

TAX COLLECTOR'S CERTIFICATION WORKSHEET**5015-24****HMF FL A LLC TESCO CUSTODIAN****5/21/2026****11/17/2026**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	\$ 2,835.06
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	1,313.92
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	4,673.98
7. Total Interest Accrued by Tax Collector	210.33
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]	27.68
11. Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
12. Recorded Notice of Application Fee	10.00
13. Sheriff's Fee [per Sect. 197.522(2)]	80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	2.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17. _____	-
18. Total of Lines 6 thru 17	5,202.99
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	224.67
20. Total of Lines 18 & 19	5,427.66
21. Tax Collector's Redemption Fee	6.25
22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}	10.00
23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}	7.00
24. TOTAL AMOUNT TO REDEEM*	\$ 5,450.91
25. _____	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	58,973.50
27. Total of Lines 20, 25 & 26	64,401.16
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 64,401.16

*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 11/17/2026

Created by:



DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No. 5015-24

Year of Issuance

JUNE 1, 2024

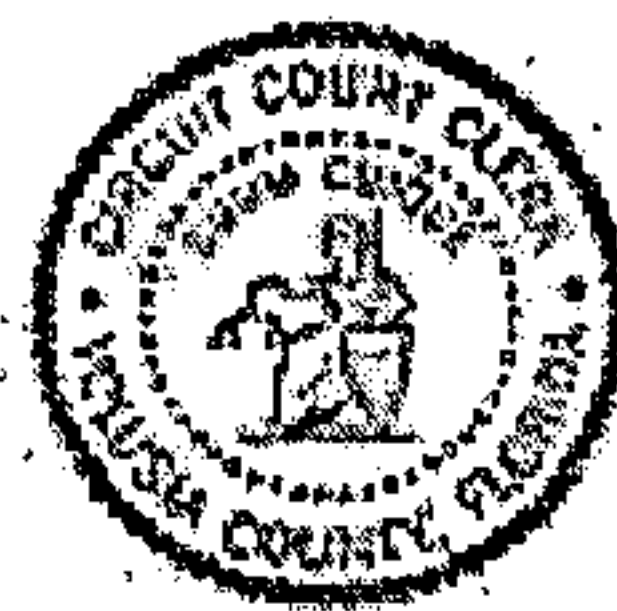
Description of Property Parcel # 424220160151 S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15 BLK 16 MB 6 PG 150 PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER OR 6435 PG 2423 PER OR 6469 PG 3586 PER OR 6552 PG 3567 PER OR 6765 PG 0017 PER OR 6826 PG 0729

Name in which assessed WESTON LINDA S

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 17TH day of NOVEMBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 25TH day of SEPTEMBER, 2026.



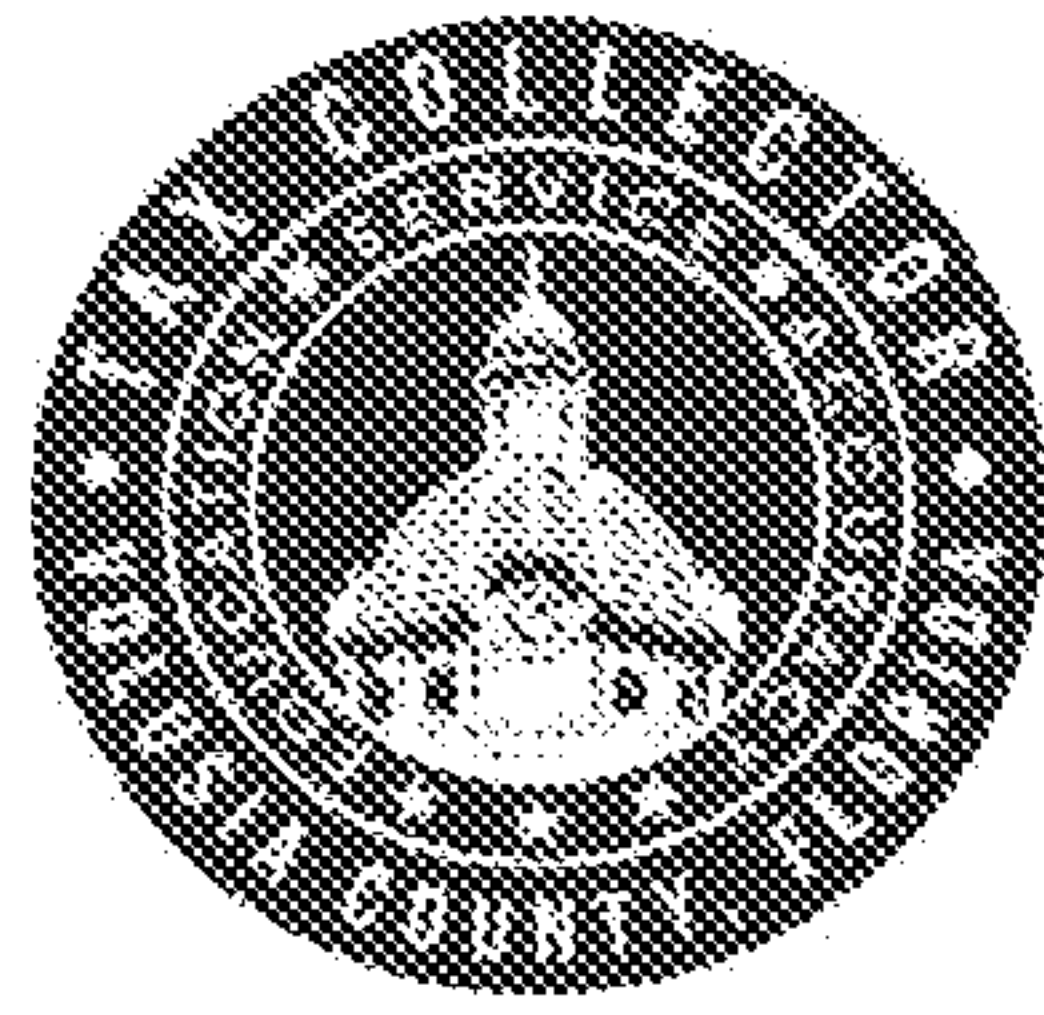
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

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

OCTOBER 15, 2026



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 424220160151

Tax Deed #: 32424

Situs Address: 907 CORDOVA 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

HMF FL A LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630

Owner on Current Tax Roll

WESTON LINDA S

907 CORDOVA AVE

ORMOND BEACH, FL 32174

Billing Address on Current Tax Roll

Additional Parties, Per Search

LINDA S WESTON

Title Holder

907 CORDOVA AVE

ORMOND BEACH, FL 32174

Certified By:

Will Roberts, CFC

Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information					
Applicant	HMF FL A LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630	Application date	May 21, 2026		
Situs address	907 CORDOVA AVE ORMOND BEACH 32174	Yr Issued/Certificate #	2024 / 5015		
Parcel owner	WESTON LINDA S 907 CORDOVA AVE ORMOND BEACH, FL 32174	Date certificate issued	06/01/2024		
		Deed application number	32424		
Property description	See last page.	Account number	424220160151		
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Yr Issued/Certificate #	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2024/5015	05/31/2024	1,259.52	163.74	1,423.26	
Part 2: Total*				1,423.26	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Yr Issued/Certificate #	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/4761	05/31/2025	1,316.67	6.25	88.88	1,411.80
Part 3: Total*					1,411.80
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					2,835.06
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					1,313.92
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)					210.33
7. Total Paid (Lines 1-6)					4,884.31
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: Tim Brownson			Volusia, Florida		
Signature, Tax Collector or Designee			Date 08/11/2026		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	58,973.50
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	63,857.81
18. Redemption fee	6.25
19. Total amount to redeem	4,890.56
Sign here: _____ Signature, Clerk of Court or Designee Date of sale	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15 BL
K 16 MB 6 PG 150 PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER
OR 6435 PG 2423 PER OR 6469 PG 3586 PER OR 6552 PG 3567 PER
OR 6765 PG 0017 PER OR 6826 PG 0729

S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15 BL
K 16 MB 6 PG 150 PER OR 0833 PG 0403 PE (Full legal attached.)

