Date Printed: 9/28/2026

# TAX COLLECTOR'S CERTIFICATION WORKSHEET

| | |
|---|---|
| **4793-24** | Certificate Number |
| **FIG 20 LLC FIG 20 LLC FBO SEC PTY** | Applicant Name |
| **4/10/2026** | Application Date |
| **9/29/2026** | Tax Deed Sale Date |

| | | |
|---|---|---|
| 1. Total Cost of Certificates held by Applicant & Redeemed by Applicant ..... | $ | 6,619.10 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant ..... | | - |
| 3. Total of Current Taxes Paid by Tax Deed Applicant ..... | | 3,092.62 |
| 4. Property Information Report Fee ..... | | 300.00 |
| 5. Tax Deed Application Fee ..... | | 225.00 |
| 6. Total Certified By Tax Collector to Clerk of Court ..... | | 10,236.72 |
| 7. Total Interest Accrued by Tax Collector ..... | | 307.10 |
| 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] ..... | | 66.30 |
| 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)] ..... | | 200.00 |
| 13. Sheriff's Return Postage Fee [per Sect. 197.522(2)] ..... | | 5.00 |
| 14. Clerk of Court Certificate [per Sect. 28.24] ..... | | 7.00 |
| 15. Notice for Newspaper [per Sect. 28.24] ..... | | 7.00 |
| 16. _____ ..... | | - |
| 17. Total of Lines 6 thru 16 ..... | | 11,024.12 |
| 18. Interest Computed by Clerk of Courts [per Sect. 197.542] ..... | | 482.27 |
| 19. Total of Lines 17 & 18 ..... | | 11,506.39 |
| 20. Tax Collector's Redemption Fee ..... | | 6.25 |
| 21. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK} | | 10.00 |
| 22. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK} | | 7.00 |
| 23. TOTAL AMOUNT TO REDEEM* ..... | $ | 11,529.64 |

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

## PAYOFF GOOD THROUGH: 9/29/2026

## PAYOFF GOOD THROUGH 9-29-26 BY 9:00 AM

SP

Redemption Date: 9/28/26

Name & Address: Central FL. Community Devel. Corp. Inc.
℄ Gerald O. Chester
760 White St.
Daytona Beach, FL 32114

Created by:

3129300

9/28/2026 9:59:22 AM
Instrument# 2026176776 1 page
Book: 8909 Page: 4461
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: **8875**

Page: **1489**

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

Certificate No. **4793-24** Year of Issuance **JUNE 1, 2024**

Description of Property **423317010150**
**LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955**

Name in which assessed **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

**LAURA E. ROTH**
CLERK OF THE CIRCUIT COURT

By: S LABAW
**S LABAW**
**Deputy Clerk**

Dated: 9/28/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/28/2026 9:59 AM
Receipt: 303177298 Drawer: 155850

TAX DEEDS DELAND

Operator: slabaw

Instrument #: 2026176776 Type: RE
Book #: 8909 Page #: 4461 Time: 9:59 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 1793-24 FIG 20 LLC FIG 20 LLC FBO SEC PTY

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 9/28/2026

# TAX COLLECTOR'S CERTIFICATION WORKSHEET

| | |
|---|---|
| **4793-24** | Certificate Number |
| **FIG 20 LLC FIG 20 LLC FBO SEC PTY** | Applicant Name |
| **4/10/2026** | Application Date |
| **9/29/2026** | Tax Deed Sale Date |

| | | |
|---|---|---|
| 1. Total Cost of Certificates held by Applicant & Redeemed by Applicant ..... | $ | 6,619.10 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant ..... | | - |
| 3. Total of Current Taxes Paid by Tax Deed Applicant ..... | | 3,092.62 |
| 4. Property Information Report Fee ..... | | 300.00 |
| 5. Tax Deed Application Fee ..... | | 225.00 |
| 6. Total Certified By Tax Collector to Clerk of Court ..... | | 10,236.72 |
| 7. Total Interest Accrued by Tax Collector ..... | | 307.10 |
| 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] ..... | | 66.30 |
| 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)] ..... | | 200.00 |
| 13. Sheriff's Return Postage Fee [per Sect. 197.522(2)] ..... | | 5.00 |
| 14. Clerk of Court Certificate [per Sect. 28.24] ..... | | 7.00 |
| 15. Notice for Newspaper [per Sect. 28.24] ..... | | 7.00 |
| 16. _____ ..... | | - |
| 17. Total of Lines 6 thru 16 ..... | | 11,024.12 |
| 18. Interest Computed by Clerk of Courts [per Sect. 197.542] ..... | | 482.27 |
| 19. Total of Lines 17 & 18 ..... | | 11,506.39 |
| 20. Tax Collector's Redemption Fee ..... | | 6.25 |
| 21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}** | | 10.00 |
| 22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}** | | 7.00 |
| 23. TOTAL AMOUNT TO REDEEM* ..... | **$** | **11,529.64** |

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

## PAYOFF GOOD THROUGH: 9/29/2026

## PAYOFF GOOD THROUGH 9-29-26 BY 9:00 AM

SP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

Date Printed: 9/22/2026

# UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

**4793-24** Certificate Number

**FIG 20 LLC FIG 20 LLC FBO SEC PTY** Applicant Name

**4/10/2026** Application Date

**9/29/2026** Tax Deed Sale Date

| | | |
|---|---|---|
| 1. Total Cost of Certificates held by Applicant & Redeemed by Applicant .... | $ | 6,619.10 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant ..... | | - |
| 3. Total of Current Taxes Paid by Tax Deed Applicant ..... | | 3,092.62 |
| 4. Property Information Report Fee ..... | | 300.00 |
| 5. Tax Deed Application Fee ..... | | 225.00 |
| 6. Total Certified By Tax Collector to Clerk of Court ..... | | 10,236.72 |
| 7. Total Interest Accrued by Tax Collector ..... | | 307.10 |
| 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] ..... | | 66.30 |
| 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)] ..... | | 200.00 |
| 13. Sheriff's Return Postage Fee [per Sect. 197.522(2)] ..... | | 5.00 |
| 14. Clerk of Court Certificate [per Sect. 28.24] ..... | | 7.00 |
| 15. Notice for Newspaper [per Sect. 28.24] ..... | | 7.00 |
| 16. _____ ..... | | - |
| 17. Total of Lines 6 thru 16 ..... | | 11,024.12 |
| 18. Interest Computed by Clerk of Courts [per Sect. 197.542] ..... | | 482.27 |
| 19. Total of Lines 17 & 18 ..... | | 11,506.39 |
| 20. Tax Collector's Redemption Fee ..... | | 6.25 |
| 21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}** | | 10.00 |
| 22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}** | | 7.00 |
| 23. TOTAL AMOUNT TO REDEEM* ..... | $ | **11,529.64** |
| 24. _____ ..... | | - |
| 25. Amount to Add if Homestead Property [per Sect. 197.502(6)c] ..... | | - |
| 26. Total of Lines 19, 24 & 25..... | | 11,506.39 |
| 27. MINIMUM BID AMOUNT (required for public auction)* ..... | $ | **11,506.39** |

***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 9/29/2026

Created by:

CL-0921-2301

To:
**Tax Collector's Office**

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

| | |
|---|---|
| Date: | 9/23/2026 |
| Pages: | 3 |
| Completed by: | JMT |
| Date: | 09/22/2026 |

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: **SEPTEMBER 29, 2026**

updated 9-22-26 NO Changes 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 |
|---|---|---|
| 4793-24 | 423317010150 | $ 0.00 |
| 5462-24 | 523818020150 | $ 0.00 |
| 5663-24 | 523913000241 | $ 0.00 |
| 6200-24 | 531623000080 | $ 0.00 |
| 6228-24 | 53270802F040 | REDEEMED |
| 6517-24 | 533862000510 | REDEEMED |
| 6589-24 | 533876020260 | REDEEMED |

CL-0769-2504

| | | |
|---|---|---|
| 6825-24 | 533958010010 | $ 0.00 |
| 6850-24 | 533978000480 | REDEEMED |
| 7328-24 | 631307011050 | REDEEMED |
| 7548-24 | 634103000040 | REDEEMED |
| 7667-24 | 734306001031 | $ 0.00 |
| 7833-23 | 633708010090 | $ 0.00 |
| 7960-24 | 740410200041 | $ 0.00 |
| 8178-24 | 744006160290 | $ 0.00 |
| 8354-24 | 840201064850 | REDEEMED |
| 9253-24 | 5327100121B3 | $ 0.00 |
| 9267-24 | 533939020030 | REDEEMED |

| | | |
|---|---|---|
| 9340-24 | 424288001020 | REDEEMED |
| 9352-24 | 480300000015 | REDEEMED |
| 9687-24 | 5339A7002040 | REDEEMED |
| 9760-24 | 721201020041 | REDEEMED |
| 9969-24 | 732607000010 | REDEEMED |
| 10139-24 | 534032000140 | REDEEMED |
| 10182-24 | 323107000020 | REDEEMED |
| 10183-24 | 323107000170 | REDEEMED |
| 11020-24 | 521609000010 | $ 0.00 |
| 12075-24 | 950400000016 | $ 0.00 |

