Date Printed: 10/12/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4696-24	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	$	2,550.92
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,279.82
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		4,355.74
7. Total Interest Accrued by Tax Collector		196.01
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		4,966.79
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		214.69
20. Total of Lines 18 & 19		5,181.48
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*	$	**5,204.73**

***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: Riverside Condo association inc
2711 N. Halifax Ave
Daytona Beach, FL 32118

Created by: TB/JM

3113233

10/13/2026 9:41:21 AM
Instrument# 2026186936 1 page
Book: 8916 Page: 1649
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: **31**

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

Certificate No. **4696-24** Year of Issuance **JUNE 1, 2024**

Description of Property **422522005880**
UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986

Name in which assessed **PAYNE KATHERINE A EST GEE TRUMAN D JR**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: BPoitras
B POITRAS
Deputy Clerk

Dated: 10/13/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/13/2026 9:41 AM
Receipt: 303185774 Drawer: 156026

TAX DEEDS DELAND

Operator: bpoitras

Instrument #: 2026186936 Type: RE
Book #: 8916 Page #: 1649 Time: 9:41 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 4696-24 / KEYS FUNDING LLC - 7024

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 10/5/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

4696-24 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	$	2,550.92
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,279.82
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		4,355.74
7. Total Interest Accrued by Tax Collector		196.01
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		4,966.79
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		214.69
20. Total of Lines 18 & 19		5,181.48
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*	**$**	**5,204.73**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		5,181.48
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**5,181.48**

***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 SR

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: 7/31/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

4696-24 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	$	2,550.92
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,279.82
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		4,355.74
7. Total Interest Accrued by Tax Collector		196.01
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		4,966.79
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		214.69
20. Total of Lines 18 & 19		5,181.48
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*	**$**	**5,204.73**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		5,181.48
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**5,181.48**

***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: SP

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. **4696-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 422522005880 UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986**

Name in which assessed **PAYNE KATHERINE A EST GEE TRUMAN D JR**

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

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

Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

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

SEPTEMBER 10, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 422522005880
Tax Deed #: 32127
Situs Address: 2711 N HALIFAX AVE 588

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
GEE TRUMAN D JR
GEE MAKAYLA
GEE KAITLYN
GEE AMANDA
GEE THEODORE DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH, FL 32118-3159

Billing Address on Current Tax Roll

Additional Parties, Per Search

RIVERSIDE CONDOMINIUM ASSOCIATION, INC. 2711 NORTH HALIFAX AVENUE DAYTONA BEACH, FL 32118	Lien Holder
TRI COUNTY REALTY OF CENTRAL FLORIDA, REGISTERED AGENT O/ B/O RIVERSIDE CONDOMINIUM ASSOCIATION, INC. 2711 NORTH HALIFAX AVE. DAYTONA BEACH, FL 32118	Lien Holder's Agent/Rep

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

MAKAYLA GEE, KAITLYN GEE, AMANDA GEE, THEODORE DEVEREAUX GEE FKA TYLER GEE	Title Holder
TRUMAN D. GEE, JR. 101 HERITAGE CIRCLE ORMOND BEACH, FL 32174	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	2711 N HALIFAX AVE 588 DAYTONA BEACH 32118	Yr Issued/Certificate #	2024 / 4696
Parcel owner	GEE TRUMAN D JR GEE MAKAYLA GEE KAITLYN 2711 N HALIFAX AVE APT 588 DAYTONA BEACH, FL 32118-3159 [GEE AMANDA GEE THEODORE DEVEREAUX]	Date certificate issued	06/01/2024
		Deed application number	32127
Property description	See last page.	Account number	422522005880

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)
# 2024/4696	05/31/2024	639.15	73.50	712.65
			Part 2: Total*	**712.65**

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)
# 2025/4427	05/31/2025	1,740.29	6.25	91.73	1,838.27
				Part 3: Total*	**1,838.27**

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

1.	Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,550.92
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	1,279.82
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)	196.01
7.	**Total Paid** (Lines 1-6)	4,551.75

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)	
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)	4,551.75
18. Redemption fee	6.25
19. Total amount to redeem	4,558.00

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 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986

UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG (Full legal attached.)

TDA #: 32127

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
422522005880	3113233	2711 N HALIFAX AVE 588 DAYTONA BEACH 32118

Legal Description

UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-4696	$68,840	No	No	Yes	No

Owner of Record on Current Tax Roll

TRUMAN D GEE JR, MAKAYLA GEE, KAITLYN, GEE, AMANDA GEE, THEODORE DEVEREAUX GEE
2711 N HALIFAX AVE APT 588
DAYTONA BEACH FL 32118-3159

Billing Name & Address

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 06/11/2026 **Search covers** **20 years** **through:** 05/28/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
TRUMAN D. GEE, JR. 101 HERITAGE CIRCLE ORMOND BEACH FL 32174	Quit Claim Deed Bk:6173 Pg:4986	
MAKAYLA GEE, KAITLYN GEE, AMANDA GEE, THEODORE DEVEREAUX GEE FKA TYLER GEE	Order Determining Homestead Bk:8518 Pg:1936	No addresses found on document. Theodore Devereaux Gee a/k/a Tyler Gee a/k/a Tyler Devereaux Gee

Related Documents (for Reference)

Warranty Deed
Bk:4742 Pg:1115

Warranty Deed
Bk:5948 Pg:4553

Final Judgment of Change of Name
Bk:8453 Pg:2936

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
RIVERSIDE CONDOMINIUM ASSOCIATION, INC. 2711 NORTH HALIFAX AVENUE DAYTONA BEACH FL 32118	Lien Bk:8720 Pg:3703	
TRI COUNTY REALTY OF CENTRAL FLORIDA, REGISTERED AGENT O/B/O RIVERSIDE CONDOMINIUM ASSOCIATION, INC. 2711 NORTH HALIFAX AVE. DAYTONA BEACH FL 32118	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

12/28/2007 03:44 PM
Doc stamps 371.00
(Transfer Amt $ 53000)
Instrument# 2007-287336 # 1
Book: 6173
Page: 4986
Diane M. Matousek
Volusia County, Clerk of Court

Prepared by: TRUMAN D. GEE, JR. & KATHERINE A. GEE

PARCEL # 25·14·32·22·00·5880

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 27TH DAY OF DECEMBER, 2006

Whose address is: 2711 N. HALIFAX DR.; # 195 ; DAYTONA BEACH, FL 32118

Grantor; VIVIAN JACOBS PAYNE

GranteeWhose address is TRUMAN D. GEE, JR. & KATHERINE A. GEE
101 HERITAGE CIRCLE; ORMOND BEACH, FL; 32174

(Wherever used herein the terms "grantor" and grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **VOLUSIA,** State of **FLORIDA,** to wit:
UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 318 OR 4742 PG 1
115 PER OR 5948 PG 4553
GRANTORS hereby warrant that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, The said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered In the presence of:
Vivian Jacobs Payne
Vivian Jacobs Payne

Tom Nance
TOM NANCE - witness

Brian K. Amick
BRIAN K. AMICK - witness

STATE OF) FL.
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 27 day of DEC., 2007 ~~2006~~ by: Who has produced DRIVER'S LICENSE as identification or is personally ~~know~~ to me and did/did not take an oath.