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Volusia County, FL, a search has been made of the Public Records for the following described property:

Account #	Alt. Key	Property Address
424220160151	3185200	907 CORDOVA AVE ORMOND BEACH 32174

Legal Description

S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15 BLK 16 MB 6 PG 150 PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER OR 6435 PG 2423 PER OR 6469 PG 3586 PER OR 6552 PG 3567 PER OR 6765 PG 0017 PER OR 6826 PG 0729

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-5015	\$117,947	Yes	No	Yes	No
Owner of Record on Current Tax Roll LINDA S WESTON			Billing Name & Address		

907 CORDOVA AVE
ORMOND BEACH FL 32174

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 07/21/2026 **Search covers** **20 years** **through:** 07/08/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

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

LINDA S WESTON
907 CORDOVA AVE
ORMOND BEACH FL 32174

Document

Warranty Deed
Bk:6826 Pg:729

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

Warranty Deed
Bk:4087 Pg:535

Order Determining Homestead
Bk:6435 Pg:2423

Warranty Deed
Bk:6469 Pg:3586

Quit Claim Deed
Bk:6552 Pg:3567

Corrective Quit Claim Deed
Bk:6765 Pg:17

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

None found.

Document**Examiner Comments****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

Return to:
Name:
Address:

This Instrument Prepared:

Andrea Swanto Boswell C.L.C.
SOUTHERN TITLE HOLDING COMPANY, LLC
400 SEABREEZE BLVD.
DAYTONA BEACH, Florida 32118

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

03/04/2013 03:34 PM
Doc stamps 691.60
(Transfer Amt \$ 98800)
Instrument# 2013-042565 # 1
Book: 6826
Page: 729
Diane M. Matousek
Volusia County, Clerk of Court

Property Appraisers Parcel I.D. (Folio) Number(s):

4242-20-16-0151

Grantee(s) S.S.#(s):

File No: SB1313561

WARRANTY DEED

This Warranty Deed Made the 27th day of February, 2013, by LEE CHIP ITH, hereinafter called the grantor, whose post office address is: 1021 SERINIDAD WAY, ARVIN, California 93203

to LINDA S. WESTON, whose post office address is: 907 CORDOVA AVENUE, ORMOND BEACH, Florida 32174, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$98,800.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Volusia County, Florida, viz:

THAT PORTION OF LOT 15, BLOCK 16, RIO VISTA, SECTION "B", OF RECORD IN MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN THE WESTERLY LINE OF SAID LOT 15, SAID POINT BEING A DISTANCE OF 82 FEET NORTHERLY OF THE SOUTHWEST CORNER OF LOT 15; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOT 15, A DISTANCE OF 82 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 15; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 15, A DISTANCE OF 101.69 FEET TO THE SOUTHEAST CORNER OF LOT 15; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 15, A DISTANCE OF 90 FEET TO A POINT; THENCE WESTERLY ACROSS LOT 15, A DISTANCE OF 85.7 FEET TO THE POINT OF BEGINNING.

The property is not the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2012, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, sealed and delivered in our presence:

Witness Signature:

Printed Name:

LEE CHIP ITH

Witness Signature:

Printed Name:

Witness Signature:

Printed Name:

Witness Signature:

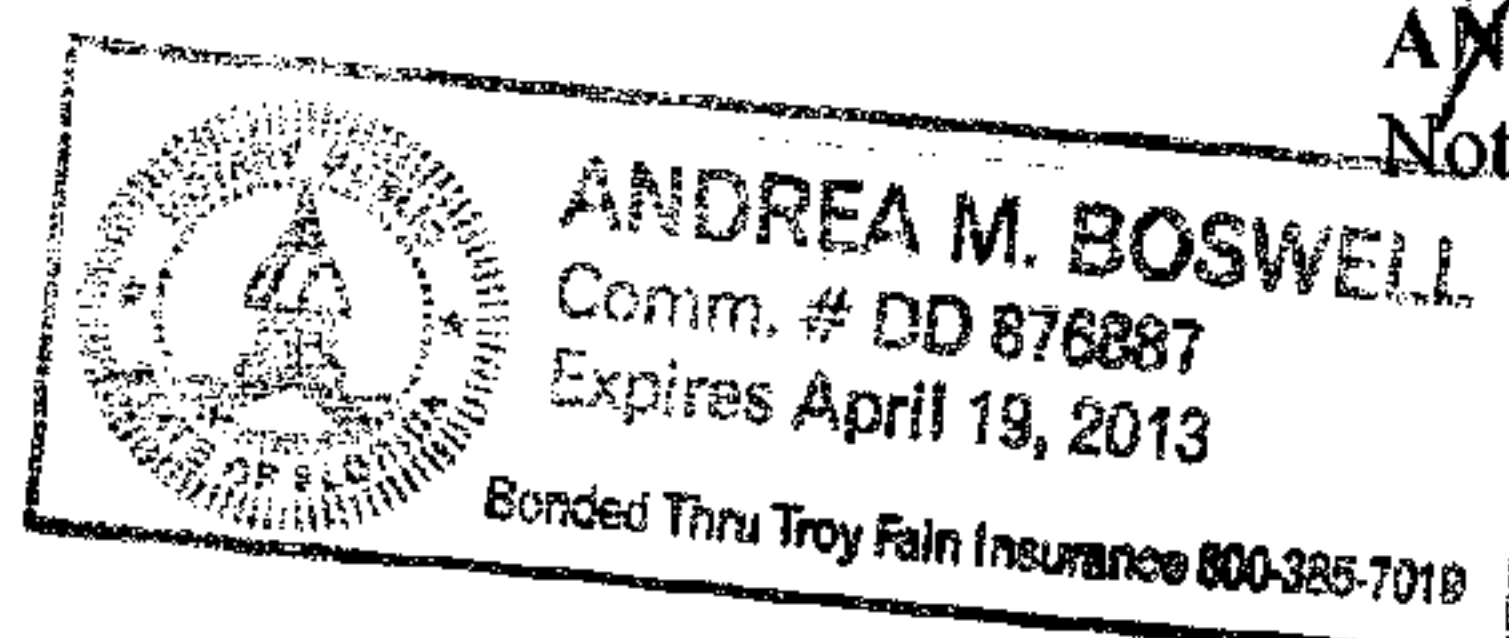
Printed Name:

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 27th day of February, 2013, by LEE CHIP ITH, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

ANDREA BOSWELL
Notary Public



SOUTHERN TITLE

Name: EDWIN D. DAVIS, II, ESQ.
Address: 900 Big Tree Road
South Daytona, FL 32119
This Instrument Prepared by:
Name: EDWIN D. DAVIS, II, ESQ.
Address: 900 Big Tree Road
South Daytona, FL 32119
Property Appraisers Parcel Identification
Folio Number(s): 4242-20-16-0151
Grantee(s) S.S. # (s)

WARRANTY DEED
INDIVID. TO INDIVID.