To:
**Property Appraiser - County of Volusia**

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

Date: 9/22/26

Pages: 3

Completed by: Laura Huff

Date: 9/22/26

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: **SEPTEMBER 29, 2026**

9-22-26 NO Changes BL

| CERTIFICATE NUMBER | PARCEL ID NUMBER | INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL | |
|---|---|---|---|
| | | HOMESTEAD? YES OR NO | ASSESSED VALUE |
| 4793-24 | 423317010150 | NO ✓ | $146,637 |
| 5462-24 | 523818020150 | NO ✓ | $60,204 |
| 5663-24 | 523913000241 | NO ✓ | $97,467 |
| 6200-24 | 531623000080 | NO ✓ | $1,527,370 |
| 6228-24 | 53270802F040 | NO | $313,235 Redeemed |
| 6517-24 | 533862000510 | NO | $57,860 Redeemed |
| 6589-24 | 533876020260 | NO | $87,434 Redeemed |

| | | | |
|---|---|---|---|
| 6825-24 | 533958010010 | NO✓ | $562,124 |
| 6850-24 | 533978000480 | NO | $51,340 Redeemed |
| 7328-24 | 631307011050 | NO | $287,949 Redeemed |
| 7548-24 | 634103000040 | NO | $136,466 Redeemed |
| 7667-24 | 734306001031 | NO✓ | $121,500 |
| 7833-23 | 633708010090 | NO✓ | $39,750 |
| 7960-24 | 740410200041 | NO ✓ | $603,882 |
| 8178-24 | 744006160290 | NO ✓ | $335,345 |
| 8354-24 | 840201064850 | NO | $213,626 Redeemed |
| 9253-24 | 5327100121B3 | NO ✓ | $153,054 |
| 9267-24 | 533939020030 | NO | $36,724 Redeemed |

| | | | |
|---|---|---|---|
| 9340-24 | 424288001020 | NO | $22,356<br>Redeemed |
| 9352-24 | 480300000015 | NO | $159,584<br>Redeemed |
| 9687-24 | 5339A7002040 | YES | $109,064<br>Redeemed |
| 9760-24 | 721201020041 | NO | $412,617<br>Redeemed |
| 9969-24 | 732607000010 | YES | $387,339<br>Redeemed |
| 10139-24 | 534032000140 | YES | $365,497<br>Redeemed |
| 10182-24 | 323107000020 | NO | $252,830<br>Redeemed |
| 10183-24 | 323107000170 | NO | $274,147<br>Redeemed |
| 11020-24 | 521609000010 | NO ✓ | $90,030 |
| 12075-24 | 950400000016 | NO ✓ | $186,176 |

Date Printed: 7/23/2026

# TAX COLLECTOR'S CERTIFICATION WORKSHEET

**4793-24** Certificate Number

**FIG 20 LLC FIG 20 LLC FBO SEC PTY** Applicant Name

**4/10/2026** Application Date

**9/29/2026** Tax Deed Sale Date

| | | |
|---|---|---|
| 1. Total Cost of Certificates held by Applicant & Redeemed by Applicant ..... | $ | 6,619.10 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant ..... | | - |
| 3. Total of Current Taxes Paid by Tax Deed Applicant ..... | | 3,092.62 |
| 4. Property Information Report Fee ..... | | 300.00 |
| 5. Tax Deed Application Fee ..... | | 225.00 |
| 6. Total Certified By Tax Collector to Clerk of Court ..... | | 10,236.72 |
| 7. Total Interest Accrued by Tax Collector ..... | | 307.10 |
| 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] ..... | | 66.30 |
| 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)] ..... | | 200.00 |
| 13. Sheriff's Return Postage Fee [per Sect. 197.522(2)] ..... | | 5.00 |
| 14. Clerk of Court Certificate [per Sect. 28.24] ..... | | 7.00 |
| 15. Notice for Newspaper [per Sect. 28.24] ..... | | 7.00 |
| 16. _____ ..... | | - |
| 17. Total of Lines 6 thru 16 ..... | | 11,024.12 |
| 18. Interest Computed by Clerk of Courts [per Sect. 197.542] ..... | | 482.27 |
| 19. Total of Lines 17 & 18 ..... | | 11,506.39 |
| 20. Tax Collector's Redemption Fee ..... | | 6.25 |
| 21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}** | | 10.00 |
| 22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}** | | 7.00 |
| 23. TOTAL AMOUNT TO REDEEM* ..... | $ | **11,529.64** |
| 24. _____ ..... | | - |
| 25. Amount to Add if Homestead Property [per Sect. 197.502(6)c] ..... | | - |
| 26. Total of Lines 19, 24 & 25..... | | 11,506.39 |
| 27. MINIMUM BID AMOUNT (required for public auction)* ..... | $ | **11,506.39** |

***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 9/29/2026

Created by:

CL-0192-2301

DR-512
R. 5/88

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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. **4793-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955**

Name in which assessed **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

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 **29TH** day of **SEPTEMBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 7TH 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.

**AUGUST 27, 2026**

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
*Serving to make a difference*

# TAX DEED APPLICATION COVER LETTER

**Account #:** 423317010150
**Tax Deed #**: 32011
**Situs Address:** 1324 PAR AVE

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**
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

**Owner on Current Tax Roll**
CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
847 ORANGE AVE
DAYTONA BEACH, FL 32114-4117

**Billing Address on Current Tax Roll**
FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH, FL 32114-1738

**Additional Parties, Per Search**

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC
847 ORANGE AVE
DAYTONA BEACH, FL 32114 — Title Holder

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.
760 WHITE STREET
DAYTONA BEACH, FL 32114 — Title Holder

WILL ROBERTS
TAX COLLECTOR
*Serving to make a difference*

GERALD O CHESTER, REGISTERED AGENT
O/B/O CENTRAL FLORIDA
COMMUNITY DEVELOPMENT
CORPORATION, INC.
220 ZAHARIAS CIRCLE
DAYTONA BEACH, FL 32124

Title Holder's Agent/Rep

**Certified By:**

Will Roberts, CFC
Tax Collector or Authorized Designee

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

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

## Part 1: Tax Deed Application Information

| | | | |
|---|---|---|---|
| Applicant | FIG 20, LLC<br>FIG 20, LLC FBO SEC PTY<br>PO BOX 12225<br>NEWARK, CA 07101-3411 | Application date | Apr 10, 2026 |
| Situs address | 1324 PAR AVE<br>ORMOND BEACH 32174 | Yr Issued/Certificate # | 2024 / 4793 |
| Parcel owner | CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC<br>847 ORANGE AVE<br>DAYTONA BEACH, FL 32114-4117 | Date certificate issued | 06/01/2024 |
| | | Deed application number | 32011 |
| Property description | See last page. | Account number | 423317010150 |

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

| **Column 1**<br>Yr Issued/Certificate # | **Column 2**<br>Date of Certificate Sale | **Column 3**<br>Face Amount of Certificate | **Column 4**<br>Interest | **Column 5: Total**<br>(Column 3 + Column 4) |
|---|---|---|---|---|
| # 2024/4793 | 05/31/2024 | 2,909.88 | 390.41 | 3,300.29 |
| | | | **Part 2: Total*** | **3,300.29** |

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

| **Column 1**<br>Yr Issued/Certificate # | **Column 2**<br>Date of Other Certificate Sale | **Column 3**<br>Face Amount of Other Certificate | **Column 4**<br>Tax Collector's Fee | **Column 5**<br>Interest | **Total**<br>(Column 3 + Column 4 + Column 5) |
|---|---|---|---|---|---|
| # 2025/4526 | 05/31/2025 | 3,112.82 | 6.25 | 199.74 | 3,318.81 |
| | | | | **Part 3: Total*** | **3,318.81** |

## 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) | 6,619.10 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 3,092.62 |
| 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) | 307.10 |
| 7. **Total Paid** (Lines 1-6) | 10,543.82 |

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 06/18/2026

*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) | 10,543.82 |
| 18. Redemption fee | 6.25 |
| 19. Total amount to redeem | 10,550.07 |

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):

LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 49
55

TDA #: 32011

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 |
|---|---|---|
| 423317010150 | 3129300 | 1324 PAR AVE<br>ORMOND BEACH 32174 |

**Legal Description**
LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955

---

## Other Parcel Info

| Certificate # | Assessed Value | Homestead | Mobile Home | Improved | Bankruptcy |
|---|---|---|---|---|---|
| 2024-4793 | $160,427 | No | No | Yes | No |

**Owner of Record on Current Tax Roll**
CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC

847 ORANGE AVE
DAYTONA BEACH FL 32114-4117

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

*Ashley Reeves*
Title Examiner

**General Examiner Comments:**

## APPARENT TITLE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC<br>847 ORANGE AVE<br>DAYTONA BEACH FL 32114 | Warranty Deed<br>Bk:5009 Pg:4955 | |
| CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.<br>760 WHITE STREET<br>DAYTONA BEACH FL 32114 | Sunbiz Owner | |
| GERALD O CHESTER, REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.<br>220 ZAHARIAS CIRCLE<br>DAYTONA BEACH FL 32124 | Sunbiz Owner | |

**Related Documents (for Reference)**

None found.

## MORTGAGE HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| None found. | | |

**Related Documents (for Reference)**

None found.

## LIEN HOLDER

| Name & Address of Record | Document | Examiner Comments |
|---|---|---|
| None found. | | |

**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

SNELL & SNELL, P.A.
436 N. Peninsula Dr.
Daytona Beach, FL
(386) 255-5334

Return to: (same as above)

02/04/2003 06:41
Doc stamps 602.00
(Transfer Amt $ 86000)
Instrument # 2003-024748
Book: 5009
Page: 4955
Diane M. Matousek
Volusia County, Clerk of Court

---

**STATUTORY**
**WARRANTY DEED**

THIS INDENTURE, made this 10 day of January, 2003, between TODD L. MARONEY, a single person, Grantor*, and CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC., a Florida not-for-profit corporation, Grantee* whose address is 847 Orange Avenue, Daytona Beach, Volusia County, Florida 32114.

**WITNESSETH**, That said Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida, to-wit:

Lot 15, Carrollwood Subdivision Unit 1, according to the map or plat thereof as recorded in Plat Book 32, Page 150, Public Records of Volusia County, Florida.
Parcel Number: 4233-17-01-0150

SUBJECT to property taxes for the year 2003 and subject to restrictions, reservations and easements of record, if any, but this is not to impose or re-impose the same.

