Atlantic Avenue, Unit 310, Daytona Beach, FL 32118**, grantee:

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

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

Unit No. 310 of The Towers Apartments Condominium, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1625, Page 391, and all exhibits and amendments thereof, and recorded in Plat Book 32, Page 127, Public Records of Volusia County, Florida.

Parcel Identification Number: 4225-16-00-D100

Also known as: 2800 N. Atlantic Avenue, Unit 310, Daytona Beach, FL 32118

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2444 Saffron Lane, The Villages, FL 32162.

Approval of Buyer by the Board of Directors of Daytona Beach Ocean Towers, Inc. attached as Exhibit "A" and made a part hereto.

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: VENESSA THOMAS

Witness Name: OLGA PENA

Cheryl Bednar Jimenez (Seal)

State of Florida
County of SUMTER

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 16th day of May, 2022 by Cheryl Bednar Jimenez, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Vickie D. Blocker
My Commission HH 053737
Expires 10/14/2024

Notary Public

Printed Name: VICKIE D BLOCKER

My Commission Expires: 10-14-2024

Instrument #2022119795 #3 Book:8256 Page:730 Laura E. Roth, Volusia County Clerk of Court

THE TOWERS CONDOMINIUM

Daytona Beach Ocean Towers

2800 N Atlantic Avenue - Daytona Beach, FL 32118 – (386)677-1492

Whereas, **Pedro Meneses & Aldora Mota,** are the owner(s)of Unit No **310** together with 1/199th percentage of the common elements in Daytona Beach Ocean Towers Condominium, located at 2800 N Atlantic Ave, Daytona Beach, FL and described as **UNIT 310 TOWERS MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739.**

Whereas, the provision in the Declaration of Condominium, provides that no apartment unit owners may sell an apartment or transfer any interest in same without the approval of the operating association, and

Whereas, **310** (Unit) together with said owners' percentage of interest of common elements in said condominium, , **Pedro Meneses & Aldora Mota** (Buyers Name) have requested that a Certificate of Approval be issued as required by the Declaration of the Condominium.

NOW THEREFORE, in consideration of the premises, the Board of Directors of the Daytona Beach Ocean Towers, Inc, have this date approved the sale of said Apartment Unit **310** in the Daytona Beach Ocean Towers, Inc, a Condominium, together with said owners' percentage of common elements appurtenant thereto.

In witness thereof, the corporation has caused these presents to be executed in its name and by its proper officer, this **13th** day of **May 2022.**

Daytona Beach Ocean Towers, Inc

By: Christina Honeycutt (Print Name)

Signature: _____

Title: President

4/10/2026 1:04:57 PM Instrument #2026064511 #1 Book:8838 Page:4142 Laura E. Roth, Volusia County Clerk of Court

THIS INSTRUMENT PREPARED BY:
MARLENE KIRTLAND KIRIAN
Block & Scarpa
605 E. Robinson Street Suite 130
Orlando, Florida 32801

CLAIM OF LIEN FOR ASSESSMENTS

STATE OF FLORIDA :
COUNTY OF VOLUSIA :

BEFORE ME, the undersigned notary public, personally appeared MARLENE KIRTLAND KIRIAN, AGENT of DAYTONA BEACH OCEAN TOWERS, INC., a Florida corporation, on behalf of the corporation. Affiant took an oath, and is (x) personally known to me or (___) has produced _____ as identification that Affiant is the Agent of DAYTONA BEACH OCEAN TOWERS, INC., whose post office address is c/o Marlene Kirtland Kirian, Esquire Block ad Scarpa 605 E. Robinson Street Suite 130, Orlando, FL 32801, and that pursuant to the Covenants and Restrictions for DAYTONA BEACH OCEAN TOWERS, INC., said Association is owed the following amounts for shares of the common expenses:

Description	Amount
Special Assessment Hurricane Milton October 10, 2025:	$2,092.00
Special Assessment SBA Loan December 1, 2025:	1,896.00
Assessments due, December 1, 2025 January 1, 2026, February 1, 2026, March 1, 2026, April 1, at $545.00 per month;	2,725.00
Total Due;	**$6,713.00**

plus interest at the rate of 18% 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:

> Apartment Living Unit No. 310 the Towers Apartments Condominium, as shown on the typical or composite floor plan as the case may be, both of said plans being a part of Exhibit A to the Declaration of Restrictions, Reservations, Covenants, Conditions and Easements, The Towers Apartments Condominium, said Declaration being recorded in Official Records Book 1625, Page 391, Public Records of Volusia County, Florida and said Exhibit to aforesaid Declaration being recorded in Map Book 32, Pages 127-131, Public Records of Volusia County, Florida; Together with an undivided 1/199th interest in the Common Elections. With an address of: 2800 N. Atlantic Avenue, Unit 310, Daytona Beach, Florida 32118. **The current owner of which is Tuan Huu Thien Nguyen**

The amount due to Lienor remains outstanding as of April 9, 2026.