03/15/1996 14:43
Doc stamps 294.00
(Transfer Amt \$ 42000)
Instrument # 96045442
Book: 4087
Page: 535
Diane M. Matousek
Volusia County, Clerk of Court

RAMCO FORM 01

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 14th day of MARCH, 1996, by
SHARON J. BINKLEY, a single woman,
hereinafter called the Grantor, to M. JEAN LANGSTON
whose post office address is 907 Cordova Avenue, Ormond Beach, FL 32176
hereinafter called the Grantee

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00----- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in VOLUSIA County, State of FLORIDA, viz:

That portion of Lot 15, Block 16, Rio Vista, Section "B", of record in Map Book 6, Page 150, Public Records of Volusia County, Florida, described as follows: begin at a point in the Westerly line of said Lot 15, said point being a distance of 82 feet Northerly of the Southwest corner of Lot 15; thence Southerly along the Westerly line of Lot 15, a distance of 82 feet to the aforesaid Southwest corner of Lot 15; thence Easterly along the South line of Lot 15, a distance of 101.69 feet to the Southeast corner of Lot 15; thence Northerly along the East line of Lot 15, a distance of 90 feet to a point; thence Westerly across Lot 15, a distance of 85.7 feet to the point of beginning.

Subject to easements and restrictions of record, if any; and subject to taxes for the year 1996 and subsequent years.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995.

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

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

EDWIN D. DAVIS, II

Printed Name

Lura J. Butler

Witness Signature (as to first Grantor)

LURA J. BUTLER

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF FLORIDA

COUNTY OF VOLUSIA

SHARON J. BINKLEY

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: FL DRIVER LICENSE

NOTARY RUBBER STAMP SEAL

Grantor Signature

SHARON J. BINKLEY

Printed Name

101 S. Old Coachman Rd., #705

Post Office Address Clearwater, FL 34625

Co-Grantor Signature (if any)

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this 14th day of March, A.D. 1996

Lura J. Butler
Notary Signature
LURA J. BUTLER

Printed Name

045442

01/12/2010 10:11 AM
Instrument# 2010-005482 # 1
Book: 6435
Page: 2423

IN RE: THE ESTATE OF

IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT, IN AND FOR
VOLUSIA COUNTY, FLORIDA
Case No.2009-10223-PRDL-10

MILDRED JEAN BOWLING LANGSTON
/

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

ON the petition of Alice Starr for an Order

Determining Homestead Status of Real Property, the Court find that all interested persons have either signed the Petition to Determine Homestead Status of Real Property, been served proper notice of hearing or have waived notice thereof; that the material allegations of the petition are true; that the decedent was domiciled in Volusia County, Florida and that at the time of death the decedent owned and resided on the real property described in the petition, it is

ADJUDGED that the following property located at 907 Cordova Avenue
Ormond Beach, Volusia County, Florida more particularly described as:

That portion of Lot 15, Block 16, Rio Vista Section "B" of record, in Map Book 6, Page 150, Public Records of Volusia County, Florida described as follows: Begin at a point in the Westerly line of said Lot 15, said point being a distance of 82 feet Northerly of the Southwest corner of Lot 15, thence Southerly along the Westerly line of Lot 15, a distance of 82 feet to the aforesaid Southwest corner of Lot 15, thence easterly along the South line of Lot 15 a distance of 101.69 feet to the Southeast corner of Lot 15, thence Northerly along the East line of Lot 15, a distance of 90 feet to a point, thence Westerly across Lot 15 a distance of 85.7 feet to the Point of beginning.

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

ADJUDGED FURTHER that the decedent's interest in the above-described

CLERK OF THE
& COUNTY
COURT VOLUSIA
CC 59

10 JAN 11 AM 11:39

FILED

35

Instrument# 2010-005482 # 2
Book: 6435
Page: 2424
Diane M. Matousek
Volusia County, Clerk of Court

property descended in equal shares to the decedent's siblings:

Alice Starr, Amy Schneider, Jamie Gibson and Thomas Bowling.

DONE AND ORDERED this 11 day of ^{January, 2010}~~December, 2009~~ in Chambers,
^{DeLand}~~Daytona Beach~~, Volusia County, Florida.

C. McLean Smith IB
Circuit Judge

cc: Ann Rogers

Prepared By: Wanda L. Upson
Professional Title Agency, Inc.
747 S. Ridgewood Avenue, Suite 204
Daytona Beach, Florida 32114
incidental to the issuance of a title insurance policy.
File Number: P-17554
Parcel ID# 4242-20-16-0151

**WARRANTY DEED
(INDIVIDUAL)**

This **WARRANTY DEED**, dated **04/23/2010** by
Alice Starr, Thomas Bowling, Jamie Gibson and Amy Schneid
Whose post office address is
38 Turner Road, Elkview, West Virginia 25071
hereinafter called the GRANTOR, to
Mattestom Han
whose post office address is
907 Cordova Avenue, Ormond Beach, Florida 32174
hereinafter called the GRANTEE:

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

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

THAT PORTION OF LOT 15, BLOCK 16, RIO VISTA, SECTION "B", OF RECORD IN MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN THE WESTERLY LINE OF SAID LOT 15, SAID POINT BEING A DISTANCE OF 82 FEET NORTHERLY OF THE SOUTHWEST CORNER OF LOT 15; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOT 15, A DISTANCE OF 82 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 15; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 15, A DISTANCE OF 101.69 FEET TO THE SOUTHEAST CORNER OF LOT 15; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 15, A DISTANCE OF 90 FEET TO A POINT; THENCE WESTERLY ACROSS LOT 15, A DISTANCE OF 85.7 FEET TO THE POINT OF BEGINNING.