George J. Robinson

GEORGE J. ROBINSON
MY COMMISSION # DD 432795
EXPIRES: September 23, 2009
Bonded Thru Budget Notary Services

GEORGE J. ROBINSON
MY COMMISSION # DD 432795
EXPIRES: September 23, 2009
Bonded Thru Budget Notary Services

2/14/2024 4:03:04 PM Instrument #2024030032 #1 Book:8518 Page:1936

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

IN RE: THE ESTATE OF Case No. 2023-12550-PRDL-10

KATHERINE ANN PAYNE fka Katherine Ann Gee

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

ON the petition of Makayla Gee, Amanda Gee, Kaitlyn Gee and Theodore Devereaux Gee fka Tyler Gee, for an Order Determining Homestead Status of Real Property, the Court finds that all interested persons have either signed the Petition to Determine Homestead Status of Real Property, been served proper notice of hearing or have waived notice thereof; that the material allegations of the petition are true; that the decedent was domiciled in Volusia County, Florida and that at the time of death the decedent owned and resided on the real property described in the petition, it is

ADJUDGED that the following property located at 2711 N. Halifax Avenue, Apt 588, Daytona Beach, Volusia County, Florida and more particularly described as:

Lot 588, Riverside, a condominium according to the Declaration of Condominium recorded in Official Records Book 2247, page 318, and all valid amendments thereto of the Public Records of Volusia County, Florida, together with an undivided interest in the common elements as recorded, exemplified, referred to and set forth in said Declaration of Condominium and Exhibits thereto.

is the homestead of the decedent within the meaning of Section 4 of Article X, Constitution of the State of Florida.

ADJUDGED FURTHER that decedent's undivided 50% interest in the above-described property descended free of creditors pursuant to the rules of intestacy in equal shares to her four children, daughter Makayla Gee, daughter Kaitlyn Gee, daughter Amanda Gee and son Theodore Devereaux Gee fka Tyler Gee.

02/13/2024 08:05:40 PM Clerk of the Circuit Court, Volusia County, Florida

DONE and ORDERED in Chambers at DeLand, Volusia County, Florida.

2/13/2024 8:05 PM 2023 12550 PRDL

e-Signed 2/13/2024 8:05 PM 2023 12550 PRDL

James R Clayton
Circuit Court Judge

Copies furnished electronically/by mail to:

This Warranty Deed

09/11/2001 12:24
Doc stamps 231.00
(Transfer Amt $ 33000)
Instrument # 2001-194531
Book: 4742
Page: 1115

Made this 7th day of September A.D. 2001
by Nelson A. May and Catherine E. May, his wife

hereinafter called the grantor, to
Santina M. Medeiros, a single person

whose post office address is:

2711 N. Halifax Ave Unit 588
Daytona Beach, FL 32118
hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Volusia County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 4225-22-00-5880

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, 2000

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

Signed, sealed and delivered in our presence:

Name: G KARIN VARNADORE

Name: CANDICE S. Sargent

Name & Address: Nelson A. May LS

Name & Address: Catherine E. May LS

Name: LS

Name & Address:

Name: LS

Name & Address:

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 7th day of September, 2001, by Nelson A. May and Catherine E. May, his wife

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

G. Karin Varnadore
MY COMMISSION # CC932590 EXPIRES
April 30, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public
Print Name:
My Commission Expires:

PREPARED BY: G. Karin Varnadore
RECORD & RETURN TO:
Columbia Title Research Corporation
200 Forest Lake Blvd. Suite 1
Daytona Beach, Florida 32119
File No: 01-2842

WD-1
5/93

Book: 4742
Page: 1116
Diane M. Matousek
Volusia County, Clerk of Court

Schedule A

Unit No. 588, RIVERSIDE, a condominium, according to the Declaration of Condominium recorded in Official Records Book 2247, Page 318, Public Records of Volusia County, Florida, together with an undivided interest in the common elements appurtenant thereto and any and all Amendments and Exhibits thereto.

File No: 01-2842

11/07/2006 03:38 PM
Doc stamps 385.00
(Transfer Amt $ 55000)
Instrument# 2006-279240 # 1
Book: 5948
Page: 4553
Diane M. Matousek
Volusia County, Clerk of Court

This Instrument Prepared by and Return to:
CECELIA C EITNIEAR-FULLER
AAA TITLE INSURANCE CORPORATION, INC.
807 BEVILLE ROAD
SOUTH DAYTONA, FLORIDA 32119

Property Appraisers Parcel Identification (Folio) Numbers:
4225-22-00-5880
Grantee SS

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **27th** day of **October, A.D. 2006** by **SANTINA M. MEDEIROS, A SINGLE WOMAN** herein called the grantor, whose post office address is **2711 NORTH HALIFAX AVENUE #588, DAYTONA BEACH, FL 32118**, to **VIVIAN PAYNE-JACOBS** whose post office address is **2711 NORTH HALIFAX AVENUE #195, DAYTONA BEACH, FL 32118**, hereinafter called the Grantee:
(Wherever 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in VOLUSIA County, State of Florida, viz:

Unit 588, RIVERSIDE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2247, Page(s) 318, of the Public Records of Volusia County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2006 and thereafter.

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/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lisa Mcfarland
Signature
Lisa M McFarland
Printed Signature
Carolyn Brown
Signature
CAROLYN BROWN
Printed Signature

Santina M. Medeiros L.S.
SANTINA M. MEDEIROS

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this **27th** day of **October, 2006** by SANTINA M. MEDEIROS who ~~is/are personally known to me~~ or has produced Drivers License as identification.

SEAL

Lisa M Farland
Notary Signature

My Commission Expires:

LISA M. MCFARLAND
MY COMMISSION # DD302338
EXPIRES: June 16, 2008
1-800-3-NOTARY FL Notary Discount Assoc. Co.