By _____
MARLENE KIRTLAND KIRIAN, AGENT

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 9th day of April, 2026, by Marlene Kirtland Kirian Esq., as the Agent of the Association who is either (a) x personally known to me or (b) _____ has produced _____ as identification.

Notary Public State of Florida
James E Olsen
My Commission HH 719624
Expires 9/14/2029

_____
Notary Public
Print Name: James E. Olsen

My Commission Expires:

Division of Corporations

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

Detail by Entity Name

Florida Not For Profit Corporation
DAYTONA BEACH OCEAN TOWERS, INC.

Filing Information

Document Number	726208
FEI/EIN Number	59-1568278
Date Filed	04/24/1973
State	FL
Status	ACTIVE

Principal Address

2800 N Atlantic Avenue
Daytona Beach, FL 32118

Changed: 07/29/2021

Mailing Address

PO Box 4116
Ormond Beach, FL 32175-4116

Changed: 01/29/2025

Registered Agent Name & Address

Kirtland Kirian, Marlene
605 E Robinson Street
Suite 130
Orlando, FL 32801

Name Changed: 08/03/2021

Address Changed: 01/29/2025

Officer/Director Detail

Name & Address

Title Treasurer

Parcus, Stephanie
2800 N Atlantic Avenue
Daytona Beach, FL 32118

Title President

Honeycutt, Christina
2800 N Atlantic Avenue
Daytona Beach, FL 32118

Title Director

Bonner, Gina
2800 N Atlantic Avenue
Daytona Beach, FL 32118

Title VP

Cyr, Wayne
2800 N Atlantic Avenue
Daytona Beach, FL 32118

Title Director

Coile, Daphne
2800 N Atlantic Avenue
Daytona Beach, FL 32118

Title Director

Ellsworth, Shirley
2800 N Atlantic Avenue
Daytona Beach, FL 32118

Title Secretary

Edwards, Thomas
2800 N Atlantic Avenue
Daytona Beach, FL 32118

Annual Reports

Report Year	Filed Date
2024	04/09/2024
2025	01/29/2025
2026	04/01/2026

Document Images

04/01/2026 -- ANNUAL REPORT	View image in PDF format
01/29/2025 -- ANNUAL REPORT	View image in PDF format
06/23/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/09/2024 -- ANNUAL REPORT	View image in PDF format
10/17/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
03/28/2022 -- ANNUAL REPORT	View image in PDF format

08/03/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/25/2021 -- ANNUAL REPORT	View image in PDF format
12/14/2020 -- Reg. Agent Resignation	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
02/20/2019 -- ANNUAL REPORT	View image in PDF format
02/19/2018 -- ANNUAL REPORT	View image in PDF format
01/18/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/12/2016 -- ANNUAL REPORT	View image in PDF format
01/26/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
09/19/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
03/19/2012 -- ANNUAL REPORT	View image in PDF format
02/28/2011 -- ANNUAL REPORT	View image in PDF format
04/21/2010 -- ANNUAL REPORT	View image in PDF format
04/10/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
02/12/2007 -- ANNUAL REPORT	View image in PDF format
02/21/2006 -- ANNUAL REPORT	View image in PDF format
03/10/2005 -- ANNUAL REPORT	View image in PDF format
02/09/2004 -- ANNUAL REPORT	View image in PDF format
01/21/2003 -- ANNUAL REPORT	View image in PDF format
02/24/2002 -- ANNUAL REPORT	View image in PDF format
03/19/2001 -- ANNUAL REPORT	View image in PDF format
09/13/2000 -- ANNUAL REPORT	View image in PDF format
02/20/1999 -- ANNUAL REPORT	View image in PDF format
04/20/1998 -- ANNUAL REPORT	View image in PDF format
02/17/1997 -- ANNUAL REPORT	View image in PDF format
02/05/1996 -- ANNUAL REPORT	View image in PDF format
03/02/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