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

Signed, Sealed and
Delivered in our presence:

First Witness Signature
Tammy STRATIS
First Witness Printed Name

Michele N. McCarthy
Second Witness Signature
Michele N. McCarthy
Second Witness Printed Name

X _____ (Seal)
TODD L. MARONEY, Grantor
1101 Timuquana Park Blvd #1421
Jacksonville, FL 32256
address

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10 day of January, 2003, by TODD L. MARONEY, a single person, who is personally known to me or who has produced DR LIC as identification and who did take an oath.

[redacted]

Notary Public

# Detail by Entity Name

Florida Not For Profit Corporation
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.

Filing Information

| | |
|---|---|
| **Document Number** | 764971 |
| **FEI/EIN Number** | 59-2304692 |
| **Date Filed** | 09/13/1982 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | REINSTATEMENT |
| **Event Date Filed** | 10/14/2010 |

Principal Address

760 White Street
Daytona Beach, FL, FL 32114

Changed: 05/01/2023

Mailing Address

760 White Street
DAYTONA BEACH, FL 32114

Changed: 03/11/2025

Registered Agent Name & Address

CHESTER, GERALD O
220 ZAHARIAS CIRCLE
DAYTONA BEACH, FL 32124

Name Changed: 05/01/2007

Address Changed: 05/01/2007

Officer/Director Detail

**Name & Address**

Title Chairman

HYMES, TURNER
612 BYRON STREET
DAYTONA BEACH, FL 32114

Title Director

MCMILLAN, CONSTANCE
644 DR MARY MCLEOD BETHUNE BLVD
DAYTONA BEACH, FL 32114

Title PCEO

Chester, Gerald O
760 White Street
Daytona Beach, FL, FL 32114

Title Treasurer

WASHINGTON, CATHY
937 LOCKHART
DAYTONA BEACH, FL 32114

Title Director

Ferguson, Samuel L
1600 N Patrick Circle
Daytona Beach, FL 32117

Title Secretary

Tumer, Mary
839 Madison
Daytona Beach, FL 32114

Title Asst. Secretary

Chester, Gerald
760 White Street
Daytona Beach, FL, FL 32114

Title Director

Grimes, Hubert L
927 Beville Rd.
Suite 101
South Daytona, FL 32119

Annual Reports

| Report Year | Filed Date |
|---|---|
| 2024 | 04/30/2024 |
| 2025 | 03/11/2025 |
| 2026 | 02/13/2026 |

Document Images

| | |
|---|---|
| 02/13/2026 -- ANNUAL REPORT | View image in PDF format |
| 03/11/2025 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2024 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2023 -- ANNUAL REPORT | View image in PDF format |
| 01/30/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/14/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/18/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/05/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2018 -- ANNUAL REPORT | View image in PDF format |
| 03/13/2017 -- ANNUAL REPORT | View image in PDF format |
| 03/21/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2015 -- ANNUAL REPORT | View image in PDF format |
| 05/14/2014 -- ANNUAL REPORT | View image in PDF format |
| 05/03/2013 -- ANNUAL REPORT | View image in PDF format |
| 05/06/2012 -- ANNUAL REPORT | View image in PDF format |
| 10/21/2011 -- Off/Dir Resignation | View image in PDF format |
| 10/21/2011 -- Off/Dir Resignation | View image in PDF format |
| 05/02/2011 -- ANNUAL REPORT | View image in PDF format |
| 10/14/2010 -- REINSTATEMENT | View image in PDF format |
| 04/29/2009 -- ANNUAL REPORT | View image in PDF format |
| 06/27/2008 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2007 -- ANNUAL REPORT | View image in PDF format |
| 06/05/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2005 -- ANNUAL REPORT | View image in PDF format |
| 02/06/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2003 -- ANNUAL REPORT | View image in PDF format |
| 03/25/2002 -- ANNUAL REPORT | View image in PDF format |
| 09/12/2001 -- ANNUAL REPORT | View image in PDF format |
| 02/03/2000 -- ANNUAL REPORT | View image in PDF format |
| 03/12/1999 -- ANNUAL REPORT | View image in PDF format |
| 01/20/1998 -- ANNUAL REPORT | View image in PDF format |
| 08/01/1997 -- ANNUAL REPORT | View image in PDF format |
| 05/14/1996 -- ANNUAL REPORT | View image in PDF format |
| 03/09/1995 -- 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:** | 3129300 |
| **Parcel ID:** | 423317010150 |
| **Township-Range-Section:** | 14 - 32 - 33 |
| **Subdivision-Block-Lot:** | 17 - 01 - 0150 |
| **Owner(s):** | CENTRAL FLORIDA COMMUNITY - FS - Fee Simple - 100%<br>DEVELOPMENT CORP INC - FS - Fee Simple - 100% |
| **Mailing Address On File:** | 847 ORANGE AVE<br>DAYTONA BEACH FL 32114 4117 |
| **Physical Address:** | 1324 PAR AVE, ORMOND BEACH 32174 |
| **Building Count:** | 1 |
| **Neighborhood:** | 2693 - DERBYSHIRE ACRES, DB/OB UNINCORPORATED |
| **Subdivision Name:** | CARROLLWOOD UNIT 1 |
| **Property Use:** | 0100 - SINGLE FAMILY |
| **Tax District:** | 200-UNINCORPORATED - NORTHEAST |
| **2025 Final Millage Rate:** | 17.2995 |
| **Homestead Property:** | No |
| **Agriculture Classification:** | No |
| **Short Description:** | LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 49<br>55 |

## Property Values

| | 2026 Working | 2025 Final | 2024 Final |
|---|---|---|---|
| **Tax Year:** | | | |
| **Valuation Method:** | 1-Market Oriented Cost | 1-Market Oriented Cost | 1-Market Oriented Cost |
| **Improvement Value:** | $130,116 | $137,387 | $131,512 |
| **Land Value:** | $23,040 | $23,040 | $23,040 |
| **Just/Market Value:** | $153,156 | $160,427 | $154,552 |

## 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.

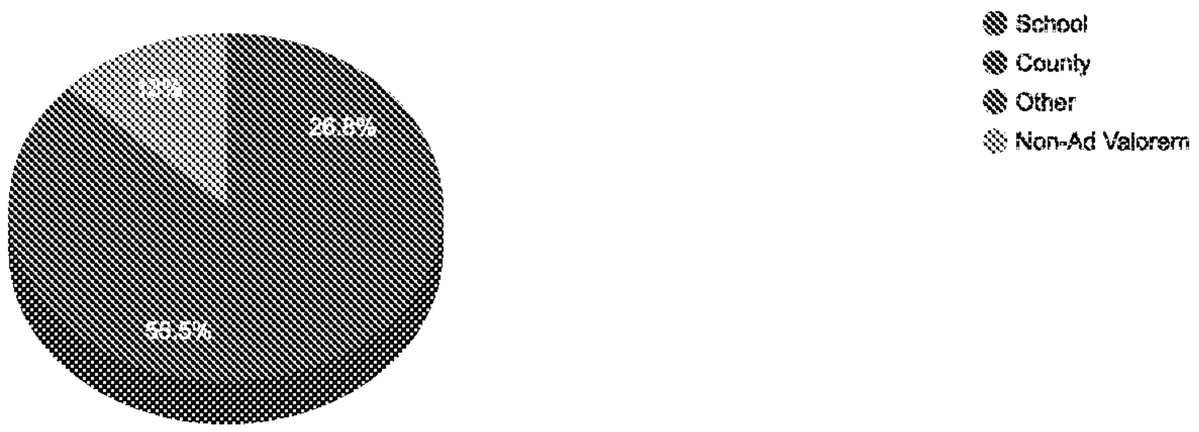
| Tax Authority | | Just/Market Value | Assessed Value | Ex/10CAP | Taxable Value | Millage Rate | Estimated Taxes |
|---|---|---|---|---|---|---|---|
| 0017 | CAPITAL IMPROVEMENT | $153,156 | $153,156 | $0 | $153,156 | 1.5000 | $229.73 |
| 0012 | DISCRETIONARY | $153,156 | $153,156 | $0 | $153,156 | 0.7480 | $114.56 |
| 0011 | REQ LOCAL EFFORT | $153,156 | $153,156 | $0 | $153,156 | 3.0310 | $464.32 |
| 0510 | FIRE DISTRICT | $153,156 | $153,156 | $0 | $153,156 | 3.6236 | $554.98 |
| 0050 | GENERAL FUND | $153,156 | $153,156 | $0 | $153,156 | 3.2007 | $490.21 |
| 0053 | LAW ENFORCEMENT FUND | $153,156 | $153,156 | $0 | $153,156 | 1.5994 | $244.96 |
| 0055 | LIBRARY | $153,156 | $153,156 | $0 | $153,156 | 0.3697 | $56.62 |
| 0520 | MOSQUITO CONTROL | $153,156 | $153,156 | $0 | $153,156 | 0.1573 | $24.09 |
| 0530 | PONCE INLET PORT AUTHORITY | $153,156 | $153,156 | $0 | $153,156 | 0.0660 | $10.11 |
| 0310 | VOLUSIA COUNTY MSD | $153,156 | $153,156 | $0 | $153,156 | 1.6956 | $259.69 |
| 0058 | VOLUSIA ECHO | $153,156 | $153,156 | $0 | $153,156 | 0.2000 | $30.63 |
| 0057 | VOLUSIA FOREVER | $153,156 | $153,156 | $0 | $153,156 | 0.2000 | $30.63 |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT | $153,156 | $153,156 | $0 | $153,156 | 0.0270 | $4.14 |
| 0100 | HALIFAX HOSPITAL AUTHORITY | $153,156 | $153,156 | $0 | $153,156 | 0.7019 | $107.50 |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT | $153,156 | $153,156 | $0 | $153,156 | 0.1793 | $27.46 |
| | | | | | | 17.2995 | $2,649.52 |