Printed Notary Signature

File # B8770

Title Insurance Corporation, Inc.

8/31/2023 8:57:52 AM Instrument #2023178370 #1 Book:8453 Page:2936 Laura E. Roth, Volusia County Clerk of Court

IN THE CIRCUIT COURT OF THE 7th JUDICIAL CIRCUIT,
IN AND FOR Volusia COUNTY, FLORIDA

Case No.: 2023-31592 FMCI
Division: 36 (Upchurch)

IN RE: THE NAME CHANGE OF

Tyler Devereaux Gee,
Petitioner.

FILED
2023 AUG 29 PM 1:30
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY., FL.
CC 39

FINAL JUDGMENT OF CHANGE OF NAME (ADULT)

This cause came before the Court on *{date}* 8/23/23, for a hearing on Petition for Change of Name (Adult) under section 68.07, Florida Statutes, and it appearing to the Court that:

1. Petitioner is a bona fide resident of Volusia County, Florida;

2. Petitioner's request is not for any ulterior or illegal purpose; and

3. Granting this petition will not in any manner invade the property rights of others, whether partnership, patent, good will, privacy, trademark, or otherwise; it is

ORDERED that Petitioner's present name, Tyler Devereaux Gee,
is changed to Theodore Devereaux Gee, dob: 08/30/96,
by which Petitioner shall hereafter be known.

DONE and ORDERED ON 8/29/2023 in Daytona Beach, Florida.

CIRCUIT JUDGE

I certify that a copy of the *{name of document(s)}* _____
was (X) mailed ( ) faxed and mailed ( ) e-mailed ( ) hand-delivered to the party(ies) listed below on *{date}* _____.

✓ Petitioner

Email address: tylergee005@gmail.com

1 ENV

PREPARED BY: Leanne Wagner
FRANK WEINBERG & BLACK, P.L.
7805 SW 6TH CT.
PLANTATION, FL 33324
File No. 16380-10

CLAIM OF LIEN FOR MAINTENANCE ASSESSMENTS

BEFORE ME, the undersigned authority, personally appeared Joel Martin McTague, who being duly sworn, deposes and says that he is the Attorney-in-Fact for Riverside Condominium Association, Inc. the Lienor herein, whose address is 2711 North Halifax Avenue, Daytona Beach, FL 32118 and that pursuant to Section 718.116 of the Florida Statutes as well as the Declaration of Condominium for Riverside Condominium Association, Inc., said Association is owed the following amount for assessments for shares of the common expenses.

In accordance with the Declaration there is due and owing to the Lienor, as of June 25, 2025, the amount of **$7,160.76**. The Claim of Lien secures the following amounts:

Maintenance due @ S469.34 (05/01/2024-12/31/2024)	$3,754.72
Maintenance due @ S469.34 (01/01/2025-06/30/2025)	$2,816.04
Legal Fees	$290.00
Legal Fee for Claim of Lien & Lien Letter	$300.00

Amount Due as of June 25, 2025.....$ 7,160.76

This Claim of Lien shall also secure all unpaid assessments, late fees, costs, and attorney fees which are due and which may accrue subsequent to the recording of this Claim of Lien and prior to entry of a final judgment of foreclosure. The Lienor claims this lien on the following described property in Volusia County, Florida:

> Unit 588, RIVERSIDE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2247, Page(s) 318, of the Public Records of Volusia County, Florida.

Current owners of record are **Truman D. Gee, Jr., Makayla Gee, Kaitlyn Gee, Amanda Gee and Theodore Devereaux Gee (f/k/a Tyler Gee).**

FURTHER AFFIANT SAYETH NOT.

Riverside Condominium Association, Inc.

By: _____
Joel Martin McTague, Esq., as Agent
7805 S.W. 6th Court
Plantation, FL 33324

STATE OF FLORIDA)
)ss
COUNTY OF BROWARD)

The foregoing Claim of Lien was acknowledged before me by means of (X) physical presence or ____ online notarization this 25 day of June, 2025 by JOEL MARTIN MCTAGUE, as Agent, Riverside Condominium Association, Inc. who is personally known to me or has produced a _____ as identification.

_____
Notary Public, State of Florida

Tandy Alberga
Name of Notary Public

My commission expires:

TANDY ALBERGA
MY COMMISSION # HH 275054
EXPIRES: October 10, 2026

Division of Corporations

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

Detail by Entity Name

Florida Not For Profit Corporation
RIVERSIDE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	756305
FEI/EIN Number	59-2088223
Date Filed	02/11/1981
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/01/2021

Principal Address

2711 NORTH HALIFAX AVE.
DAYTONA BEACH, FL 32118

Changed: 02/15/1990

Mailing Address

2711 NORTH HALIFAX AVE.
DAYTONA BEACH, FL 32118

Changed: 02/15/1990

Registered Agent Name & Address

Tri County Realty of Central Florida
2711 NORTH HALIFAX AVE.
DAYTONA BEACH, FL 32118

Name Changed: 01/30/2019

Address Changed: 03/21/2016

Officer/Director Detail

Name & Address

Title President, Director

Bargo, Ted
2711 N. Halifax Ave.
Daytona Beach, FL 32118

Title VP

Fruda, Kim
2711 North Halifax Avenue
Daytoa Beach, FL 32118

Title Director

Watts, Preston
2711 NORTH HALIFAX AVE.
DAYTONA BEACH, FL 32118

Title Asst. Secretary

Frank, Alteri
2711 NORTH HALIFAX AVE.
DAYTONA BEACH, FL 32118

Title Director, Secretary

Inskeep, Roland
2711 NORTH HALIFAX AVE.
DAYTONA BEACH, FL 32118

Annual Reports

Report Year	Filed Date
2024	02/07/2024
2025	04/30/2025
2026	03/27/2026

Document Images

03/27/2026 -- ANNUAL REPORT	View image in PDF format
04/30/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
09/02/2022 -- ANNUAL REPORT	View image in PDF format
10/01/2021 -- REINSTATEMENT	View image in PDF format
07/20/2020 -- ANNUAL REPORT	View image in PDF format
09/18/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
05/10/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/30/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
05/05/2017 -- ANNUAL REPORT	View image in PDF format
11/15/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
10/19/2015 -- AMENDED ANNUAL REPORT	View image in PDF format