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:	3107811
Parcel ID:	4225160D100
Township-Range-Section:	14 - 32 - 25
Subdivision-Block-Lot:	16 - 00 - D100
Owner(s):	NGUYEN TUAN HUU THEIN - FS - Fee Simple - 100%
Mailing Address On File:	2800 N ATLANTIC AVE UNIT 310 DAYTONA BEACH FL 32118
Physical Address:	UNIT 310-2800 N ATLANTIC AVE, DAYTONA BEACH 32118
Building Count:	1
Neighborhood:	0262 - THE TOWERS CONDO
Subdivision Name:	THE TOWERS MB 32 PG 127
Property Use:	0400 - CONDOMINIUM
Tax District:	204-DAYTONA BEACH
2025 Final Millage Rate:	18.0498
Homestead Property:	Yes
Agriculture Classification:	No
Short Description:	UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710

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:	$106,995	$138,075	$152,850
Land Value:	$0	$0	$0
Just/Market Value:	$106,995	$138,075	$152,850

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.

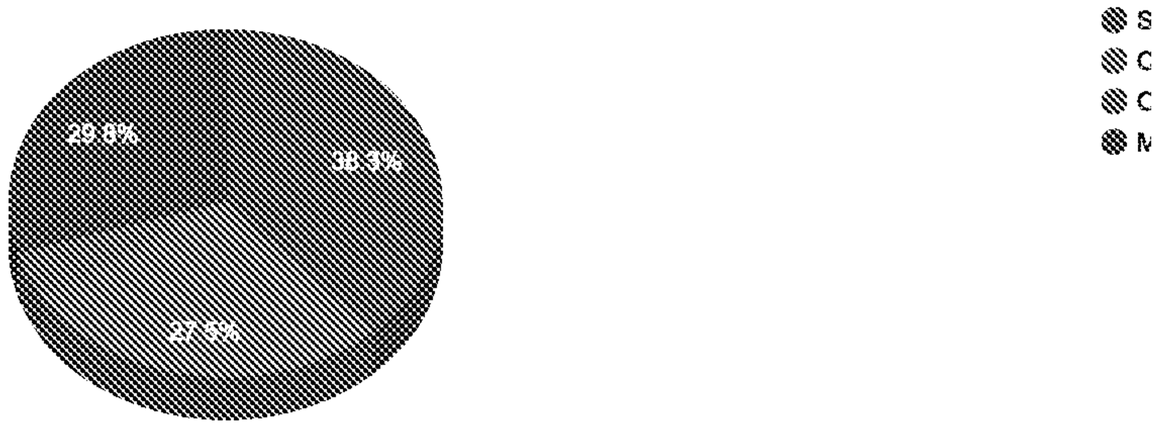
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$106,995	$106,995	$25,000	$81,995	1.5000	$122.99
0012	DISCRETIONARY	$106,995	$106,995	$25,000	$81,995	0.7480	$61.33
0011	REQ LOCAL EFFORT	$106,995	$106,995	$25,000	$81,995	3.0310	$248.53
0050	GENERAL FUND	$106,995	$106,995	$51,411	$55,584	3.2007	$177.91
0053	LAW ENFORCEMENT FUND	$106,995	$106,995	$51,411	$55,584	1.5994	$88.90
0055	LIBRARY	$106,995	$106,995	$51,411	$55,584	0.3697	$20.55
0520	MOSQUITO CONTROL	$106,995	$106,995	$51,411	$55,584	0.1573	$8.74
0530	PONCE INLET PORT AUTHORITY	$106,995	$106,995	$51,411	$55,584	0.0660	$3.67
0058	VOLUSIA ECHO	$106,995	$106,995	$51,411	$55,584	0.2000	$11.12
0057	VOLUSIA FOREVER	$106,995	$106,995	$51,411	$55,584	0.2000	$11.12
0065	FLORIDA INLAND NAVIGATION DISTRICT	$106,995	$106,995	$51,411	$55,584	0.0270	$1.50
0100	HALIFAX HOSPITAL AUTHORITY	$106,995	$106,995	$51,411	$55,584	0.7019	$39.01
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$106,995	$106,995	$51,411	$55,584	0.1793	$9.97
0210	DAYTONA BEACH	$106,995	$106,995	$51,411	$55,584	5.9300	$329.61
0211	DAYTONA BEACH I&S 2004	$106,995	$106,995	$51,411	$55,584	0.1395	$7.75
						18.0498	$1,142.70