### Non-Ad Valorem Assessments

| Project | #Units | Rate | Amount |
|---|---|---|---|
| 5030-VOLUSIA COUNTY STORMWATER | 1.00 | $96.00 | $96.00 |
| 5050-VOLUSIA COUNTY GARBAGE | 1.00 | $297.00 | $297.00 |

| | |
|---|---|
| Estimated Ad Valorem Tax: | $2,649.52 |
| Estimated Non-Ad Valorem Tax: | $393.00 |
| **Estimated Taxes:** | **$3,042.52** |
| Estimated Tax Amount without SOH/10CAP ⓘ | $3,042.52 |

**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 | $23,040 | $137,387 | $160,427 | $146,637 | $0 | $146,637 | $0 |
| 2024 | $23,040 | $131,512 | $154,552 | $133,307 | $0 | $133,307 | $0 |
| 2023 | $20,736 | $126,433 | $147,169 | $121,188 | $0 | $121,188 | $0 |
| 2022 | $19,584 | $115,152 | $134,736 | $110,171 | $0 | $110,171 | $0 |
| 2021 | $10,944 | $98,281 | $109,225 | $100,155 | $0 | $100,155 | $0 |
| 2020 | $10,368 | $95,167 | $105,535 | $91,050 | $0 | $91,050 | $0 |
| 2019 | $9,120 | $86,539 | $95,659 | $82,773 | $0 | $82,773 | $0 |
| 2018 | $7,410 | $78,684 | $86,094 | $75,248 | $75,248 | $0 | $0 |
| 2017 | $6,270 | $66,660 | $72,962 | $68,407 | $68,407 | $0 | $0 |

## Land Data

| # | Land Use | Ag | Type | Units | Acres | Sq Feet | FF | Depth | Rate | Just Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0101-IMP PVD THRU .49 AC | N | F-FRONT FOOT | | | | 60.0 | 102 | 400 | $23,040 |
| | | | | | | | | | Total Land Value: | $23,040 |

## Building(s) - Residential

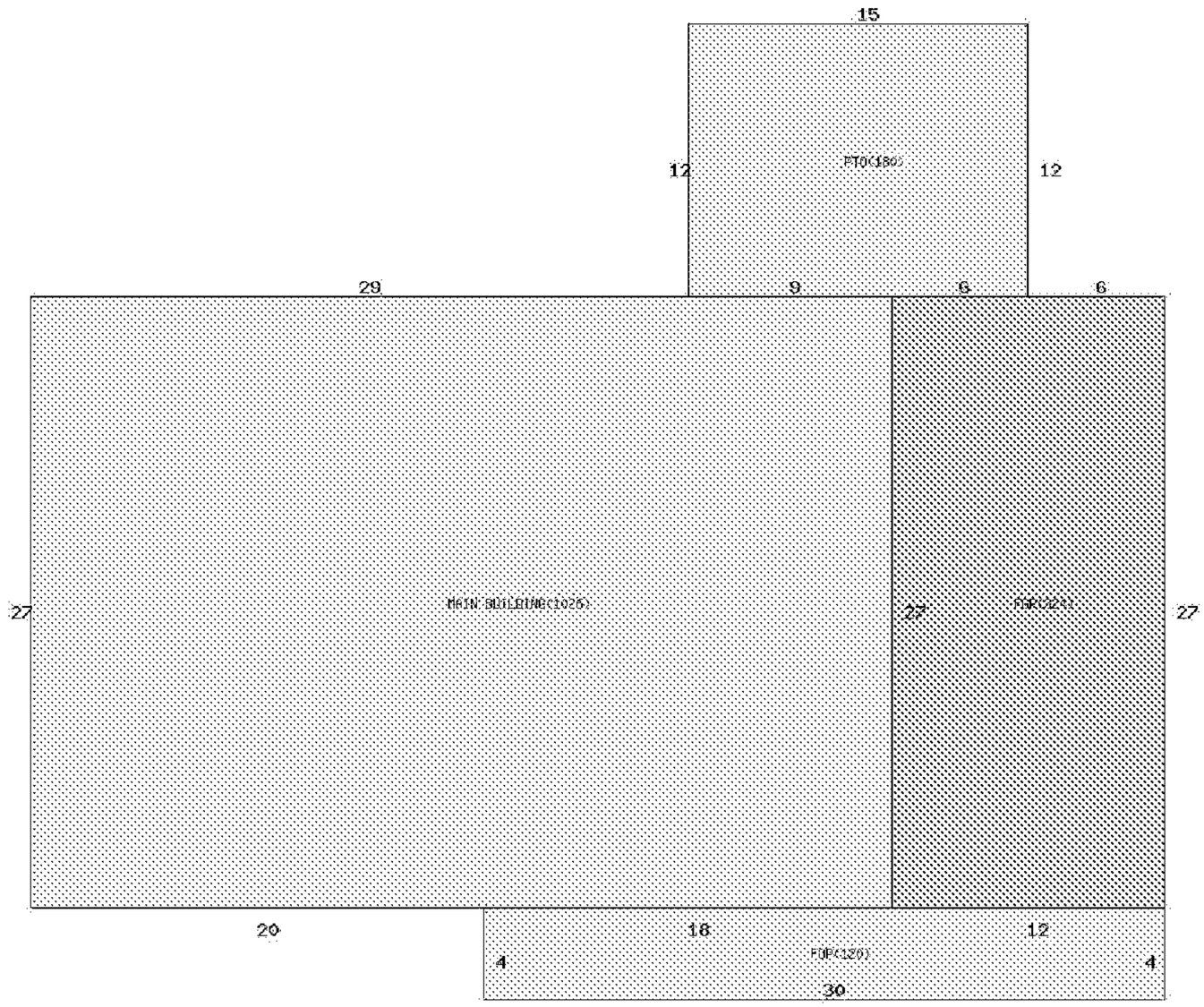
### Card (Bldg) #: 1

| | | | | | |
|---|---|---|---|---|---|
| **Style:** | RN - RANCH, STANDARD 1STORY | **# Stories:** | 1 | **2 Fixture Baths:** | 0 |
| | | **# Bedrooms:** | 3 | **3 Fixture Baths:** | 2 |
| **Description:** | R1 - Single Family | **Floor Type:** | 20 - COMBINATION | **4 Fixture Baths:** | 0 |
| **Quality Grd:** | 300 | **Wall Type:** | 5 - DRYWALL | **5 Fixture Baths:** | 0 |
| **Arch Design:** | | **Exterior Wall:** | 15 - CONCRETE - CINDER BLOCK | **6 Fixture Baths:** | 0 |
| **Year Built:** | 1973 | | | **7 Fixture Baths:** | 0 |
| **Total SFLA:** | 1,026 | **Foundation:** | 3 - CONCRETE SLAB | **Add'l Fixtures:** | 0 |
| **HVAC:** | Y - AIR CONDITIONING | **Roof Cover:** | 3 - ASPHALT SHINGLE | | |
| | | **Roof Type:** | 03 - GABLE | | |
| **Heat Method:** | 6 - FORCED DUCTED | **FPL:** | 0 / 0 / | | |
| **Heat Source:** | 1 - ELECTRICITY | | | | |

**Total Building Value: $130,041**

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

| Description | Area | Year Built |
|---|---|---|
| MAIN BUILDING | 1026 | |
| Finished Garage | 324 | |
| Porch, Open Finished | 120 | |
| Patio | 180 | 1988 |
| **Total Building Area** | 1,650 | |




## Miscellaneous Improvement(s)

| # | Type | Year | Area | Units | L x W | Depreciated Value |
|---|---|---|---|---|---|---|
| 1 | RSH-STORAGE, SHED RESIDENTIAL | 1973 | 64 | 1 | 8 x 8 | $75 |
| | | | | Total Miscellaneous Value: | | $75 |

## 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 |
|---|---|---|---|---|---|---|
| 5009 / 4955 | 200303033738 | 01/15/2003 | WD-WARRANTY DEED | UNQUALIFIED | IMPROVED | $86,000 |
| 3930 / 3577 | 199403490[illegible] | 06/15/1994 | WD-WARRANTY DEED | UNQUALIFIED | IMPROVED | $46,500 |
| 3903 / 3950 | 199403486[illegible] | 02/15/1994 | WD-WARRANTY DEED | UNQUALIFIED | IMPROVED | $36,200 |
| 3881 / 0234 | 199312879[illegible] | 11/15/1993 | WD-WARRANTY DEED | UNQUALIFIED | IMPROVED | $100 |
| 3873 / 4074 | 199316390[illegible] | 11/15/1993 | CT-CERTIFICATE OF TITLE | UNQUALIFIED | IMPROVED | $100 |
| 2765 / 0529 | | 12/15/1985 | QC-QUIT CLAIM DEED | UNQUALIFIED | IMPROVED | $44,500 |

## Property Description

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

| Legal Description | Millage Group | Township-Range-Section | Subdivision-Block-Lot | Date Created |
|---|---|---|---|---|
| LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955 | 200 | 14 - 32 - 33 | 17 - 01 - 0150 | 26-DEC-81 |

## Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

| Date | Number | Description | Amount |
|---|---|---|---|
| 07/15/2021 | 20210702034 | ** RE-ROOF / TEAR OFF / SHINGLE / NO SKYLIGHTS ** | $8,812 |
| 04/28/2009 | 200904230[illegible] | ADDITIONS/ALTERATION | $622 |
| 12/05/1985 | 18311D | MISCELLANEOUS | $0 |

# WILL ROBERTS
# TAX COLLECTOR
*Serving to make a difference*

## TAX DEED APPLICATION COVER LETTER

**Account #:** 423317010150
**Tax Deed #:** 32011
**Situs Address:** 1324 PAR AVE

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**
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

**Owner on Current Tax Roll**
SN (VOL) ★ (1)
CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
847 ORANGE AVE
DAYTONA BEACH, FL 32114-4117

**Billing Address on Current Tax Roll**
SN (VOL) (2)
FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH, FL 32114-1738

**Additional Parties, Per Search**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC — Title Holder
847 ORANGE AVE
DAYTONA BEACH, FL 32114

SN (VOL) ★ (3)
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC. — Title Holder
760 WHITE STREET
DAYTONA BEACH, FL 32114

# WILL ROBERTS
# TAX COLLECTOR
*Serving to make a difference*

(4) GERALD O CHESTER, REGISTERED AGENT
O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.
220 ZAHARIAS CIRCLE
DAYTONA BEACH, FL 32124

Title Holder's Agent/Rep

SN (VOL)

**Certified By:**

Will Roberts, CFC
Tax Collector or Authorized Designee

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

## Pearson, Samantha

**From:** Jessica Treichel <jtreichel@volusiatax.gov>
**Sent:** Thursday, June 18, 2026 1:35 PM
**To:** Pearson, Samantha; Timothy Brownson; taxdeeds
**Cc:** taxdeeds
**Subject:** RE: CERT #4793-24 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!