04/06/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
03/28/2012 -- ANNUAL REPORT	View image in PDF format
03/21/2011 -- ANNUAL REPORT	View image in PDF format
07/12/2010 -- Reg. Agent Change	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
01/28/2008 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
02/08/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
02/07/2003 -- ANNUAL REPORT	View image in PDF format
03/29/2002 -- ANNUAL REPORT	View image in PDF format
12/21/2001 -- Reg. Agent Change	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
02/14/2000 -- ANNUAL REPORT	View image in PDF format
02/27/1999 -- ANNUAL REPORT	View image in PDF format
03/18/1998 -- ANNUAL REPORT	View image in PDF format
01/30/1997 -- ANNUAL REPORT	View image in PDF format
08/19/1996 -- ANNUAL REPORT	View image in PDF format
06/28/1995 -- ANNUAL REPORT	View image in PDF format

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

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

Property Summary

Alternate Key:	3113233
Parcel ID:	422522005880
Township-Range-Section:	14 - 32 - 25
Subdivision-Block-Lot:	22 - 00 - 5880
Owner(s):	GEE TRUMAN D JR - TIC - Tenancy in Common - 50% GEE MAKAYLA - TIC - Tenancy in Common - 12.5% GEE KAITLYN - TIC - Tenancy in Common - 12.5% GEE AMANDA - TIC - Tenancy in Common - 12.5% GEE THEODORE DEVEREAUX - TIC - Tenancy in Common - 12.5%
Mailing Address On File:	2711 N HALIFAX AVE APT 588 DAYTONA BEACH FL 32118 3159
Physical Address:	588-2711 N HALIFAX AVE, DAYTONA BEACH 32118
Building Count:	1
Neighborhood:	0245 - RIVERSIDE CONDO (4225-22)
Subdivision Name:	RIVERSIDE CONDO DAYTONA BEACH
Property Use:	0400 - CONDOMINIUM
Tax District:	204-DAYTONA BEACH
2025 Final Millage Rate:	18.0498
Homestead Property:	No
Agriculture Classification:	No
Short Description:	UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986 PER OR 8518 PG 1936

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:	$68,943	$68,840	$86,642
Land Value:	$0	$0	$0
Just/Market Value:	$68,943	$68,840	$86,642

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.

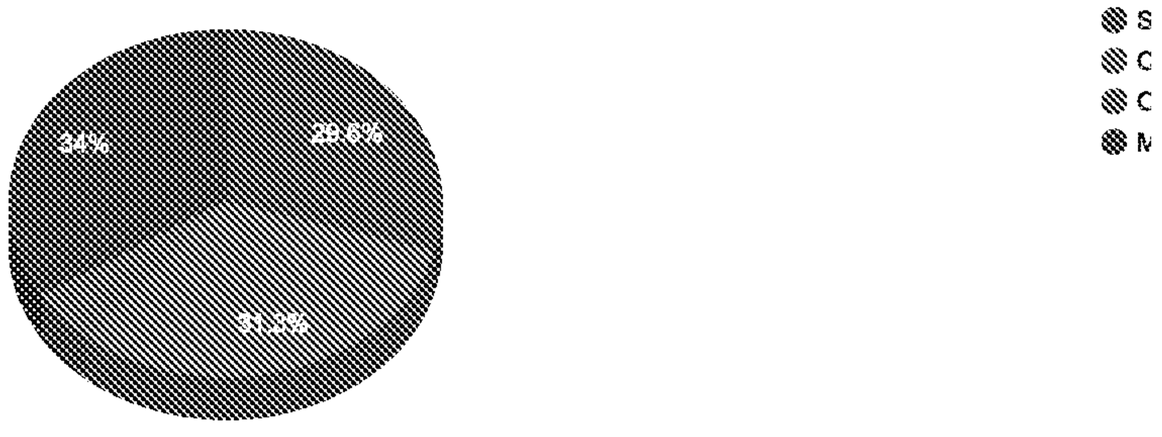
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$68,943	$68,943	$0	$68,943	1.5000	$103.41
0012	DISCRETIONARY	$68,943	$68,943	$0	$68,943	0.7480	$51.57
0011	REQ LOCAL EFFORT	$68,943	$68,943	$0	$68,943	3.0310	$208.97
0050	GENERAL FUND	$68,943	$68,943	$0	$68,943	3.2007	$220.67
0053	LAW ENFORCEMENT FUND	$68,943	$68,943	$0	$68,943	1.5994	$110.27
0055	LIBRARY	$68,943	$68,943	$0	$68,943	0.3697	$25.49
0520	MOSQUITO CONTROL	$68,943	$68,943	$0	$68,943	0.1573	$10.84
0530	PONCE INLET PORT AUTHORITY	$68,943	$68,943	$0	$68,943	0.0660	$4.55
0058	VOLUSIA ECHO	$68,943	$68,943	$0	$68,943	0.2000	$13.79
0057	VOLUSIA FOREVER	$68,943	$68,943	$0	$68,943	0.2000	$13.79
0065	FLORIDA INLAND NAVIGATION DISTRICT	$68,943	$68,943	$0	$68,943	0.0270	$1.86
0100	HALIFAX HOSPITAL AUTHORITY	$68,943	$68,943	$0	$68,943	0.7019	$48.39
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$68,943	$68,943	$0	$68,943	0.1793	$12.36
0210	DAYTONA BEACH	$68,943	$68,943	$0	$68,943	5.9300	$408.83
0211	DAYTONA BEACH I&S 2004	$68,943	$68,943	$0	$68,943	0.1395	$9.62
						18.0498	$1,244.41

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$1,244.41
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$1,244.41**
Estimated Tax Amount without SOH/10CAP ⓘ	$1,244.41

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	$68,840	$68,840	$68,640	$0	$68,840	$0
2024	$0	$86,642	$86,642	$86,642	$0	$86,642	$0
2023	$0	$96,109	$96,109	$40,520	$16,365	$24,155	$31,689
2022	$0	$74,294	$74,294	$37,847	$15,888	$21,959	$21,259
2021	$0	$39,925	$39,925	$35,368	$15,425	$19,963	$4,537
2020	$0	$40,748	$40,748	$34,716	$15,212	$19,504	$5,162
2019	$0	$41,160	$41,160	$32,601	$14,870	$17,731	$5,710
2018	$0	$50,557	$50,557	$30,712	$14,593	$16,119	$10,685
2017	$0	$21,981	$29,308	$25,751	$12,876	$12,875	$3,557