Grantors hereby warrant that the above described property is not their constitutional homestead per the Florida Constitution.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2010** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature: Linda S Jones
Witness #1 Print Name: **LINDA S. JONES**

Witness #2 Signature: Carol Sweeney
Witness #2 Print Name: **Carol Sweeney**
Above witnesses only to Alice Starr & Thomas Bowling

Alice Starr
Alice Starr

Thomas Bowling
Thomas Bowling

Jamie L. Gibson
Jamie Gibson (separate Notary page 3)

Amy Schneid
Amy Schneid (separate Notary page 3)

STATE OF WEST VIRGINIA)

) ss

COUNTY OF Kanawha) WV

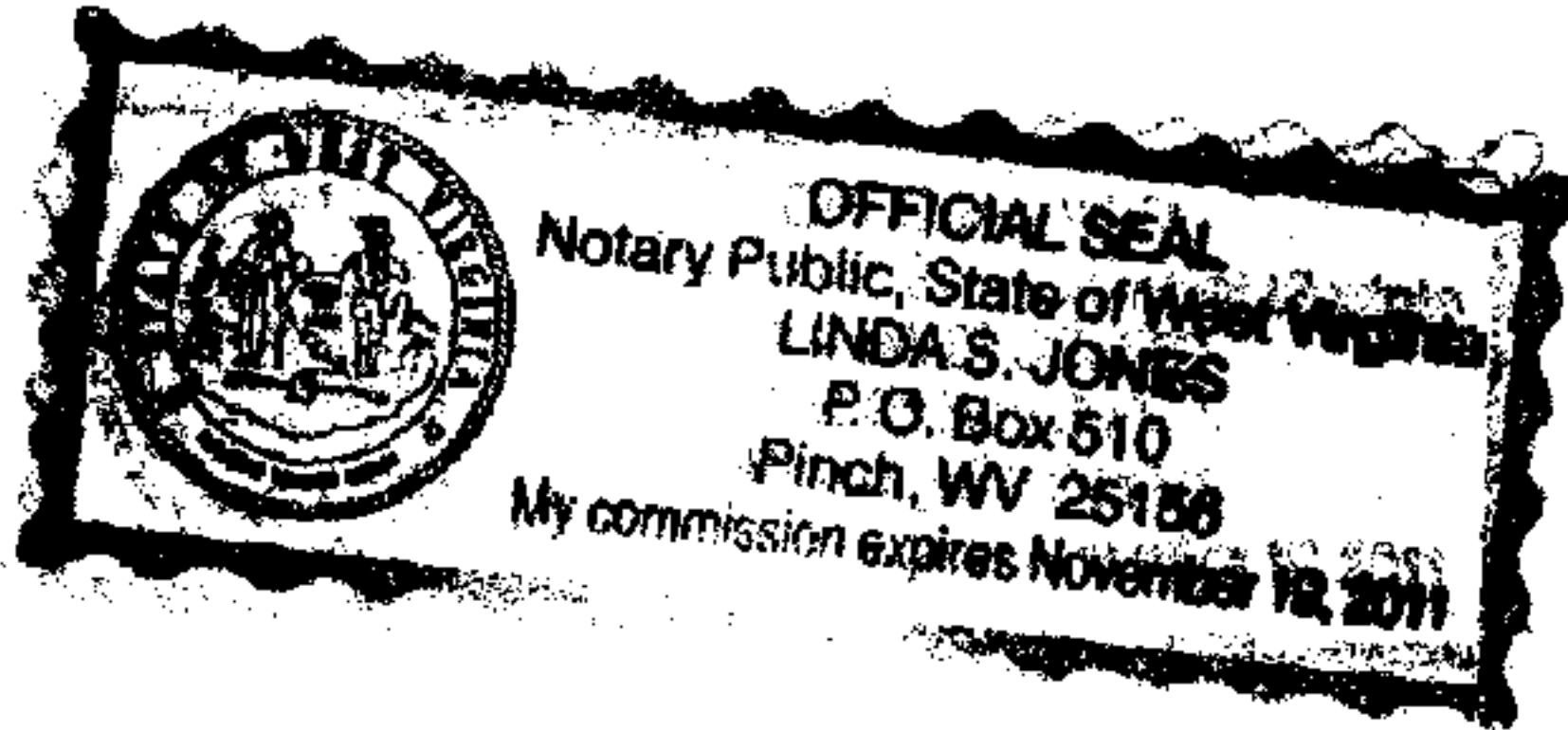
I am a notary public of the state of ~~Florida~~ and my commission expires: 11/19/11

THE FOREGOING INSTRUMENT was acknowledged before me on 04/21/2010 by:

Alice Starr and Thomas Bowling

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

Notary Seal



Signature: Linda S. Jones
Print Name: Notary Public

Witnesses as to AMY SCHNEID and JAMIE GIBSON:

Cyndi H. Parker
WITNESS: Cyndi H. Parker

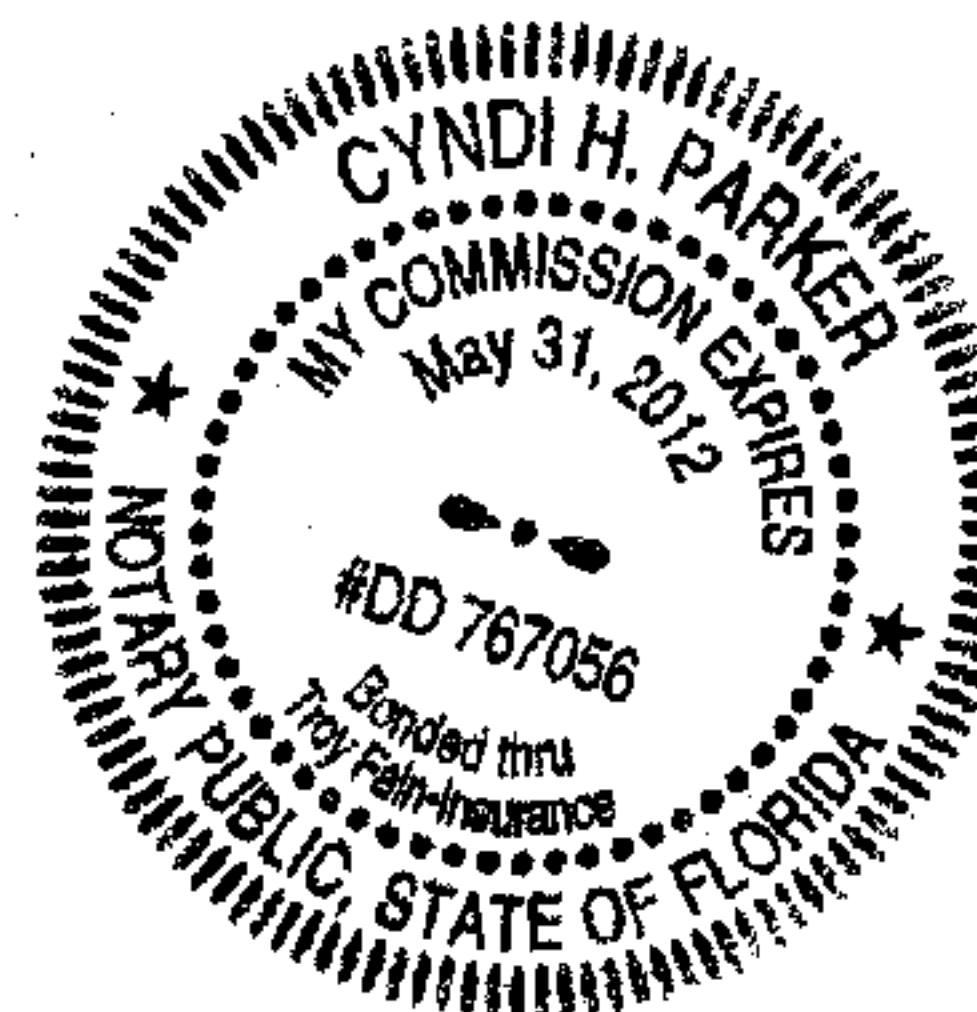
Alisa Rogers
WITNESS: Alisa Rogers

STATE OF FLORIDA
COUNTY OF VOLUSIA

I am a notary public of the state of Florida and my commission expires:
THE FOREGOING INSTRUMENT was acknowledged before me on 04/23/2010 by:
Jamie Gibson and Amy Schneid
who are personally known to me or who have produced drivers license as identification.