UPDATE !!!

Hello,

I will be certifying Cert #4793-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH, FL 32114-1738

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

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
847 ORANGE AVE
DAYTONA BEACH, FL 32114-4117

ADV

(5) SITUS ADDRSS

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT

1324 PAR AVE,
ORMOND BEACH,
32174

SN (VOL)

Thanks
Jesse

Sincerely,
Jesse Treichel
Tax Office Branch Manager
Office of Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103

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.

TDA #: 32011

# 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 |
|---|---|---|
| 423317010150 | 3129300 | 1324 PAR AVE<br>ORMOND BEACH 32174 |

**Legal Description**

LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955

---

## Other Parcel Info

| Certificate # | Assessed Value | Homestead | Mobile Home | Improved | Bankruptcy |
|---|---|---|---|---|---|
| 2024-4793 | $160,427 | No | No | Yes | No |

**Owner of Record on Current Tax Roll**

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC

847 ORANGE AVE
DAYTONA BEACH FL 32114-4117

**Billing Name & Address**

# 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**

June 23, 2026

**Payment Due: July 23, 2026**

FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

RE: CERTIFICATE NUMBER: **4793-24**
PARCEL ID NUMBER: **423317010150**

## 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] | | 66.30 |
| Clerk of Court Advertising Fee [per Sect. 197.512] | | 56.00 |
| Sheriff's Fee [per Sect. 197.522(2)] | | 200.00 |
| Sheriff's Return Postage Fee [per Sect. 197.522(2)] | | 5.00 |
| 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] | | 77.70 |
| Electronic Auction Fee [per Sect. 197.542(4)(c)] | | 69.00 |
| **TOTAL DUE** | **$** | **576.50** |

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.: **4793-24**
AMOUNT ENCLOSED: **$576.50**

Applicant's Name & Address:
FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

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.: **4793-24**

AMOUNT ENCLOSED: **$576.50**

Applicant's Name & Address:

FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

CL-0142-1910

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**

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
2026 JUL -6 PM 2:18
FILED

# Applicant's Deposit

CERTIFICATE NUMBER: 4793-24

## Recording & Receipting Payment Breakdown

| | | |
|---|---|---|
| Clerk of Court Statutory Fee | (TAXDE) | 60.00 |
| Postage | (PO) | 66.30 |
| Advertising Fee | (ADVER) | 56.00 |
| Sheriffs Fee | (SOFEE) | 200.00 |
| Sheriffs Return Postage Fee | (PO) | 5.00 |
| 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) | 77.70 |
| Electronic Auction Fee | | 69.00 |
| TOTAL DEPOSIT | | $ 576.50 |

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/7/2026 11:37 AM
Receipt: 303131778 Drawer: 154941

FIG 20 LLC FIG 20 LLC FBO SEC PTY
Operator: bpoitras

Instrument #: 2026121401 Type: NO
Book #: 8875 Page #: 1489 Time: 11:37 AM

| | |
|---|---|
| Recording Fee: | $10.00 |
| 1 Tax Deed Processing Fee - $60.00 | $60.00 |
| 6630 Postage - $0.01 | $66.30 |
| 5600 Advertising Fee - $0.01 | $56.00 |
| 20000 Sheriffs Fee/Tax Deed - $0.01 | $200.00 |
| 500 Postage - $0.01 | $5.00 |
| 1 Tax Deed Proof of Pub / Cert Mail Reco- d - $10.00 | $10.00 |
| 1 Tax Deed Certificate Sign and Seal - $7 .00 | $7.00 |
| 1 Notice for Newspaper Sign and Seal - $7 .00 | $7.00 |
| 1 Recording - $8.50 | $8.50 |
| 7770 Tax Deed Deposit Escrow Doc Stamps o nly - $0.01 | $77.70 |
| 6900 Tax Deed Auction Fee - $0.01 | $69.00 |
| CERT#4793-24 / FIG 20 LLC FIG 20 LLC FBO SEC PTY | |
| Subtotal: | $576.50 |
| Sales Tax: | $0.00 |
| Due: | $576.50 |
| CHK# 28882 | $576.50 |

7/7/2026 11:37:15 AM
Instrument# 2026121401 1 page
Book: 8875 Page: 1489
Electronically Recorded By
Volusia County Clerk of the Court

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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. **4793-24** Year of Issuance **JUNE 1, 2024**

Description of Property **423317010150**
**LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955**

Name in which assessed **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

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 **29TH** day of **SEPTEMBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/7/2026.

**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.

**AUGUST 27, 2026**

CL-0403-1810

To:
**Property Appraiser - County of Volusia**

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

| | |
|---|---|
| Date: | 7/27/2026 |
| Pages: | 4 |
| Completed by: | Laura Huff |
| Date: | 07/28/2026 |

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: **SEPTEMBER 29, 2026**

7-28-26 updated and checked SZ

| Certificate Number | Parcel ID Number | Name in which assessed in base year | Name & Address on Current Tax Roll |
|---|---|---|---|
| 4300-24 | 910603090030 | BROWN MICHELLE | BROWN MICHELLE ✓<br>441 ELIZABETH ST<br>ENTERPRISE FL 32725 |
| 4793-24 | 423317010150 | CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC | FLAGSTONE COMMUNITY DEVELOPMENT ✓<br>CORPORAT<br>760 WHITE ST<br>DAYTONA BEACH FL 32114-1738 |
| 5045-24 | 424228040300 | OCEAN BLUE APARTMENTS LLC | OCEAN BLUE APARTMENTS LLC ✓<br>52 TUSCAN WAY STE 202 #366<br>SAINT AUGUSTINE FL 32092 |
| 5462-24 | 523818020150 | TRSTE LLC TR 529 ARTHUR AVE LAND TRUST 4-20-18 | TRSTE LLC TR ✓<br>529 ARTHUR AVE LAND TRUST 4-20-18<br>PO BOX 547945<br>ORLANDO FL 32854 |
| 5663-24 | 523913000241 | BOSTON EDGAR J EST WARD ALVIE BOSTON EST | BOSTON EDGAR J EST ✓<br>WARD ALVIE BOSTON EST<br>846 N KOTTLE CIR<br>DAYTONA BEACH FL 32114 |
| 6200-24 | 531623000080 | KOLAROVSKI ADRIAN | KOLAROVSKI ADRIAN ✓<br>25 RIVER DUNES DR<br>DAYTONA BEACH FL 32118 |
| 6228-24 | 53270802F040 | KERRIVAN REAL ESTATE LLC | KERRIVAN REAL ESTATE LLC ✓<br>4735 SE 27TH ST<br>OCALA FL 34480 |

| | | | |
|---|---|---|---|
| 6517-24 | 533862000510 | CUMMINGS NELSON | CUMMINGS NELSON ✓<br>1601 RIDGE AVE<br>LONGWOOD FL 32750 |
| 6589-24 | 533876020260 | BROCKINGTON DEBORAH | BROCKINGTON LARANGE ✓<br>BROCKINGTON LAWRENCE<br>BROCKINGTON EARL EST<br>BROCKINGTON LLOYD EST<br>BROCKINGTON RALPH EST<br>WILDER EARNESTINE EST<br>MILTON GRACE EST<br>C/O SHEENA RENEE WILDER<br>146 ASTON GRANDE DR<br>DAYTONA BEACH FL 32124 3004 |
| 6825-24 | 533958010010 | RE EQUITY INVESTMENT GROUP LLC J J EQUITY LLC | 2BRE LLC ✓<br>7901 4TH ST N STE 300<br>SAINT PETERSBURG FL 33702 4399 |
| 6850-24 | 533978000480 | GAMBLE MARY ANGELA HUDSON TIMOTHY D SR | GAMBLE MARY ANGELA ✓<br>HUDSON TIMOTHY D SR<br>709 BERKSHIRE RD<br>DAYTONA BEACH FL 32114 |
| 7328-24 | 631307011050 | ROWAN KRISTIE JEANETTE TR ROWAN PROPERTY TRUST 08-10-2023 | ROWAN KRISTIE JEANETTE TR ✓<br>ROWAN PROPERTY TRUST 08-10-2023<br>192 COVENANT CIR<br>LENOIR CITY TN 37772 5890 |
| 7548-24 | 634103000040 | JACOBSEN KENNETH W TR WCGMI IRREVOCABLE TRUST | JACOBSEN KENNETH W TR ✓<br>WCGMI IRREVOCABLE TRUST<br>1520 RUSTY CIR<br>PORT ORANGE FL 32129 |
| 7667-24 | 734306001031 | CONREY JAMISON | CONREY JAMISON ✓<br>522 AEOLIAN DR<br>NEW SMYRNA BEACH FL 32168 |
| 7833-23 | 633708010090 | KLOOS JAMES V & ITALA M | FAIR VALUE HOMEBUYERS LLC ✓<br>4781 N CONGRESS AVE #1125<br>BOYNTON BEACH FL 32129 |
| 7960-24 | 740410200041 | ROBERTS GAIL L | ROBERTS MARTHA JEANETTE ✓<br>1211 N PENINSULA AVE<br>NEW SMYRNA BEACH FL 32169 |