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$1,142.70
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$1,142.70**
Estimated Tax Amount without SOH/10CAP ⓘ	$1,931.24

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	$0	$138,075	$138,075	$138,075	$50,722	$87,353	$0
2024	$0	$152,850	$152,850	$152,850	$50,000	$102,850	$0
2023	$0	$104,321	$104,321	$104,321	$0	$104,321	$0
2022	$0	$139,094	$139,094	$134,681	$0	$134,681	$0
2021	$0	$122,790	$122,790	$122,437	$0	$122,437	$0
2020	$0	$116,777	$116,777	$111,306	$0	$111,306	$0
2019	$0	$101,187	$101,187	$101,187	$0	$101,187	$0
2018	$1	$95,378	$95,379	$95,379	$0	$95,379	$0
2017	$1	$68,248	$90,997	$90,997	$0	$90,997	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
									Total Land Value:	$0

Building(s) - Residential

Card (Bldg) #: 1

Style:		**# Stories:**		**2 Fixture Baths:**	0
Description:	-	**# Bedrooms:**	1	**3 Fixture Baths:**	0
Quality Grd:		**Floor Type:**	-	**4 Fixture Baths:**	
Arch Design:		**Wall Type:**	-	**5 Fixture Baths:**	
Year Built:	1964	**Exterior Wall:**	-	**6 Fixture Baths:**	
Total SFLA:	665	**Foundation:**	-	**7 Fixture Baths:**	
HVAC:	-	**Roof Cover:**	-	**Add'l Fixtures:**	
Heat Method:	-	**Roof Type:**	-		
Heat Source:	-	**FPL:**	/ /		

Total Building Value: $106,995

Residential Condo/Villa Data

Type:	10 - 1 BEDROOM 7-10 STK
Level:	4
View:	S
Complex #:	026201 - THE TOWERS - PH 1 (4225-16)

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
8363 / 0710	[illegible]	01/20/2023	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$269,000
8256 / 0728	[illegible]	05/16/2022	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$218,000
7632 / 2739	[illegible]	11/12/2018	WD-WARRANTY DEED		IMPROVED	$100
7622 / 0689	[illegible]	11/12/2018	WD-WARRANTY DEED		IMPROVED	$165,000
7350 / 3158	[illegible]	01/19/2017	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$87,000
4288 / 0732	[illegible]	03/15/1998	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$65,000
3796 / 4974	[illegible]	12/15/1992	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$62,500
2318 / 0714		12/15/1981	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$52,500
1645 / 0114		08/15/1973	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$29,500

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 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710	204	14 - 32 - 25	16 - 00 - D100	15-JUN-64

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
03/07/2006	C0603-021		$3,154

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 42251600D100
Tax Deed #: 32106
Situs Address: 2800 N ATLANTIC AVE.UNIT 310

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)
SN
(VOL)
NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH, FL 32118

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) DAYTONA BEACH OCEAN TOWERS, INC. Lien Holder
PO BOX 4116
ORMOND BEACH, FL 32175-4116

(3) DAYTONA BEACH OCEAN TOWERS, INC. Lien Holder
C/O MARLENE KIRTLAND KIRIAN, ESQUIRE
BLOCK AND SCARPA
605 E. ROBINSON STREET SUITE 130
ORLANDO, FL 32801

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(4) MARLENE KIRTLAND KIRIAN, REGISTERED AGENT O/B/O DAYTONA BEACH OCEAN TOWERS, INC.
605 E ROBINSON STREET
SUITE 130
ORLANDO, FL 32801

Lien Holder's Agent/Rep

(5) TUAN HUU THEIN NGUYEN
2800 NORTH ATLANTIC AVENUE,
UNIT 310
DAYTONA BEACH, FL 32118

Title Holder

SN (VOL)

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Tuesday, July 14, 2026 2:20 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #4683-24 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 #4683-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH, FL 32118

Also the owner of Record for the base tax year is as follows:
NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310 ADV
DAYTONA BEACH, FL 32118

SITUS ADDRESS
2800 N ATLANTIC AVE UNIT 310,
DAYTONA BEACH,
32118

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: **4683-24**
PARCEL ID NUMBER: **42251600D100**

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)]		80.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		10.00
Clerk of Court Certificate [per Sect. 28.24]		7.00
Notice for Newspaper [per Sect. 28.24]		7.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02]		0.00
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**378.70**