Notary Seal

Signature: Cyndi H. Parker
Print Name: Notary Public: Cyndi H. Parker



Prepared By:
Chip Ith.

L J

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 01 - 05 - 2011

Reference Number of Any Related Documents: 0

Grantor:

Name Mattestom Han
Street Address 907 Cordova Ave
City/State/Zip Ormond Beach FL 32174

Grantee:

Name Leechip Ith
Street Address 907 Cordova Ave
City/State/Zip Ormond Beach FL 32174

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Lot 15, Block 16, Rio Vista

Assessor's Property Tax Parcel/Account Number(s): 4242-20-16-0151

THIS QUITCLAIM DEED, executed this January day of 05, 2011, by first party, Grantor, Mattestom Han, whose mailing address is 907 cordova ave Ormond Beach FL, to second party, Grantee, LEECHIP ITH, whose mailing address is 907 cordova ave Ormond Beach FL 32174

WITNESSETH that the said first party, for good consideration and for the sum of Zero Dollars (\$ 0) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Volusia, State of Florida
to wit: _____

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name of Witness

Jan Haynes
Jan Haynes

Signature of Witness

Print Name of Witness

Luna Beale
Luna Beale

Signature of Grantor

Print Name of Grantor

Mattestom
Mattestom Han

State of Florida

County of Volusia

On 1-5-2011, before me, Juanita J. Sneed
Mattestom Han, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

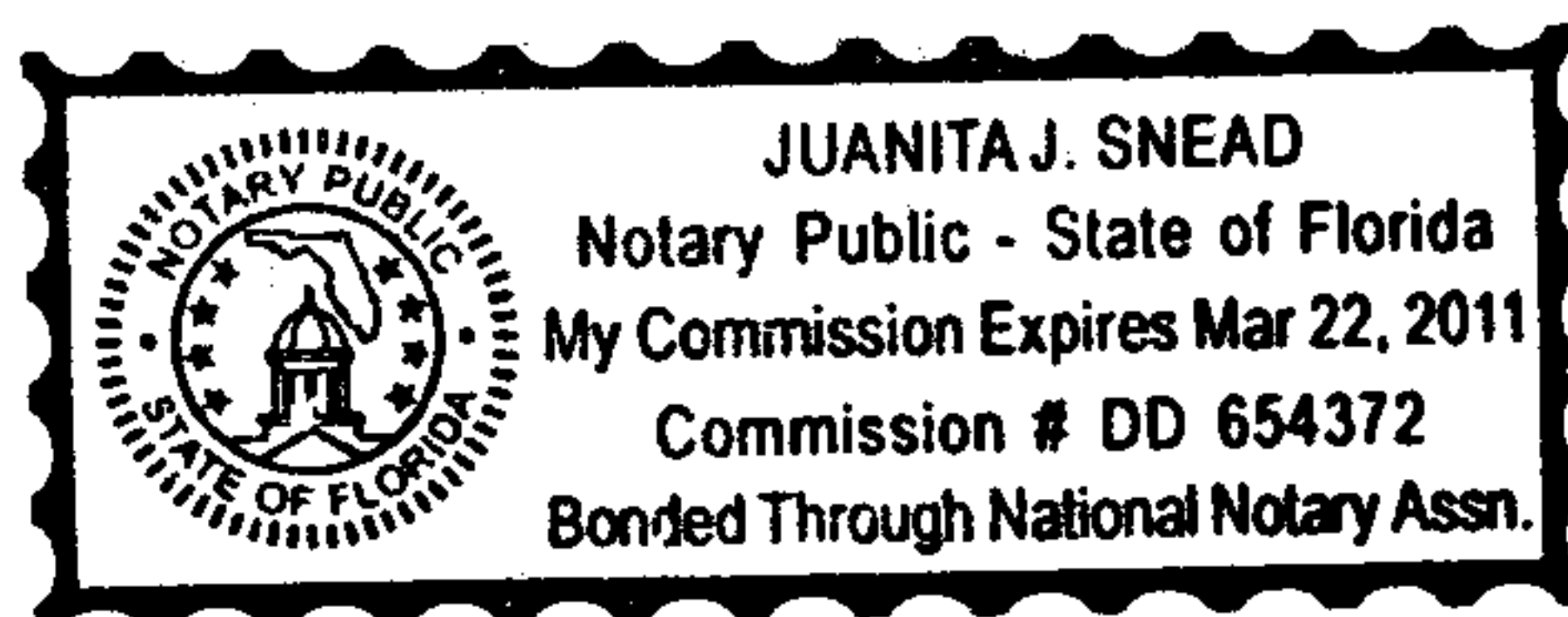
WITNESS my hand and official seal.

Juanita J. Sneed
Signature of Notary

Affiant Known ☒ Produced ID

Type of ID FLDL

(Seal)



Prepared by and return to:
Janice C. Rose, an employee of
Rice & Rose, P.A.
222 Seabreeze Blvd.
Daytona Beach, Florida 32118

Parcel ID No: 4242-20-16-0151

Corrective Quit Claim Deed

Made this August 20, 2012 A.D. by **Mattestom Han**, a single woman, 416 Banana Cay Drive, Apt. A, South Daytona, Florida 32119, hereinafter called the grantor, to **Lee Chip Ith**, a married man, whose post office address is: **5504 Rockview Drive, Bakersfield, CA 93313**, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Volusia County, Florida, viz:

THAT PORTION OF LOT 15, BLOCK 16, RIO VISTA, SECTION "B", OF RECORD IN MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT IN THE WESTERLY LINE OF SAID LOT 15, SAID POINT BEING A DISTANCE OF 82 FEET NORTHERLY OF THE SOUTHWEST CORNER OF LOT 15; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOT 15, A DISTANCE OF 82 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 15; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 15, A DISTANCE OF 101.69 FEET TO THE SOUTHEAST CORNER OF LOT 15; THENCE NORTHERLY ALONG THE EAST LINE OF LOT 15, A DISTANCE OF 90 FEET TO A POINT; THENCE WESTERLY ACROSS LOT 15, A DISTANCE OF 85.7 FEET TO THE POINT OF BEGINNING.

This Corrective Quit Claim Deed is being executed to correct that Quit Claim Deed dated January 5, 2011 and recorded in Official Records Book 6552, Page 3567, which lacks the marital status of the grantor.