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:**	0	**3 Fixture Baths:**	0
Quality Grd:		**Floor Type:**	-	**4 Fixture Baths:**	
Arch Design:		**Wall Type:**	-	**5 Fixture Baths:**	
Year Built:	1978	**Exterior Wall:**	-	**6 Fixture Baths:**	
Total SFLA:	415	**Foundation:**	-	**7 Fixture Baths:**	
HVAC:	-	**Roof Cover:**	-	**Add'l Fixtures:**	
Heat Method:	-	**Roof Type:**	-		
Heat Source:	-	**FPL:**	/ /		

Total Building Value: $68,943

Residential Condo/Villa Data

Type:	01 - EFFICIENC
Level:	5
View:	SE
Complex #:	024504 - RIVERSIDE - PH 4 (4225-22)

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
8518 / 1936	[illegible]	02/13/2024	QR-ORDER	UNQUALIFIED	IMPROVED	$100
6173 / 4986	[illegible]	12/27/2007	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$53,000
5948 / 4553	[illegible]	10/27/2006	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$55,000
4742 / 1115	[illegible]	09/15/2001	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$33,000
3530 / 0668	[illegible]	09/15/1990	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$27,000
2958 / 0034		03/15/1987	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$29,000
2250 / 1597		03/15/1981	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$25,000

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986 PER OR 8518 PG 1936	204	14 - 32 - 25	22 - 00 - 5880	29-DEC-78

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
02/05/2026	C2602-021	REMOVE AND REPLACE LIKE FOR LIKE TWO WINDOWS	$3,260

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 422522005880
Tax Deed #: 32127
Situs Address: 2711 N HALIFAX AVE 588

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)
GEE TRUMAN D JR
GEE MAKAYLA
GEE KAITLYN
GEE AMANDA
GEE THEODORE DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH, FL 32118-3159

Billing Address on Current Tax Roll

Additional Parties, Per Search

(2) RIVERSIDE CONDOMINIUM ASSOCIATION, INC. — Lien Holder
2711 NORTH HALIFAX AVENUE
DAYTONA BEACH, FL 32118

(3) TRI COUNTY REALTY OF CENTRAL FLORIDA, REGISTERED AGENT O/ B/O RIVERSIDE CONDOMINIUM ASSOCIATION, INC. — Lien Holder's Agent/Rep
2711 NORTH HALIFAX AVE.
DAYTONA BEACH, FL 32118

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(4) ☆ MAKAYLA GEE, KAITLYN GEE, AMANDA GEE, THEODORE DEVEREAUX GEE FKA TYLER GEE — Title Holder

SN (VOL) (5) ☆ TRUMAN D. GEE, JR. — Title Holder
101 HERITAGE CIRCLE
ORMOND BEACH, FL 32174

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Tuesday, July 14, 2026 1:14 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #4696-24 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 #4696-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
GEE TRUMAN D JR
GEE MAKAYLA
GEE KAITLYN
2711 N HALIFAX AVE APT 588
DAYTONA BEACH, FL 32118-3159
[GEE AMANDA
GEE THEODORE DEVEREAUX]

Also the owner of Record for the base tax year is as follows:
(6)
PAYNE KATHERINE A EST
GEE TRUMAN D JR
SN
2711 N HALIFAX AVE #588 ADV
(VOL)
DAYTONA BEACH, FL 32118

SITUS ADDRESS
2711 N HALIFAX AVE 588,
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: **4696-24**
PARCEL ID NUMBER: **422522005880**

REQUEST FOR DEPOSIT

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

Clerk of Court Statutory Fee [per Sect. 28.24]	$	60.00
Clerk of Court Mail Charge [per 28.24]		83.04
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		10.00
Clerk of Court Certificate [per Sect. 28.24]		7.00
Notice for Newspaper [per Sect. 28.24]		7.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02]		35.00
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**468.54**

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.: **4696-24**
AMOUNT ENCLOSED: **$468.54**

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

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

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

CERTIFICATE NO.: **4696-24**

AMOUNT ENCLOSED: **$468.54**

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

CL-0142-1910

CLERK OF THE CIRCUIT COURT VOLUSIA CTY
2026 JUL 24 PM 2:14
FILED

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

Applicant's Deposit

CERTIFICATE NUMBER: 4696-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	83.04
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	120.00
Sheriff's Return Postage Fee	(PO)	3.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	35.00
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 468.54

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/27/2026 10:31 AM
Receipt: 303143203 Drawer: 155170

KEYS FUNDING LLC - 7024
Operator: bpoitras

Instrument #: 2026135353 Type: NO
Book #: 8884 Page #: 31 Time: 10:31 AM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
8304 Postage - $0.01 $83.04
5600 Advertising Fee - $0.01 $56.00
12000 Sheriffs Fee/Tax Deed - $0.01 $120.00
300 Postage - $0.01 $3.00
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
3500 Tax Deed Deposit Escrow Doc Stamps o nly - $0.01 $35.00
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT# 4696-24 / KEYS FUNDING LLC - 7024

Subtotal: $468.54
Sales Tax: $0.00
Due: $468.54

CHK# 3466051 $468.54

7/27/2026 10:31:19 AM
Instrument# 2026135353 1 page
Book: 8884 Page: 31
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. **4696-24** Year of Issuance **JUNE 1, 2024**

Description of Property **422522005880**
UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986

Name in which assessed **PAYNE KATHERINE A EST GEE TRUMAN D JR**

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.: 4696-24

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.

GEE TRUMAN D JR
GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE
THEODORE DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH FL 32118-3159

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

4696-24 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.: **4696-24** Name in which assessed: **PAYNE KATHERINE A EST GEE TRUMAN D JR**
Description of Property: **Parcel # 422522005880 UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986.**

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: **$5,204.73**
OPENING BID AMOUNT: $5,181.48
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.: **4696-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$5,204.73***

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.**

GEE TRUMAN D JR
GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH FL 32118-3159

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 90

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

AUG 21 2026

USPS 32724

Postmark Here

GEE TRUMAN D JR GEE MAKAYLA GEE
KAITLYN GEE AMANDA GEE THEODORE
DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH FL 32118-3159

4696-24 OCTOBER 13, 2026

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 0345 4947 90

FIRST-CLASS

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

FILED
2026 AUG 31 AM 8:38
CLERK OF THE CIRCUIT
CTY.COURT VOLUSIA FL
CC 40

GEE TROMAN D JR
GEE MAKAYLA GEE KAITLYN GEE AMANDA
THEODORE DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH FL 32118-3159

4696-24 OCTOBER 13, 2026

9327020212403905 UTF

32721604343

NIXIE 326 FE 1 0008/29/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0532-00597-29-02

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR

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

FILED
2026 SEP -2 AM 7:48
CLERK OF THE CIRCUIT
CTY COURT VOLUSIA CTY FL
CC :0

GEE TRUMAN D JR
GEE MAKAYLA GEE KAITLYN GEE AMANDA
THEODORE DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH FL 32118-3159

147 32721>6043

NIXIE 326 DE 1270 0008/30/26

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32721604343 *2091-07462-30-11

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.: 4696-24

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.