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.: **4683-24**
AMOUNT ENCLOSED: **$378.70**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

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: 4683-24

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)	80.00
Sheriff's Return Postage Fee	(PO)	2.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee		10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDREC)	-
Documentary Stamp Tax	(TDESC)	0.00
Electronic Auction Fee	(TDAUC)	69.00
TOTAL DEPOSIT		$ 378.70

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

CERTIFICATE NO.: 4683-24

AMOUNT ENCLOSED: $378.70

Applicant's Name & Address:

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

142-1810

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 CIRCUIT & CTY. COURT VOLUSIA CTY FL
CC 40

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/27/2026 10:46 AM
Receipt: 303143235 Drawer: 155170

KEYS FUNDING LLC - 7024
Operator: bpoitras

Instrument #: 2026135387 Type: NO
Book #: 8884 Page #: 94 Time: 10:46 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
8000 Sheriffs Fee/Tax Deed - $0.01	$80.00
200 Postage - $0.01	$2.00
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
6900 Tax Deed Auction Fee - $0.01	$69.00

CERT# 4683-24 / KEYS FUNDING LLC - 7024

Subtotal:	$378.70
Sales Tax:	$0.00
Due:	$378.70
CHK# 3466049	$378.70

7/27/2026 10:46:42 AM
Instrument# 2026135387 1 page
Book: 8884 Page: 94
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. **4683-24** Year of Issuance **JUNE 1, 2024**

Description of Property **42251600D100**
UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710

Name in which assessed **NGUYEN TUAN HUU THEIN**

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: 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-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 Changes 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

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.: 4683-24

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.

NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH FL 32118

DATED THIS 21ST DAY OF AUGUST, 2026.

4683-24 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.: **4683-24** Name in which assessed: **NGUYEN TUAN HUU THEIN**
Description of Property: **Parcel # 42251600D100 UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710.**

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: **$7,896.42**
OPENING BID AMOUNT: $7,873.17

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.: **4683-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$7,896.42***

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.**

NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH FL 32118

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 84

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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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AUG 21 2026

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USPS 32724

NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH FL 32118

4683-24 OCTOBER 13, 2026

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

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

WARNING

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DATED THIS 21ST DAY OF AUGUST, 2026.

DAYTONA BEACH OCEAN TOWERS INC
PO BOX 4116
ORMOND BEACH FL 32175-4116

4683-24 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: $7,873.17

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Certificate No.: **4683-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$7,896.42***

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.**

DAYTONA BEACH OCEAN TOWERS INC
PO BOX 4116
ORMOND BEACH FL 32175-4116

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

7589 0710 5270 0345 4946 91

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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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AUG 21 2026

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USPS 32724

DAYTONA BEACH OCEAN TOWERS INC
PO BOX 4116
ORMOND BEACH FL 32175-4116

4683-24 OCTOBER 13, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

DAYTONA BEACH OCEAN TOWERS INC
PO BOX 4116
ORMOND BEACH FL 32175-4116

4683-24 OCTOBER 13, 2026

9590 9402 9093 4122 1191 15

9589 0710 5270 0345 4946 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Josyn L Baier

C. Date of Delivery AUG 25 2026

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

ORMOND BEACH, FL
DAYTONA BEACH SIDE 32176 USPS

RECEIVED
AUG 27 2026
CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL

3. Service Type

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

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

WARNING

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.: 4683-24

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.

DAYTONA BEACH OCEAN TOWERS INC C/O MARLENE KIRTLAND KIRIAN ESQUIRE BLOCK AND SCARPA
605 E ROBINSON STREET SUITE 130
ORLANDO FL 32801

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

4683-24 OCTOBER 13, 2026

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.: **4683-24** Name in which assessed: **NGUYEN TUAN HUU THEIN**
Description of Property: **Parcel # 42251600D100 UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710.**

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: **$7,896.42**
OPENING BID AMOUNT: $76,910.67

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.: **4683-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$7,896.42***

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.**

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

DAYTONA BEACH OCEAN TOWERS INC C/O MARLENE KIRTLAND KIRIAN ESQUIRE BLOCK AND SCARPA
605 E ROBINSON STREET SUITE 130
ORLANDO FL 32801

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

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AUG 21 2026

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USPS 32724

DAYTONA BEACH OCEAN TOWERS INC C/O
MARLENE KIRTLAND KIRIAN ESQUIRE
BLOCK AND SCARPA
605 E ROBINSON STREET SUITE 130
ORLANDO FL 32801

4683-24 OCTOBER 13, 2026

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

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- 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.