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

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

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

Signed, sealed and delivered in our presence:

Janice C. Rose

Witness
Printed Name Janice C. Rose

J. E. Moss

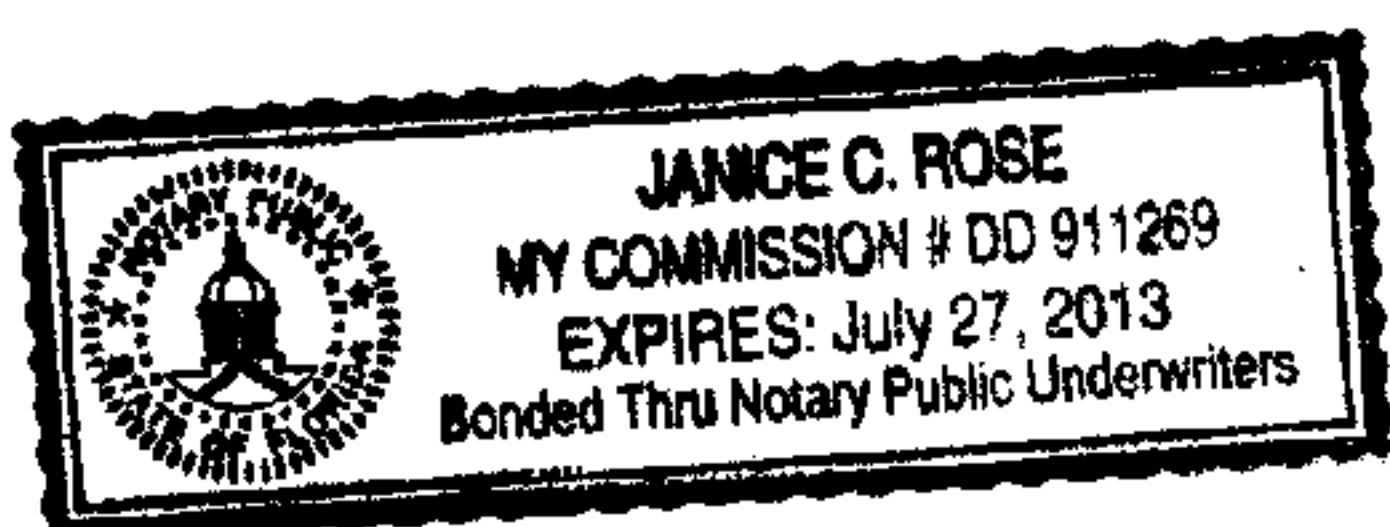
Witness
Printed Name Jodi E. Moss

Mattestom Han (Seal)

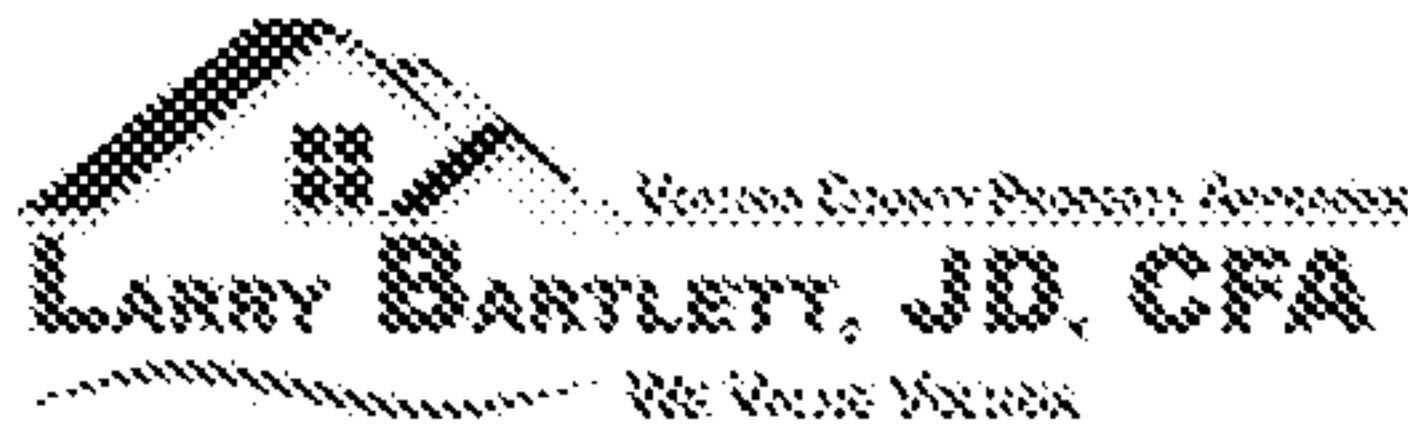
Mattestom Han
Address: 416 Banana Cay Drive, Apt. A, South Daytona, FL 32119

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 20 day, of August, 2012, by **Mattestom Han**, who is personally known to me or who has produced FL drivers license as identification.



Janice C. Rose
Notary Public
Print Name
My Commission Expires: _____



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: 3185200
Parcel ID: 424220160151
Township-Range-Section: 14 - 32 - 42
Subdivision-Block-Lot: 20 - 16 - 0151
Owner(s): WESTON LINDA S - FS - Fee Simple - 100%
Mailing Address On File: 907 CORDOVA AVE
ORMOND BEACH FL 32174
Physical Address: 907 CORDOVA AVE, ORMOND BEACH 32174
Building Count: 1
Neighborhood: 2662 - RIO VISTA ORMOND BEACH
Subdivision Name:
Property Use: 0100 - SINGLE FAMILY
Tax District: 201-ORMOND BEACH
2025 Final Millage Rate: 16.3635
Homestead Property: Yes
Agriculture Classification: No
Short Description: S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15 BL K 16 MB 6 PG 150 PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER OR 6435 PG 2423 PER OR 6469 PG 3586 PER OR 6552 PG 3567 PER

Property Values

Tax Year:	2026 Working	2025 Final	2024 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$205,986	\$207,045	\$203,533
Land Value:	\$38,985	\$38,985	\$38,985
Just/Market Value:	\$244,973	\$246,030	\$242,518