| | | | |
|---|---|---|---|
| 8178-24 | 744006160290 | ELEANORE LLC | ELEANORE LLC<br>421 ELEANORE AVE<br>NEW SMYRNA BEACH FL 32168 |
| 8354-24 | 840201064850 | DEARDURFF DUANE<br>DEARDURFF VICKIE JEAN | DEARDURFF DUANE<br>DEARDURFF VICKIE JEAN<br>8831 HELEN JAMES AVE<br>SAN DIEGO CA 92126 |
| 9253-24 | 5327100121B3 | SKROCE BENITO<br>SKROCE ZLATA | SKROCE BENITO<br>SKROCE ZLATA<br>146 46 14TH AVE<br>WHITESTONE NY 11357 |
| 9267-24 | 533939020030 | STARKS EDWARD | STARKS EDWARD<br>548 LOOMIS AVE<br>DAYTONA BEACH FL 32114 |
| 9340-24 | 424288001020 | LEIP TERRY A EST % GORDON LEIP | LEIP TERRY A EST<br>% GORDON LEIP<br>1202 RIDGEWOOD AVE UNIT 102<br>HOLLY HILL FL 32117 |
| 9352-24 | 480300000015 | GOODWIN KIMBERLY K<br>MURPHY MILTON JR | GOODWIN KIMBERLY K<br>MURPHY MILTON JR<br>1515 MCGLON RD<br>PIERSON FL 32180 |
| 9687-24 | 5339A7002040 | GARVEY GARRETT VANCERAY | GARVEY GARRETT VANCERAY<br>85 FREMONT AVE #204<br>DAYTONA BEACH FL 32114 |
| 9760-24 | 721201020041 | SHAVE WALTER L III | SHAVE WALTER LEO IV<br>500 VENETIAN VILLA DR<br>NEW SMYRNA BEACH FL 32168 |
| 9969-24 | 732607000010 | MARTINEZ IRENE | MARTINEZ IRENE<br>2499 TIMBERVIEW DR<br>NEW SMYRNA BEACH FL 32168 |
| 10139-24 | 534032000140 | OLIVER RICKY L | OLIVER RICKY L<br>332 ALEATHA DR<br>DAYTONA BEACH FL 32114 |
| 10182-24 | 323107000020 | PKG PROPERTIES OF VOLUSIA LLC | PKG PROPERTIES OF VOLUSIA LLC<br>9 NEEDLES LN<br>ORMOND BEACH FL 32174 |

| | | | |
|---|---|---|---|
| 10183-24 | 323107000170 | PKG PROPERTIES OF VOLUSIA TR PKG LAND TRUST | PKG PROPERTIES OF VOLUSIA TR ✓<br>PKG LAND TRUST<br>9 NEEDLES LN<br>ORMOND BEACH FL 32174 |
| 10946-24 | 422530002000 | RLRR HOLDINGS LLC | RLRR HOLDINGS LLC ✓<br>912 CHEROKEE LN<br>FRANKLIN LAKES NJ 07417 |
| 12075-24 | 950400000016 | SOLADAD INC | SOLADAD INC ✓<br>403 E HALIFAX AVE<br>OAK HILL FL 32759 |

To:
**Property Appraiser - County of Volusia**

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

Date: 7/27/2026

Pages: 4

Completed by: Laura Huff

Date: 07/28/2026

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: **SEPTEMBER 29, 2026**

7-28-26 NO Changes EH

| CERTIFICATE NUMBER | PARCEL ID NUMBER | INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL | |
|---|---|---|---|
| | | HOMESTEAD? YES OR NO | ASSESSED VALUE |
| 4300-24 | 910603090030 | YES ✓ | $65,362 |
| 4793-24 | 423317010150 | NO ✓ | $146,637 |
| 5045-24 | 424228040300 | NO ✓ | $146,637 |
| 5462-24 | 523818020150 | NO ✓ | $60,204 |
| 5663-24 | 523913000241 | NO ✓ | $97,467 |
| 6200-24 | 531623000080 | NO ✓ | $1,527,370 |
| 6228-24 | 53270802F040 | NO ✓ | $313,235 |

| | | | |
|---|---|---|---|
| 6517-24 | 533862000510 | NO ✓ | $57,860 |
| 6589-24 | 533876020260 | NO ✓ | $87,434 |
| 6825-24 | 533958010010 | NO ✓ | $562,124 |
| 6850-24 | 533978000480 | NO ✓ | $51,340 |
| 7328-24 | 631307011050 | NO ✓ | $287,949 |
| 7548-24 | 634103000040 | NO ✓ | $136,466 |
| 7667-24 | 734306001031 | NO ✓ | $121,500 |
| 7833-23 | 633708010090 | NO ✓ | $39,750 |
| 7960-24 | 740410200041 | NO ✓ | $603,882 |
| 8178-24 | 744006160290 | NO ✓ | $335,345 |
| 8354-24 | 840201064850 | NO ✓ | $213,626 |

| | | | |
|---|---|---|---|
| 9253-24 | 5327100121B3 | NO ✓ | $153,054 |
| 9267-24 | 533939020030 | NO ✓ | $36,724 |
| 9340-24 | 424288001020 | NO ✓ | $22,356 |
| 9352-24 | 480300000015 | NO ✓ | $159,584 |
| 9687-24 | 5339A7002040 | YES ✓ | $109,064 |
| 9760-24 | 721201020041 | NO ✓ | $412,617 |
| 9969-24 | 732607000010 | YES ✓ | $387,339 |
| 10139-24 | 534032000140 | YES ✓ | $365,497 |
| 10182-24 | 323107000020 | NO ✓ | $252,830 |
| 10183-24 | 323107000170 | NO ✓ | $274,147 |
| 10946-24 | 422530002000 | NO ✓ | $119,300 |

| | | | |
|---|---|---|---|
| 12075-24 | 950400000016 | NO ✓ | $186,176 |

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

# WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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.: 4793-24

**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.

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC
847 ORANGE AVE
DAYTONA BEACH FL 32114

DATED THIS 7TH DAY OF AUGUST, 2026.

4793-24 SEPTEMBER 29, 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026 at 9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

**LAURA E. ROTH**
**CLERK OF THE CIRCUIT COURT**
Volusia County

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

**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.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC
847 ORANGE AVE
DAYTONA BEACH FL 32114

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 4924 35

# U.S. Postal Service™
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

DELAND POSTAL STORE DELAND, FL
AUG 07 2026
Postmark Here
USPS-32724

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
847 ORANGE AVE
DAYTONA BEACH FL 32114

4793-24 SEPTEMBER 29, 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 4926 35

ORLANDO FL 328
7 AUG 2026 PM 2 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG 07 2026

CLERK CIRCUIT COURT VOLUSIA CTY FL
2026 SEP 28 9:12

L.N. 8-31-26

CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC
847 ORANGE AVE
DAYTONA BEACH FL 32114

4793-24 SEPTEMBER 29, 2026

UTF

32137-601059

NIXIE 326 FE 1 0009/22/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-04455-22-39

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

# WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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.: 4793-24

**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.

DATED THIS 7TH DAY OF AUGUST, 2026.

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

4793-24 SEPTEMBER 29, 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026 at 9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39
**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.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

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 4926 42

# U.S. Postal Service™
# CERTIFIED MAIL® RECEIPT
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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

DELAND POSTAL SERVICE DELAND, FL
AUG 07 2026
USPS-32724

Postmark Here

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

4793-24 SEPTEMBER 29, 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:

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

4793-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1181 63

2. Article Number (Transfer from service label)

9589 0710 5270 0345 4926 42

## *COMPLETE THIS SECTION ON DELIVERY*

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

CLERK OF THE CIRCUIT COURT
ORANGE COUNTY FLORIDA
CC 4.0

2026 AUG 14 AM 8:09

FILED

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- 0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

# WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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.: 4793-24

**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.

CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

DATED THIS 7TH DAY OF AUGUST, 2026.

4793-24 SEPTEMBER 29, 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026 at 9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

**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.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

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 4926 54

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

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

Certified Mail Fee

$

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

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

Postage

DELAND POSTAL STORE DELAND, FL
AUG 07 2026
Postmark Here
2026
USPS-32724

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

4793-24 SEPTEMBER 29, 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:

CENTRAL FLORIDA COMM[illegible]
DEVELOPMENT CORPO[illegible]
760 WHITE STREET
DAYTONA BEACH FL 32114

4793-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1181 70

9589 0710 5270 0345 4926 59

## *COMPLETE THIS SECTION ON DELIVERY*

A. Signature

X

☐ Agent
☐ Addressee

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

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO FL
2026 AUG 14 AM 8:[illegible]
FILED

**3.** Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ [illegible]ail
- ☐ [illegible]ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery

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

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DATED THIS 7TH DAY OF AUGUST, 2026.

GERALD O CHESTER REGISTERED AGENT O/B/O
CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

4793-24 SEPTEMBER 29, 2026

DR-451
R. 9/76

## NOTICE OF APPLICATION FOR TAX DEED

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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 29, 2026 at 9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39
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Certificate No.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

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MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

GERALD O CHESTER REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

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 4926 66

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

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

Certified Mail Fee

$

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

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

Postage

DELAND POST OFFICE DELAND, FL
AUG 07 2026
USPS-32724

Postmark Here

GERALD O CHESTER REGISTERED AGENT ~~O/B/O~~
CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

4793-24 SEPTEMBER 29, 2026

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

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CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

4793-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1181 87

9589 0710 5270 0345 4926 66

## *COMPLETE THIS SECTION ON DELIVERY*

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8-1

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO FL

AUG 14 AM 8:09

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
ail
ail 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 7TH DAY OF AUGUST, 2026.