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DAYTONA BEACH OCEAN TOWERS INC , C/O
MARLENE KIRTLAND KIRIAN ESQUIRE
BLOCK AND SCARPA
605 E ROBINSON STREET SUITE 130
ORLANDO FL 32801

4683-24 OCTOBER 13, 2026

9590 9402 9093 4122 1191 22

2. Article Number (Transfer from ... 9589 0710 5270 0345 4947 07

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) JAMES PILOT C. Date of Delivery 8-24-26

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

RECEIVED
AUG 26 AM 9:18
CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ... Delivery Restricted Delivery
- ... il
- ...il Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

WARNING

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MARLENE KIRTLAND KIRIAN REGISTERED AGENT
O/B/O DAYTONA BEACH OCEAN TOWERS INC
605 E ROBINSON STREET SUITE 130
ORLANDO FL 32801

DATED THIS 21ST DAY OF AUGUST, 2026.

4683-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $76,910.67

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Certificate No.: **4683-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$7,896.42***

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.**

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MARLENE KIRTLAND KIRIAN REGISTERED AGENT O/B/O DAYTONA BEACH OCEAN TOWERS INC
605 E ROBINSON STREET SUITE 130
ORLANDO FL 32801

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 4947 14

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

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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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AUG 21 2026

Postmark Here

USPS 30704

CERTIFIED

MARLENE KIRTLAND KIRIAN REGISTERED
AGENT O/B/O DAYTONA BEACH OCEAN
TOWERS INC
605 E ROBINSON STREET SUITE 130
ORLANDO FL 32801

4683-24 OCTOBER 13, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

MARLENE KIRTLAND KIRIAN REGISTERED AGENT O/B/O DAYTONA BEACH OCEAN TOWERS INC
605 E ROBINSON STREET SUITE 130
ORLANDO FL 32801

OBER 13, 2026

9590 9402 9093 4122 1191 39

9589 0710 5270 0345 4947 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X James Olsen

☒ Agent
☐ Addressee

B. Received by *(Printed Name)* James Olsen

C. Date of Delivery 8-24-26

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

CLERK OF THE CIRCUIT COURT
VOLUSIA CO. FL

AUG 26 AM 9:18

FILED

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

WARNING

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.: 4683-24

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.

TUAN HUU THEIN NGUYEN
2800 NORTH ATLANTIC AVENUE UNIT 310
DAYTONA BEACH FL 32118

DATED THIS 21ST DAY OF AUGUST, 2026.

4683-24 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.: **4683-24** Name in which assessed: **NGUYEN TUAN HUU THEIN**
Description of Property: **Parcel # 42251600D100 UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710.**

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: **$7,896.42**
OPENING BID AMOUNT: $76,910.67

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.: **4683-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$7,896.42***

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.**

TUAN HUU THEIN NGUYEN
2800 NORTH ATLANTIC AVENUE UNIT 310
DAYTONA BEACH FL 32118

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 4947 21

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

Certified Mail Fee
$

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

Postage
$

AUG 21 2026

Postmark Here

USPS 32724

TUAN HUU THEIN NGUYEN
2800 NORTH ATLANTIC AVENUE UNIT 310
DAYTONA BEACH FL 32118

4683-24 OCTOBER 13, 2026

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

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

TAX DEED DEPT

CERTIFIED MAIL®

9589 0710 5270 0345 4947 21

FIRST-CLASS

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

2026 SEP 16 PM 3:54
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CO. FL 40

TUAN HUU THEIN NGUYEN
2800 NORTH ATLANTIC AVENUE UNIT 310
DAYTONA BEACH FL 32118

4683-24 OCTOBER 13, 2026

UTF
32119[illegible]

NIXIE 326 FE 1 0009/12/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *1991-00920-12-43

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.: 4683-24

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

NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH FL 32118

4683-24 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

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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: **$7,896.42**
OPENING BID AMOUNT: $7,873.17

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

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Certificate No.: **4683-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$7,896.42***

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

NGUYEN TUAN HUU THEIN
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DAYTONA BEACH FL 32118

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Will Roberts - Tax Collector

MAIL TO:

Will Roberts - Tax Collector
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[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
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TUAN HUU THEIN NGUYEN
2800 NORTH ATLANTIC AVENUE UNIT 310
DAYTONA BEACH FL 32118

4683-24 OCTOBER 13, 2026

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 21ST day of AUGUST, 2026.