Working Tax Roll Values by Taxing Authority

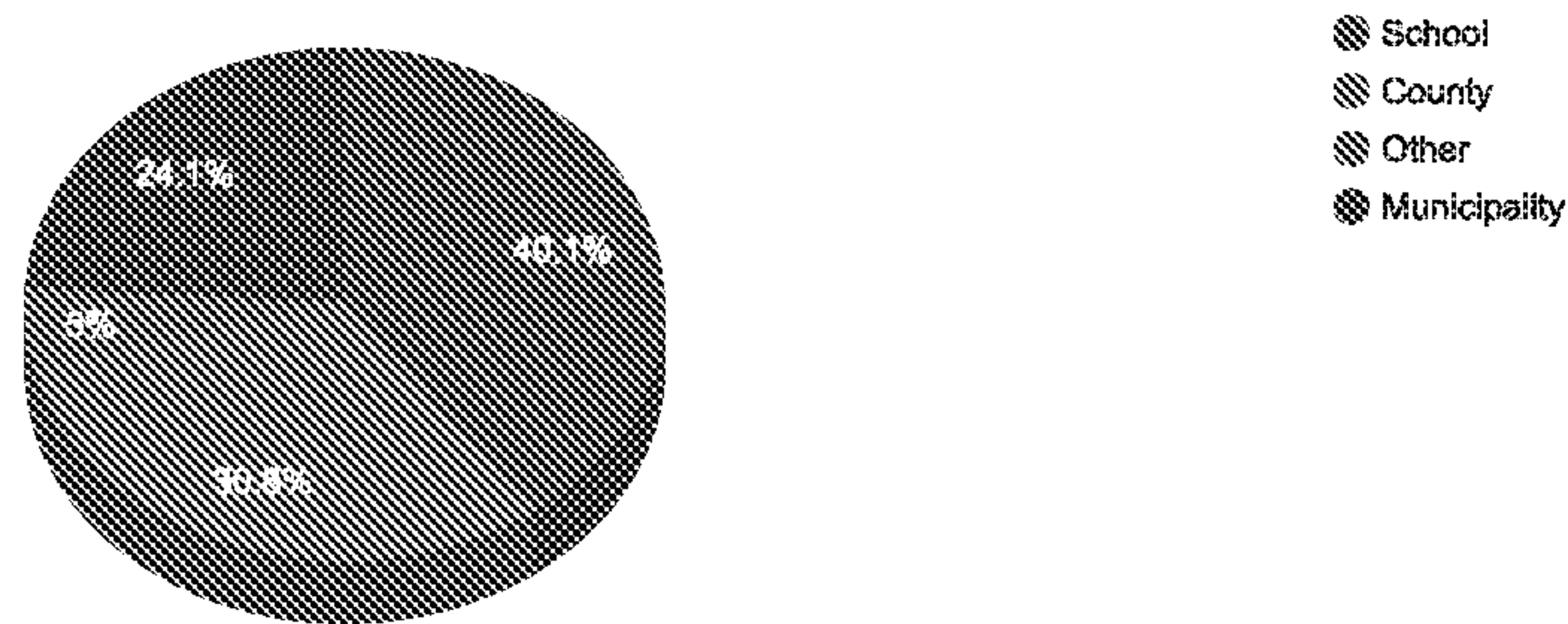
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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	\$244,973	\$121,131	\$25,000	\$96,131	1.5000	\$144.20
0012	DISCRETIONARY	\$244,973	\$121,131	\$25,000	\$96,131	0.7480	\$71.91
0011	REQ LOCAL EFFORT	\$244,973	\$121,131	\$25,000	\$96,131	3.0310	\$291.37
0050	GENERAL FUND	\$244,973	\$121,131	\$51,411	\$69,720	3.2007	\$223.15
0053	LAW ENFORCEMENT FUND	\$244,973	\$121,131	\$51,411	\$69,720	1.5994	\$111.51
0055	LIBRARY	\$244,973	\$121,131	\$51,411	\$69,720	0.3697	\$25.78
0520	MOSQUITO CONTROL	\$244,973	\$121,131	\$51,411	\$69,720	0.1573	\$10.97
0530	PONCE INLET PORT AUTHORITY	\$244,973	\$121,131	\$51,411	\$69,720	0.0660	\$4.60
0058	VOLUSIA ECHO	\$244,973	\$121,131	\$51,411	\$69,720	0.2000	\$13.94
0057	VOLUSIA FOREVER	\$244,973	\$121,131	\$51,411	\$69,720	0.2000	\$13.94
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$244,973	\$121,131	\$51,411	\$69,720	0.0270	\$1.88
0100	HALIFAX HOSPITAL AUTHORITY	\$244,973	\$121,131	\$51,411	\$69,720	0.7019	\$48.94
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$244,973	\$121,131	\$51,411	\$69,720	0.1793	\$12.50
0180	ORMOND BEACH	\$244,973	\$121,131	\$51,411	\$69,720	4.3202	\$301.20
0184	ORMOND BEACH I&S 2010	\$244,973	\$121,131	\$51,411	\$69,720	0.0630	\$4.39
						16.3635	\$1,280.29

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$1,280.29
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$1,280.29
				Estimated Tax Amount without SOH/10CAP ☺	\$4,008.62

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HK Savings
2025	\$38,985	\$207,045	\$246,030	\$117,947	\$50,722	\$67,225	\$128,083
2024	\$38,985	\$203,533	\$242,518	\$114,623	\$50,000	\$64,623	\$127,895
2023	\$30,357	\$190,313	\$220,670	\$111,285	\$50,000	\$61,285	\$109,385
2022	\$30,357	\$165,704	\$196,061	\$108,044	\$50,000	\$58,044	\$88,017
2021	\$27,801	\$135,431	\$163,232	\$104,897	\$50,000	\$54,897	\$58,335
2020	\$27,801	\$133,410	\$161,211	\$103,449	\$50,000	\$53,449	\$57,762
2019	\$29,507	\$111,756	\$141,263	\$101,123	\$50,000	\$51,123	\$40,140
2018	\$21,663	\$112,934	\$134,597	\$99,237	\$50,000	\$49,237	\$35,360
2017	\$14,193	\$94,312	\$108,568	\$97,196	\$50,000	\$47,196	\$11,372

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				83.0	95	610	\$38,985
Total Land Value:										\$38,985