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
1324 PAR AVE
ORMOND BEACH FL 32174

4793-24 SEPTEMBER 29, 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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OPENING BID AMOUNT: $11,506.39
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Certificate No.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

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1324 PAR AVE
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

9589 0710 5270 0345 4926 73

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# CERTIFIED MAIL® RECEIPT
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$

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

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

Postage

DELAND, FL DELAND AUG 07 2026 USPS-32724

Postmark Here

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
1324 PAR AVE
ORMOND BEACH FL 32174

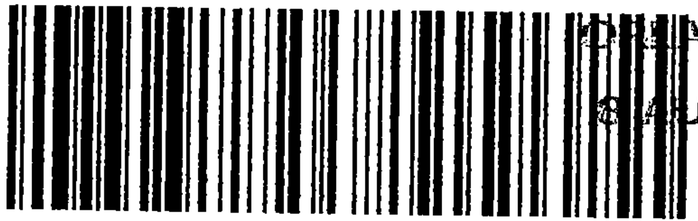
4793-24 SEPTEMBER 29, 2026

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

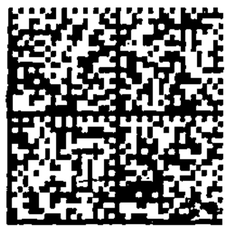
**TAX DEED DEPT**

**CERTIFIED MAIL®**



9589 0710 5270 0345 4926 73

ORLANDO FL 328
8 AUG 2026 PM 3
FIRST-CLASS



US POSTAGE™ PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG. 07. 2026

8/10/26

FILED
2026 AUG 13 AM 8:43
CLERK OF THE CIRCUIT CT. COURT VOLUSIA CO. FL
SC 40

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
1324 PAR AVE
ORMOND BEACH FL 32174

4793-24 SEPTEMBER 29, 2026

ANK
32721>6043
32174-7238Z

NIXIE 326 DE 1 0008/14/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32721604343 *2091-04150-14-37

**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 29, 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, September 29, 2026**
Service of Process must be completed by: **Tuesday, September 08, 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: | 67 |
| COST OF SERVICE: | $40.00 |
| **TOTAL AMOUNT OF CHECK(S):** | **$2,680.00** |

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 |
|---|---|
| **4300-24** | **3** |
| BROWN MICHELLE | 1 |
| GEORGE D CULBERHOUSE SR AND ELIZABETH F CU | 1 |
| MICHELLE BROWN | 1 |
| **4793-24** | **5** |
| CENTRAL FLORIDA COMMUNITY DEVELOPMENT C | 1 |
| FLAGSTONE COMMUNITY DEVELOPMENT CORPORA | 2 |
| CENTRAL FLORIDA COMMUNITY DEVELOPMENT C | 1 |
| GERALD O CHESTER REGISTERED AGENT O/B/O CE | 1 |
| **5045-24** | **1** |
| OCEAN BLUE APARTMENTS LLC | 1 |
| **5462-24** | **1** |
| TRSTE LLC TR 529 ARTHUR AVE LAND TRUST 4-20-1 | 1 |
| **5663-24** | **1** |
| BOSTON EDGAR J EST WARD ALVIE BOSTON EST | 1 |
| **6200-24** | **2** |
| KOLAROVSKI ADRIAN | 1 |
| ADRIAN KOLAROVSKI | 1 |
| **6228-24** | **2** |
| KERRIVAN REAL ESTATE LLC | 1 |
| KAREN T BOERSMA REGISTERED AGENT O/B/O KEI | 1 |
| **6517-24** | **1** |
| CUMMINGS NELSON | 1 |
| **6589-24** | **6** |
| BROCKINGTON DEBORAH | 1 |
| BROCKINGTON DEBORAH EST | 2 |
| ESTATE OF DEBORAH BROCKINGTON BROWN DEC | 1 |

| | |
|---|---|
| ESTATE OF DEBORAH BROCKINGTON DECEASED | 1 |
| BROCKINGTON LARANGE BROCKINGTON LAWREN | 1 |
| **6825-24** | **1** |
| 2BRE LLC | 1 |
| **6850-24** | **3** |
| GAMBLE MARY ANGELA HUDSON TIMOTHY D SR | 2 |
| TIMOTHY D HUDSON SR | 1 |
| **7328-24** | **1** |
| ROWAN KRISTIE JEANETTE TR ROWAN PROPERTY ' | 1 |
| **7548-24** | **3** |
| JACOBSEN KENNETH W TR WCGMI IRREVOCABLE T | 2 |
| KENNETH W JACOBSEN AS TRUSTEE OF THE WCGM | 1 |
| **7667-24** | **2** |
| CONREY JAMISON | 1 |
| JAMISON CONREY | 1 |
| **7833-23** | **1** |
| KLOOS JAMES V & ITALA M | 1 |
| **7960-24** | **4** |
| ROBERTS GAIL L | 1 |
| ROBERTS MARTHA JEANETTE | 1 |
| ELLEN B VANDERBURG | 1 |
| GAIL L ROBERTS | 1 |
| **8178-24** | **1** |
| ELEANORE LLC | 1 |
| **8354-24** | **1** |
| DEARDURFF DUANE DEARDURFF VICKIE JEAN | 1 |
| **9253-24** | **1** |
| SKROCE BENITO SKROCE ZLATA | 1 |
| **9267-24** | **1** |
| STARKS EDWARD | 1 |
| **9340-24** | **3** |
| LEIP TERRY A EST % GORDON LEIP | 2 |
| TERRY A LEIP | 1 |

| | |
|---|---|
| **9352-24** | **2** |
| GOODWIN KIMBERLY K MURPHY MILTON JR | 1 |
| KIMBERLY K GOODWIN AND MILTON MURPHY JR | 1 |
| **9687-24** | **2** |
| GARVEY GARRETT VANCERAY | 1 |
| GARRETT VANCEROY GARVEY | 1 |
| **9760-24** | **4** |
| SHAVE WALTER L III | 1 |
| SHAVE WALTER LEO IV | 2 |
| WALTER LEO SHAVE IV | 1 |
| **9969-24** | **3** |
| MARTINEZ IRENE | 2 |
| IRENE MARTINEZ | 1 |
| **10139-24** | **2** |
| OLIVER RICKY L | 1 |
| RICKY L OLIVER | 1 |
| **10182-24** | **3** |
| PKG PROPERTIES OF VOLUSIA LLC | 1 |
| KAYLEEN M GARCIA REGISTERED AGENT O/B/O PK | 1 |
| PKG PROPERTIES OF VOLUSIA LLC | 1 |
| **10183-24** | **4** |
| KAYLEEN M GARCIA REGISTERED AGENT O/B/O PK | 1 |
| PKG PROPERTIES OF VOLUSIA TR PKG LAND TRUST | 2 |
| PKG PROPERTIES OF VOLUSIA LLC AS TRUSTEE OF | 1 |
| **12075-24** | **3** |
| SOLADAD INC | 2 |
| LINDA A DEWEES REGISTERED AGENT O/B/O SOLA | 1 |
| **Grand Total** | **67** |

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

# WARNING
# SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4793-24

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC
847 ORANGE AVE
DAYTONA BEACH FL 32114

4793-24 SEPTEMBER 29, 2026

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DATED THIS 7TH DAY OF AUGUST, 2026.

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CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

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OPENING BID AMOUNT: $11,506.39

**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.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC
847 ORANGE AVE
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

# WARNING
# SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4793-24

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

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

4793-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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 7TH 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026** at **9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

**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.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

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.: 4793-24

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

4793-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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 7TH 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026** at **9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

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Certificate No.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

# WARNING
## SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4793-24

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

GERALD O CHESTER REGISTERED AGENT O/B/O
CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

4793-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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 7TH 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026** at **9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

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Certificate No.: **4793-24**
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PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

GERALD O CHESTER REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

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.: 4793-24

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

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
1324 PAR AVE
ORMOND BEACH FL 32174

4793-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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 7TH 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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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Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026** at **9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

**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.: **4793-24**
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PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
1324 PAR AVE
ORMOND BEACH FL 32174

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

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101



**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 #:**
**26017379**

**COURT:** VOLUSIA COURT CIRCUIT
**# ORG DOCUMENTS:** 1
**PLAINTIFF:** IN RE
**DEFENDANT:** CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC

| TYPE OF SERVICE | HEARING DATE | HEARING TIME | COURT CASE # |
|---|---|---|---|
| Warn/Not of Application of Tax Deeds | 9/29/2026 | 9:00 AM | 4793-24 |

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 10th day of August, 2026 at 8:13 AM, and that I served the same on the 11th day of August, 2026, at the hour of 6:28 AM within the County of Volusia, State of FLORIDA, as follows:

| | | | |
|---|---|---|---|
| **PARTY TO BE SERVED:** | CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC | **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.

FILED
2026 AUG 14 PM 12:32
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY. FL
CC 40

| | | | |
|---|---|---|---|
| **ADDRESS SERVED:** | 760 WHITE STREET DAYTONA BEACH, FL 32114 | | |
| **SERVICE STATUS:** | Served | **SERVICE BY:** | Deputy Spencer, Stephen 6929 |

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

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

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

**DATE:** 8/11/2026
**ENTRD BY:** KONEAL

**BY:** St S 6929
***SPENCER, STEPHEN 6929, DEPUTY***

26017379

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

# WARNING
# SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4793-24

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

4793-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

## NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:13

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026** at **9:00 o'clock A.M.**

Dated this 7TH 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: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

**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.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC
760 WHITE STREET
DAYTONA BEACH FL 32114

CC 40
CLERK OF THE CIRCUIT COURT & COMPTROLLER
2026 AUG 14 PM 12:31
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 #:**
**26017380**

**COURT:** VOLUSIA COURT CIRCUIT
**PLAINTIFF:** IN RE
**DEFENDANT:** FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT

**# ORG DOCUMENTS:** 1

| TYPE OF SERVICE | HEARING DATE | HEARING TIME | COURT CASE # |
|---|---|---|---|
| Warn/Not of Application of Tax Deeds | 9/29/2026 | 9:00 AM | 4793-24 |

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 10th day of August, 2026 at 8:13 AM, and that I served the same on the 11th day of August, 2026, at the hour of 6:28 AM within the County of Volusia, State of FLORIDA, as follows:

| | | | |
|---|---|---|---|
| **PARTY TO BE SERVED:** | FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT | **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.