RIVERSIDE CONDOMINIUM ASSOCIATION INC
2711 NORTH HALIFAX AVENUE
DAYTONA BEACH FL 32118

DATED THIS 21ST DAY OF AUGUST, 2026.

4696-24 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.: **4696-24** Name in which assessed: **PAYNE KATHERINE A EST GEE TRUMAN D JR**
Description of Property: **Parcel # 422522005880 UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986.**

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: **$5,204.73**
OPENING BID AMOUNT: $5,181.48

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.: **4696-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$5,204.73***

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 .**

RIVERSIDE CONDOMINIUM ASSOCIATION INC
2711 NORTH HALIFAX AVENUE
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 4948 04

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

DELAND FL

AUG 21 2026

USPS 32724

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
$

Postmark Here

RIVERSIDE CONDOMINIUM ASSOCIATION INC
2711 NORTH HALIFAX AVENUE
DAYTONA BEACH FL 32118

4696-24 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:

RIVERSIDE CONDOMINIUM ASSOCIATION INC
2711 NORTH HALIFAX AVENUE
DAYTONA BEACH FL 32118

4696-24 OCTOBER 13, 2026

9590 9402 9093 4122 1192 21

2 9589 0710 5270 0345 4948 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
8.27

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

☐ Yes
☐ No

3. Service Type

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

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DATED THIS 21ST DAY OF AUGUST, 2026.

TRI COUNTY REALTY OF CENTRAL FLORIDA
REGISTERED AGENT O/ B/O RIVERSIDE
CONDOMINIUM ASSOCIATION INC
2711 NORTH HALIFAX AVE
DAYTONA BEACH FL 32118

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

-4696-24 OCTOBER 13, 2026

DR-451
R. 9/76

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Dated this 21ST day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,204.73**
OPENING BID AMOUNT: $5,181.48

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Certificate No.: **4696-24**
Date of Sale: **OCTOBER 13, 2026**

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REDEMPTION AMOUNT: **$5,204.73***

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

TRI COUNTY REALTY OF CENTRAL FLORIDA REGISTERED AGENT O/ B/O RIVERSIDE CONDOMINIUM ASSOCIATION INC
2711 NORTH HALIFAX AVE
DAYTONA BEACH FL 32118

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 4948 13

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OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

AUG 21 2026

Postmark Here

USPS 32724

To TRI COUNTY REALTY OF CENTRAL FLORIDA
REGISTERED AGENT O/ B/O RIVERSIDE
CONDOMINIUM ASSOCIATION INC
2711 NORTH HALIFAX AVE
St DAYTONA BEACH FL 32118

Ci 4696-24 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.**
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- Attach this card to the back of the mailpiece, or on the front if space permits.

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TRI COUNTY REALTY OF CENTRAL FLORIDA
REGISTERED AGENT O/ B/O RIVERSIDE
CONDOMINIUM ASSOCIATION INC
2711 NORTH HALIFAX AVE
DAYTONA BEACH FL 32118

4696-24 OCTOBER 13, 2026

9590 9402 9093 4122 1192 38

9589 0710 5270 0345 4948 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by: *(Printed Name)*

C. Date of Delivery 10-23

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

☐ Yes
☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

lail
lail Restricted Delivery
(over $500))

RECEIVED
2026 OCT 27 AM 7:46
CIRCUIT COURT
VOLUSIA COUNTY, FL

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

WARNING

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MAKAYLA GEE KAITLYN GEE AMANDA GEE
THEODORE DEVEREAUX GEE FKA TYLER GEE

DATED THIS 21ST DAY OF AUGUST, 2026.

4696-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX GEE FKA TYLER GEE

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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Certified Mail Fee

$

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

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

Postage

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To

$

Se

Sti

Cit

AUG 21 2026

Postmark Here

USPS 32724

MAKAYLA GEE KAITLYN GEE AMANDA GEE
THEODORE DEVEREAUX GEE FKA TYLER GEE

4696-24 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 4948 20

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG. 21 2026

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

MAKAYLA GEE KAITLYN GEE AMANDA GEE
THEODORE DEVEREAUX GEE FKA TYLER GEE

4696-24 OCTOBER 13, 2026

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

TAX DEED DEPT

ORLANDO FL 328
21 AUG 2026
FIRST-CLASS
NONAUTO
PRSRT LTR 3

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72¹
02 7W
0008028897 AUG. 21. 2026

CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA
CC 40

FILED
2026 SEP -9 PM 1:06

MAKAYLA GEE KAITLYN GEE AMANDA GEE
THEODORE DEVEREAUX GEE FKA TYLER GEE

4696-24 OCTOBER 13, 2026

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TRUMAN D GEE JR
101 HERITAGE CIRCLE
ORMOND BEACH FL 32174

DATED THIS 21ST DAY OF AUGUST, 2026.

4696-24 OCTOBER 13, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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101 HERITAGE CIRCLE
ORMOND BEACH FL 32174

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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OFFICIAL USE

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

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

Postage

$

$

$

$

AUG 21 2026

Postmark Here

FL 32724

TRUMAN D GEE JR
101 HERITAGE CIRCLE
ORMOND BEACH FL 32174

4696-24 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.**
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1. Article Addressed to:

TRUMAN D [illegible]R
101 HERITAGE CIRCLE
ORMOND BEACH FL 32174

4696-24 OCTOBER 13, 2026

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

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
2026 AUG 27 AM 7:49

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ [illegible]il
☐ [illegible]il Restricted Delivery
(over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

9590 9402 9093 4122 1192 52

2. Article Number (Transfer from service label)

9589 0710 5270 0345 4948 37

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P O BOX 6043
DELAND. FL 32721

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PAYNE KATHERINE A EST GEE TRUMAN D JR
2711 N HALIFAX AVE #588
DAYTONA BEACH FL 32118

DATED THIS 21ST DAY OF AUGUST, 2026.