Laura E. Roth

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

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OPENING BID AMOUNT: $76,910.67

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TUAN HUU THEIN NGUYEN
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Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-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 #:
26018825

COURT:	VOLUSIA COURT CIRCUIT		**# ORG DOCUMENTS:** 1
PLAINTIFF:	IN RE		
DEFENDANT:	TUAN HUU THEIN NGUYEN		

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	4683-24

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 28th day of August, 2026, at the hour of 1:43 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	TUAN HUU THEIN NGUYEN	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

INDIVIDUAL SERVICE: by serving the within named person a true copy of the writ, with the date and hour of service endorsed thereon by me and at the same time delivering to the above named person a copy of the complaint, petition or initial pleading, if any.

ADDRESS SERVED:	2800 North ATLANTIC AVENUE UNIT 310 DAYTONA BEACH, FL 32118		
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

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

CC TO
CLERK OF THE CIRCUIT COURT VOLUSIA CTY.
& CITY COURT VOLUSIA CTY. FL
2026 SEP -3 AM 9:50

FILED

DATE: 9/1/2026
ENTRD BY: CEJONES

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

24018625

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

WARNING
SHERIFF'S NOTICE

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.**

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TUAN HUU THEIN NGUYEN
2800 NORTH ATLANTIC AVENUE UNIT 310
DAYTONA BEACH FL 32118

4683-24 OCTOBER 13, 2026

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:

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Dated this 21ST day of AUGUST, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$7,896.42**
OPENING BID AMOUNT: $76,910.67

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Certificate No.: **4683-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$7,896.42***

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

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TUAN HUU THEIN NGUYEN
2800 NORTH ATLANTIC AVENUE UNIT 310
DAYTONA BEACH FL 32118

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
2026 SEP -3 AM 9:50
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

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 #:
26018824

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: NGUYEN TUAN HUU THEIN

 # 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	4683-24

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 28th day of August, 2026, at the hour of 1:43 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	NGUYEN TUAN HUU THEIN	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

INDIVIDUAL SERVICE: by serving the within named person a true copy of the writ, with the date and hour of service endorsed thereon by me and at the same time delivering to the above named person a copy of the complaint, petition or initial pleading, if any.

ADDRESS SERVED:	2800 N ATLANTIC AVE UNIT 310 DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

CC 43
CLERK OF THE CIRCUIT & CITY COURT VOLUSIA
2026 SEP -3 AM 9:51

FILED

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

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

DATE: 9/1/2026
ENTRD BY: CEJONES

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

2601 8824

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4683-24

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

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **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.

NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH FL 32118

4683-24 OCTOBER 13, 2026

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

AUG 24 '26 11:04

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.: **4683-24** Name in which assessed: **NGUYEN TUAN HUU THEIN**
Description of Property: **Parcel # 42251600D100 UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710.**

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: **$7,896.42**
OPENING BID AMOUNT: $7,873.17

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.: **4683-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$7,896.42***

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.**

NGUYEN TUAN HUU THEIN
2800 N ATLANTIC AVE UNIT 310
DAYTONA BEACH FL 32118

FILED
2026 SEP -3 AM 9:50

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 13, 2026

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

RE: CERTIFICATE NO.: **4683-24**

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].....	$	-
TOTAL AMOUNT OF REFUND	**$**	**18.50**