FILED
2026 AUG 14 PM 12:3
CLERK OF THE CIRCUIT
COURT VOLUSIA CTY
CC 40

| | | | |
|---|---|---|---|
| **ADDRESS SERVED:** | 760 WHITE ST DAYTONA BEACH, FL 32114-1738 | | |
| **SERVICE STATUS:** | Served | **SERVICE BY:** | Deputy Spencer, Stephen 6929 |

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

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

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

**DATE:** 8/11/2026
**ENTRD BY:** KONEAL

**BY:** Stc S— 6929
***SPENCER, STEPHEN 6929, DEPUTY***

26017380

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

# WARNING
# SHERIFF'S NOTICE

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TAX DEED CERTIFICATE NO.: 4793-24

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FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

4793-24 SEPTEMBER 29, 2026

DR-451
R. 9/76

## NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:13

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Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

CC 40
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA
2026 AUG 14 PM 12:31
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 #:**
**26017381**

**COURT:** VOLUSIA COURT CIRCUIT
**PLAINTIFF:** IN RE
**DEFENDANT:** CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC

**# ORG DOCUMENTS:** 1

| TYPE OF SERVICE | HEARING DATE | HEARING TIME | COURT CASE # |
|---|---|---|---|
| Warn/Not of Application of Tax Deeds | 9/29/2026 | 9:00 AM | 4793-24 |

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 10th day of August, 2026 at 8:13 AM, and that I served the same on the 11th day of August, 2026, at the hour of 6:17 AM within the County of Volusia, State of FLORIDA, as follows:

| | | | |
|---|---|---|---|
| **PARTY TO BE SERVED:** | CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC | **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.

FILED
2026 AUG 18 AM 11:40
CLERK OF THE CIRCUIT COURT
CC 40

| | | | |
|---|---|---|---|
| **ADDRESS SERVED:** | 847 ORANGE AVE DAYTONA BEACH, FL 32114 | | |
| **SERVICE STATUS:** | Served | **SERVICE BY:** | Deputy Zimmerer, Leonard 7269 |

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

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

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

**DATE:** 8/12/2026
**ENTRD BY:** KONEAL

**BY:** Deputy Leonard Zimmerer 7269

***ZIMMERER, LEONARD 7269, DEPUTY***

26017381

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

# WARNING
## SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4793-24

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC
847 ORANGE AVE
DAYTONA BEACH FL 32114

4793-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

## NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:13

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026** at **9:00 o'clock A.M.**

Dated this 7TH 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

FILED
2026 AUG 10 AM 8:13
CLERK OF CIRCUIT COURT & COMPTROLLER
VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

**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.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC
847 ORANGE AVE
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:**
**26017377**

**COURT:** VOLUSIA COURT CIRCUIT
**PLAINTIFF:** IN RE
**DEFENDANT:** FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT

**# ORG DOCUMENTS:** 1

| TYPE OF SERVICE | HEARING DATE | HEARING TIME | COURT CASE # |
|---|---|---|---|
| Warn/Not of Application of Tax Deeds | 9/29/2026 | 9:00 AM | 4793-24 |

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 10th day of August, 2026 at 8:13 AM, and that I served the same on the 12th day of August, 2026, at the hour of 7:00 AM within the County of Volusia, State of FLORIDA, as follows:

| | | | |
|---|---|---|---|
| **PARTY TO BE SERVED:** | FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT | **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:** | 1324 PAR AVE ORMOND BEACH, FL 32174 | | |
| **SERVICE STATUS:** | Served | **SERVICE BY:** | Deputy Currie, Forrest 7933 |

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
2026 AUG 21 AM 11:37
FILED

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

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

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

**DATE:** 8/13/2026
**ENTRD BY:** CEJONES

**BY:** Dep Forrest K. Currie 7933

***CURRIE, FORREST 7933, DEPUTY***

26017377

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

# WARNING
# SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4793-24

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

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
1324 PAR AVE
ORMOND BEACH FL 32174

4793-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

## NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:13

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026** at **9:00 o'clock A.M.**

Dated this 7TH 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: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

**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.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
1324 PAR AVE
ORMOND BEACH FL 32174

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
2026 AUG 21 AM 11:34

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 #:**
**26017378**

**COURT:** VOLUSIA COURT CIRCUIT **# ORG DOCUMENTS:** 1
**PLAINTIFF:** IN RE
**DEFENDANT:** GERALD O CHESTER REGISTERED AGENT O/B/O COMMUNITY DEVELOPMENT CORPORATION INC

| TYPE OF SERVICE | HEARING DATE | HEARING TIME | COURT CASE # |
|---|---|---|---|
| Warn/Not of Application of Tax Deeds | 9/29/2026 | 9:00 AM | 4793-24 |

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 10th day of August, 2026 at 8:13 AM, and that I served the same on the 12th day of August, 2026, at the hour of 8:00 AM within the County of Volusia, State of FLORIDA, as follows:

| | | | |
|---|---|---|---|
| **PARTY TO BE SERVED:** | GERALD O CHESTER REGISTERED AGENT O/B/O COMMUNITY DEVELOPMENT CORPORATION INC | **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:** | 220 ZAHARIAS CIRCLE DAYTONA BEACH, FL 32124 | | |
| **SERVICE STATUS:** | Served | **SERVICE BY:** | Deputy Currie, Forrest 7933 |

*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 CIRCUIT COURT VOLUSIA FL
2026 AUG 21 AM 11:58
CC 40

FILED

**DATE:** 8/13/2026
**ENTRD BY:** CEJONES

**BY:** D. Currie K. Currie 7933
***CURRIE, FORREST 7933, DEPUTY***

26017378

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

# WARNING
# SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 4793-24

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

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 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.

GERALD O CHESTER REGISTERED AGENT O/B/O
CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

4793-24 SEPTEMBER 29, 2026

DR-451
R. 9/76

## NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:13

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **4793-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955.**

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 **SEPTEMBER 29, 2026** at **9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$11,529.64**
OPENING BID AMOUNT: $11,506.39

**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.: **4793-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$11,529.64***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 29, 2026**

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

GERALD O CHESTER REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORPORATION INC
220 ZAHARIAS CIRCLE
DAYTONA BEACH FL 32124

CC 40
CLERK OF THE CIRCUIT COURT FL
2026 AUG 21 AM 11:31

FILED

MAKE CHECK PAYABLE TO:
**Will Roberts - Tax Collector**

MAIL TO:
**Will Roberts - Tax Collector**
**123 W. Indiana Ave., Room 103**
**DeLand, FL 32720**
[Telephone: 386-736-5938]

CL-0918-2101

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 29, 2026

FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

RE: CERTIFICATE NO.: **4793-24**

# 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] | $ | 77.70 |
| **TOTAL AMOUNT OF REFUND** | **$** | **96.20** |

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

Sincerely,

**LAURA E. ROTH**
CLERK OF THE CIRCUIT COURT

By: S PEARSON

S PEARSON
DEPUTY CLERK

CL-0205-2101

REF

# CLERK OF THE CIRCUIT COURT- VOLUSIA COUNTY

# Direct Payment Voucher

**Vendor Name** FIG 20 LLC FBO SEC PTY

Vendor Code

**Address** PO BOX 12225
NEWARK NJ 07101-3411

| Description | Case No. / Invoice No | Account Number | Amount |
|---|---|---|---|
| REFUND TO APPLICANT | CERT# | | $ 96.20 |
| (TDPP, TDREC, TDESC) | 4793-24 | | |
| CERTIFICATE REDEEMED AFTER BEING | | | |
| SET FOR SALE | SEE ATTACHED | | |
| | REFUND LETTER | | |
| | | Total Amount | $ 96.20 |

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

**SPECIAL HANDLING REQUIRED ON CHECK**

[ ] Return check to department originating this voucher.

[X] Documentation must be attached to the check.

**Authorization**

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

For Accounting Use Only:

Entered by
Date
Audited by
Date

Scheduled Pay Date
Bank Account
Check Number
Check Date

CL-0195-2002

**STATE OF FLORIDA**
**COUNTY OF VOLUSIA**

**CERTIFICATE NO.** 4793-24

## 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 7TH of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

| | | |
|---|---|---|
| ✯ CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC | at | 847 ORANGE AVE, DAYTONA BEACH FL 32114, |
| FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT | at | 760 WHITE ST, DAYTONA BEACH FL 32114-1738, |
| ✯ CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC | at | 760 WHITE STREET, DAYTONA BEACH FL 32114, |
| GERALD O CHESTER REGISTERED AGENT O/B/O CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION INC | at | 220 ZAHARIAS CIRCLE, DAYTONA BEACH FL 32124, |
| FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT | at | 1324 PAR AVE, ORMOND BEACH FL 32174, |

Witness my hand and official seal this 7TH 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 #4793-24_____ _Central Florida Community Development Corp Inc_in the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____

_____August 27, September 3, 10 & 17, 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 __17th_ day of ___September, 2026__,

Melodie W. Robinson

(SEAL)

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

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, that FIG 20 LLC FIG 20 LLC FBO SEC PTY 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. 4793-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 423317010150 LOT 15 CARROLLWOOD SUB UNIT 1 MB 32 PG 150 PER OR 5009 PG 4955
Name in which assessed: CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC

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 29TH day of SEPTEMBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 7TH 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.

August 27, September 3, 10 & 17, 2026