4696-24 OCTOBER 13, 2026

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DR-451
R. 9/76

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PAYNE KATHERINE A EST GEE TRUMAN D JR
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DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

CL-0917-2101

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Certified Mail Fee

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Postage

$

Postmark Here

AUG 21 2026

USPS 32724

PAYNE KATHERINE A EST GEE TRUMAN D JR
2711 N HALIFAX AVE #588
DAYTONA BEACH FL 32118

4696-24 OCTOBER 13, 2026

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 0345 4948 44

FIRST-CLASS

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

FILED
2026 AUG 31 AM 8:38
CLERK OF THE CIRCUIT CT.COURT VOLUSIA CTY. FL
CC 40

PAYNE KATHERINE A EST GEE TRUMAN D JR
2711 N HALIFAX AVE #588
DAYTONA BEACH FL 32118

4696-24 OCTOBER 13, 2026

NIXIE 326 FE 1 0008/29/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0532-00596-29-02

32721>6043

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72¹
02 7W
0008028897 AUG. 21. 2026

FILED
2026 SEP -2 AM 7:48
CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA FL
CC 40

PAYNE KATHERINE A EST GEE TRUMAN D JR
2711 N HALIFAX AVE #588
DAYTONA BEACH FL 32118

4696-24 OCTOBER 13, 2026

NIXIE 326 DE 1270 08/30/26
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32721604343 *2091-07483-30-11

TA
147 32721>6043

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.: 4696-24

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

GEE TRUMAN D JR
GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE
THEODORE DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH FL 32118-3159

4696-24 OCTOBER 13, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 13, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 21ST DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **4696-24** Name in which assessed: **PAYNE KATHERINE A EST GEE TRUMAN D JR**
Description of Property: **Parcel # 422522005880 UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986.**

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: **$5,204.73**
OPENING BID AMOUNT: $5,181.48

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.: **4696-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$5,204.73***

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

GEE TRUMAN D JR
GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH FL 32118-3159

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4696-24

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

TRUMAN D GEE JR
101 HERITAGE CIRCLE
ORMOND BEACH FL 32174

4696-24 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

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Certificate No.: **4696-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$5,204.73***

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

TRUMAN D GEE JR
101 HERITAGE CIRCLE
ORMOND BEACH FL 32174

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MAIL TO:

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[Telephone: 386-736-5938]

CL-0918-2101

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

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SHERIFF'S NOTICE

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PAYNE KATHERINE A EST GEE TRUMAN D JR
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DAYTONA BEACH FL 32118

4696-24 OCTOBER 13, 2026

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DR-451
R. 9/76

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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-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 #:
26018833

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: TRUMAN D GEE JR

 # 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	4696-24

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 11:06 AM, and that I served the same on the 27th day of August, 2026, at the hour of 8:05 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	TRUMAN D GEE JR	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

TAX APPLICATION NOTICE: executed this writ on the above date and time by serving the within named defendant by posting a true copy of this writ with the date and hour of service endorsed thereon by me on the premises described which is the last known address of the titleholder as the titleholder could not be served personally. This process was posted on the last known address pursuant to F.S. 197.522.

ADDRESS SERVED:	101 HERITAGE CIRCLE ORMOND BEACH, FL 32174		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Szlosek, Randy 7803

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 40
CLERK OF THE CIRCUIT
& CITY COURT VOLUSIA CITY FL
2026 SEP -3 AM 9:47

FILED

DATE: 9/1/2026
ENTRD BY: CEJONES

BY: 7803

SZLOSEK, RANDY 7803, PROCESS SERVER

26018833

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4696-24

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

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TRUMAN D GEE JR
101 HERITAGE CIRCLE
ORMOND BEACH FL 32174

4696-24 OCTOBER 13, 2026

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

AUG 24 '26 11:06

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

REDEMPTION AMOUNT: **$5,204.73**
OPENING BID AMOUNT: $5,181.48

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.: **4696-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$5,204.73***

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

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TRUMAN D GEE JR
101 HERITAGE CIRCLE
ORMOND BEACH FL 32174

FILED
2026 SEP -3 AM 9:47
CLERK OF THE CIR CT
& CITY COURT VOLUSIA CO., FL

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 #:
26018831

COURT: VOLUSIA COURT CIRCUIT **# ORG DOCUMENTS:** 1
PLAINTIFF: IN RE
DEFENDANT: GEE TRUMAN D JR GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/13/2026	9:00 AM	4696-24

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 11:06 AM, and that I served the same on the 27th day of August, 2026, at the hour of 12:52 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GEE TRUMAN D JR GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

TAX APPLICATION NOTICE: executed this writ on the above date and time by serving the within named defendant by posting a true copy of this writ with the date and hour of service endorsed thereon by me on the premises described which is the last known address of the titleholder as the titleholder could not be served personally. This process was posted on the last known address pursuant to F.S. 197.522.

ADDRESS SERVED:	2711 N HALIFAX AVE APT 588 DAYTONA BEACH, FL 32118-3159		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

CLERK OF THE CIRCUIT
& CITY COURT VOLUSIA CTY FL
CC 40
2026 SEP -3 AM 9:18
FILED

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

DATE: 9/1/2026
ENTRD BY: CEJONES

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

2601883l

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

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DR-451
R. 9/76

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Certificate No.: **4696-24** Name in which assessed: **PAYNE KATHERINE A EST GEE TRUMAN D JR**
Description of Property: **Parcel # 422522005880 UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986.**

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: **$5,204.73**
OPENING BID AMOUNT: $5,181.48
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.: **4696-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$5,204.73***

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.**

GEE TRUMAN D JR
GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX
2711 N HALIFAX AVE APT 588
DAYTONA BEACH FL 32118-3159

2026 SEP -3 AM 9:48
CLERK OF THE CIR CT
VOLUSIA CO FL

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 #:
26018834

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: PAYNE KATHERINE A EST GEE TRUMAN D JR

 # 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	4696-24

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 11:06 AM, and that I served the same on the 27th day of August, 2026, at the hour of 12:52 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	PAYNE KATHERINE A EST GEE TRUMAN D JR	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

TAX APPLICATION NOTICE: executed this writ on the above date and time by serving the within named defendant by posting a true copy of this writ with the date and hour of service endorsed thereon by me on the premises described which is the last known address of the titleholder as the titleholder could not be served personally. This process was posted on the last known address pursuant to F.S. 197.522.

ADDRESS SERVED:	2711 N HALIFAX AVE #588 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

CLERK OF THE CIRC CT
CITY COURT VOLUSIA CTY FL
CC 40
2026 SEP -3 AM 9:15
FILED

DATE: 9/1/2026
ENTRD BY: CEJONES

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

24018834

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.**

TAX DEED CERTIFICATE NO.: 4696-24

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.