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

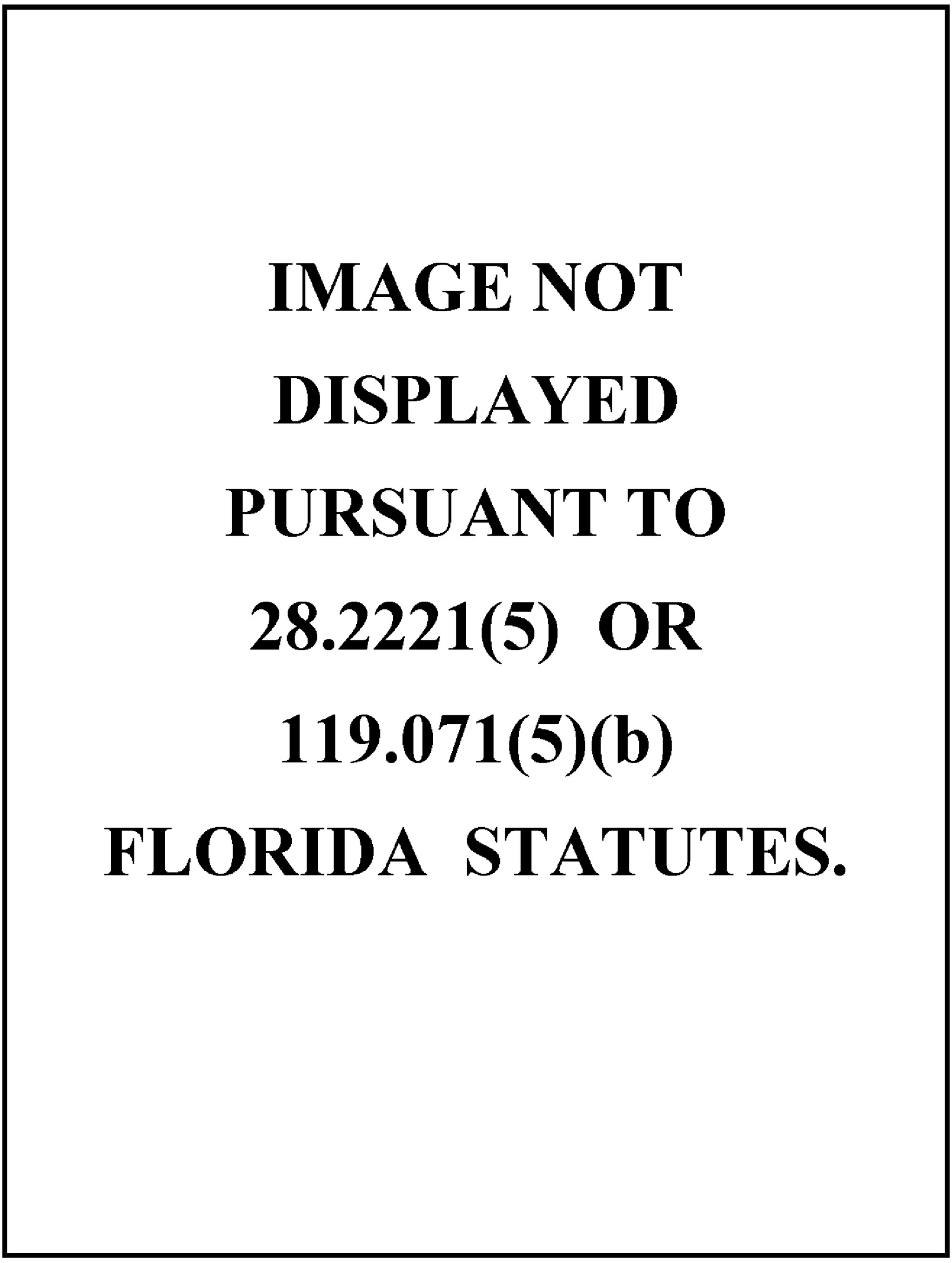
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 4683-24

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:

NGUYEN TUAN HUU THEIN	at	2800 N ATLANTIC AVE UNIT 310, DAYTONA BEACH FL 32118,
DAYTONA BEACH OCEAN TOWERS INC	at	PO BOX 4116, ORMOND BEACH FL 32175-4116,
DAYTONA BEACH OCEAN TOWERS INC C/O MARLENE KIRTLAND KIRIAN ESQUIRE BLOCK AND SCARPA	at	605 E ROBINSON STREET SUITE 130, ORLANDO FL 32801,
MARLENE KIRTLAND KIRIAN REGISTERED AGENT O/B/O DAYTONA BEACH OCEAN TOWERS INC	at	605 E ROBINSON STREET SUITE 130, ORLANDO FL 32801,
TUAN HUU THEIN NGUYEN	at	2800 NORTH ATLANTIC AVENUE UNIT 310, DAYTONA BEACH FL 32118,

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 PLAWSON
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 #4683-24 in the matter of Nguyen Tuan Huu Thein in 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

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. 4683-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 422516000D100 UNIT 310 TOWERS APTS CONDO MB 32 PGS 127-131 INC PER OR 4288 PG 0732 PER OR 7350 PG 3158 PER OR 7622 PGS 0689-0690 PER OR 7632 PG 2739 PER OR 8256 PG 0728 PER OR 8363 PG 0710
Name in which assessed: NGUYEN TUAN HUU THEIN

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