PAYNE KATHERINE A EST GEE TRUMAN D JR
2711 N HALIFAX AVE #588
DAYTONA BEACH FL 32118

4696-24 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 11:06

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.: **4696-24** Name in which assessed: **PAYNE KATHERINE A EST GEE TRUMAN D JR**
Description of Property: **Parcel # 422522005880 UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986.**

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: **$5,204.73**
OPENING BID AMOUNT: $5,181.48

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.: **4696-24**
Date of Sale: **OCTOBER 13, 2026**

REDEMPTION AMOUNT: **$5,204.73***

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.**

PAYNE KATHERINE A EST GEE TRUMAN D JR
2711 N HALIFAX AVE #588
DAYTONA BEACH FL 32118

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
2026 SEP -3 PM 9:48
FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 13, 2026

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

RE: CERTIFICATE NO.: **4696-24**

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].....	$	35.00
TOTAL AMOUNT OF REFUND	**$**	**53.50**

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

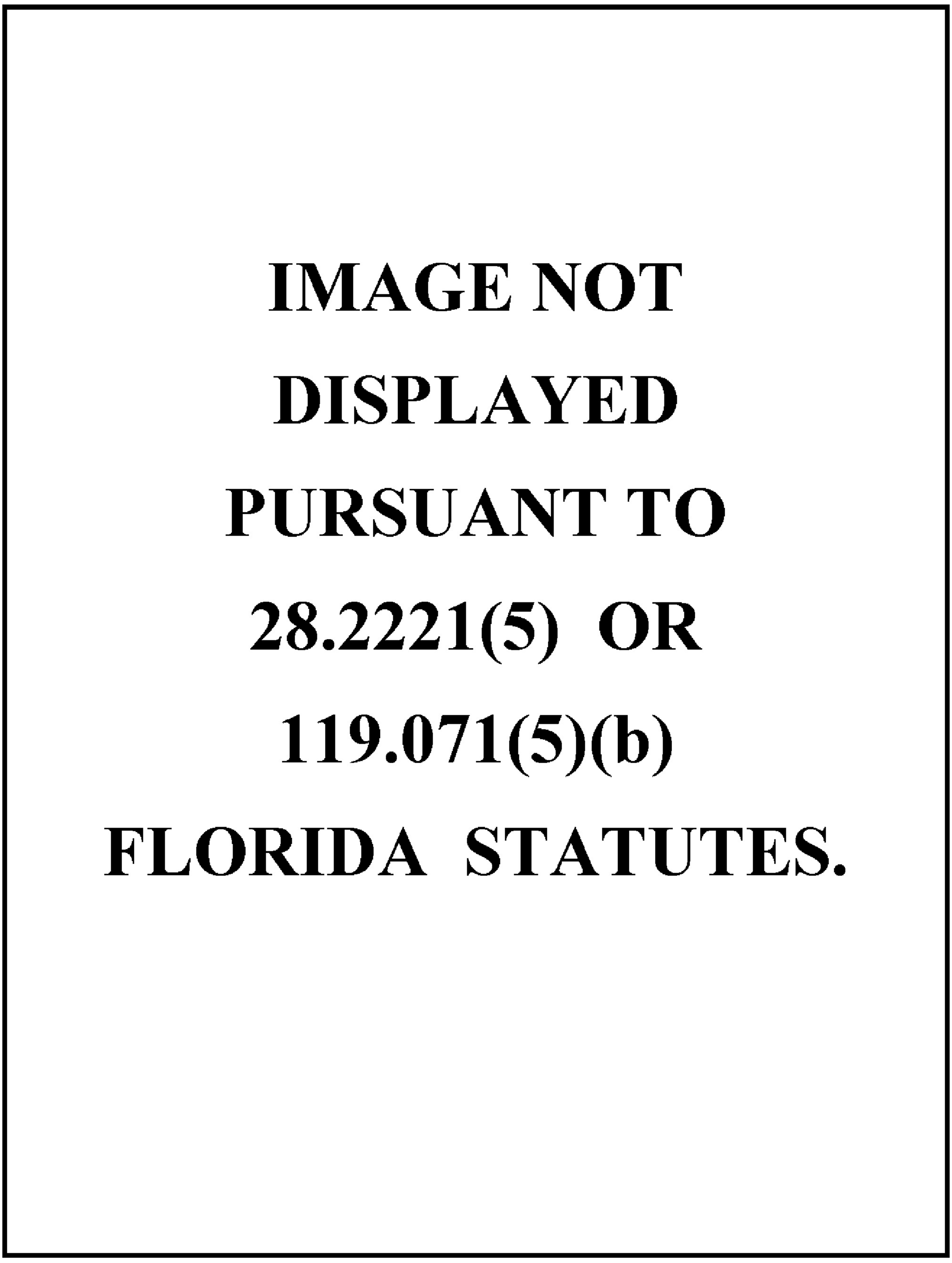
Sincerely,

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. 4696-24

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:

GEE TRUMAN D JR GEE MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX	at	2711 N HALIFAX AVE APT 588, DAYTONA BEACH FL 32118-3159,
RIVERSIDE CONDOMINIUM ASSOCIATION INC	at	2711 NORTH HALIFAX AVENUE, DAYTONA BEACH FL 32118,
TRI COUNTY REALTY OF CENTRAL FLORIDA REGISTERED AGENT O/ B/O RIVERSIDE CONDOMINIUM ASSOCIATION INC	at	2711 NORTH HALIFAX AVE, DAYTONA BEACH FL 32118,
MAKAYLA GEE KAITLYN GEE AMANDA GEE THEODORE DEVEREAUX GEE FKA TYLER GEE	at	
TRUMAN D GEE JR	at	101 HERITAGE CIRCLE, ORMOND BEACH FL 32174,
PAYNE KATHERINE A EST GEE TRUMAN D JR	at	2711 N HALIFAX AVE #588, 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 Pearson

Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared ___Barb Shepherd___, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a _____Tax Deed_____ in the matter of_____Certificate #4696-24_____ ____Payne Katherine A Est Gee Truman D Jr___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

NOTARY PUBLIC MELODIE W. ROBINSON
(SEAL) 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. 4696-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 422522005880 UNIT 588 RIVERSIDE CONDO PER OR 2247 PG 0318 PER OR 4742 PG 1115 PER OR 5948 PG 4553 PER OR 6173 PG 4986
Name in which assessed: PAYNE KATHERINE A EST GEE TRUMAN D JR

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