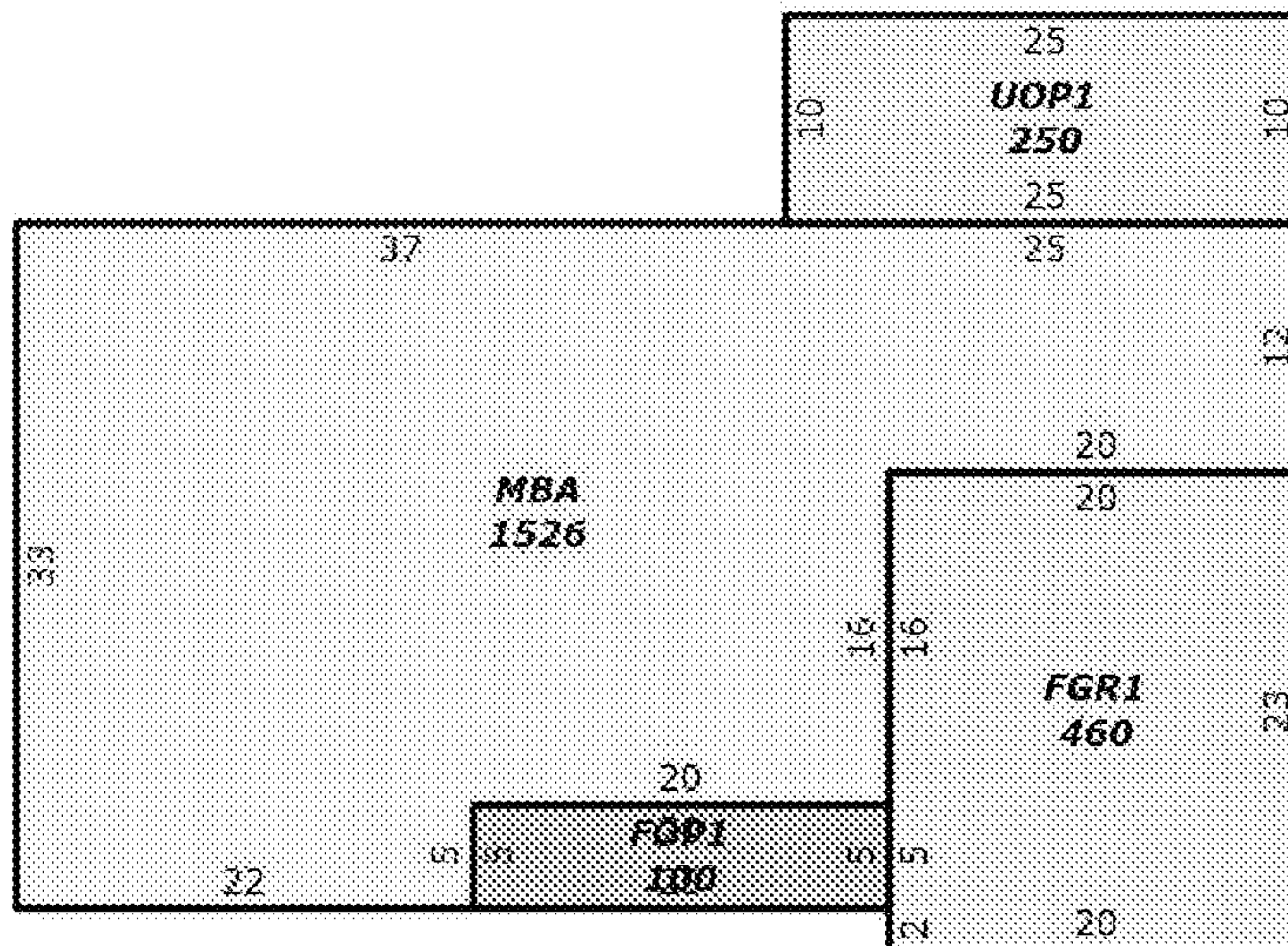
Building(s) - Residential

Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	# Stories:	1	2 Fixture Baths:	0
Description:	R1 - Single Family	# Bedrooms:	3	3 Fixture Baths:	2
Quality Grd:	300	Floor Type:	10 - TERRAZZO MONOLITHIC	4 Fixture Baths:	0
Arch Design:		Wall Type:	3 - PLASTER	5 Fixture Baths:	0
Year Built:	1966	Exterior Wall:	15 - CONCRETE - CINDER BLOCK	6 Fixture Baths:	0
Total SFLA:	1,526	Foundation:	3 - CONCRETE SLAB	7 Fixture Baths:	0
HVAC:	Y - AIR CONDITIONING	Roof Cover:	3 - ASPHALT SHINGLE	Add'l Fixtures:	0
Heat Method:	6 - FORCED DUCTED	Roof Type:	03 - GABLE		
Heat Source:	1 - ELECTRICITY	FPL:	0 / 0 /		
Total Building Value: \$205,708					

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

Description	Area	Year Built
MAIN BUILDING	1526	
Porch, Open Finished	100	
Finished Garage	460	
Porch, Open Unfinished	250	1989
Total Building Area	2,336	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RSH-STORAGE, SHED RESIDENTIAL	2005	120	1		\$280
Total Miscellaneous Value:						\$280

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
6826 / 0729	2013042565	02/27/2013	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$95,800
6765 / 0017	2012170504	08/20/2012	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
6552 / 3567	2011002000	01/05/2011	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
6469 / 3586	2010070304	04/23/2010	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$100,000
6435 / 2423	2010050402	01/11/2010	PR1-PERSONAL REP	UNQUALIFIED	IMPROVED	\$100
4087 / 0535	1998040442	03/15/1996	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$42,000
4043 / 1443	1995120661	08/15/1995	TR-TRUSTEE'S DEED	UNQUALIFIED	IMPROVED	\$100

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
S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15 BLK 16 MB 6 PG 150 PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER OR 6435 PG 2423 PER OR 6469 PG 3586 PER OR 6552 PG 3567 PER OR 6765 PG 0017 PER OR 6826 PG 0729	201	14 - 32 - 42	20 - 16 - 0151	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
------	--------	-------------	--------



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 424220160151

Tax Deed #: 32424

Situs Address: 907 CORDOVA 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

HMF FL A LLC

TESCO CUSTODIAN

PO BOX 30538

TAMPA, FL 33630

Owner on Current Tax Roll

① WESTON LINDA S
SN 907 CORDOVA AVE
(VOL) ORMOND BEACH, FL 32174

Billing Address on Current Tax Roll

Additional Parties, Per Search

SN ② LINDA S WESTON
(VOL) ✕ 907 CORDOVA AVE
ORMOND BEACH, FL 32174

Title Holder

Certified By:

Will Roberts, CFC

Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Tuesday, August 11, 2026 9:24 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #5015-24 CERTIFYING

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

Hello,

I will be certifying Cert #5015-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

WESTON LINDA S
907 CORDOVA AVE
ORMOND BEACH, FL 32174

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

WESTON LINDA S
907 CORDOVA AVE
ORMOND BEACH, FL 32174

ADV

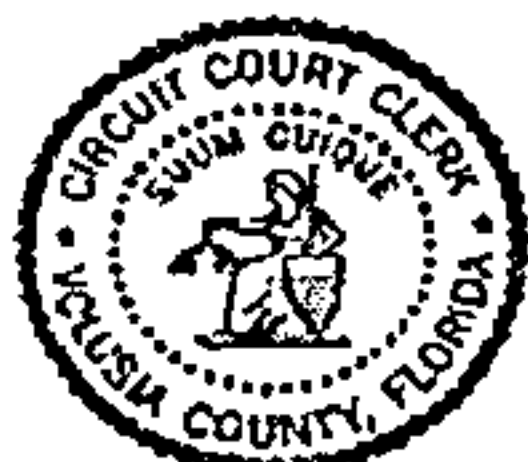
SITUS ADDRESS
907 CORDOVA AVE,
ORMOND BEACH,
32174

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



WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 20, 2026

Payment Due: September 21, 2026

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

RE: CERTIFICATE NUMBER: **5015-24**
PARCEL ID NUMBER: **424220160151**

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]	27.68
Clerk of Court Advertising Fee [per Sect. 197.512]	56.00
Sheriff's Fee [per Sect. 197.522(2)]	80.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	2.00
Recorded Notice of Application Fee.....	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	10.00
Clerk of Court Certificate [per Sect. 28.24]	7.00
Notice for Newspaper [per Sect. 28.24]	7.00
Recording Fee for Tax Deed [per Sect. 28.24]	8.50
Documentary Stamp Tax [per Sect. 201.02]	0.00
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>337.18</u>

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

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

CERTIFICATE NO.: **5015-24**
AMOUNT ENCLOSED: **\$337.18**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:

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

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

Applicant's Deposit

CERTIFICATE NUMBER: 5015-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		27.68
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		80.00
Sheriff's Return Postage Fee	(PO)		2.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		0.00
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			337.18

Applicant's Name & Address:
HMF FL A LLC TESCO CUSTODIAN
PO BOX 30538
TAMPA FL 33630
CL-0142-1810

07:03
50152410A181003A13
AMOUNT ENCLOSED: \$337.18

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

07:03
50152410A181003A13
AMOUNT ENCLOSED: \$337.18

MAKE CHECK PAYABLE TO:
Clerk of Court
MAIL TO
Clerk of Court
Attn: Tamara
P O Box 30538
Deland, FL 32713

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 8/31/2026 3:14 PM
Receipt: 303164074 Drawer: 155578

HMF FL A LLC TESCO CUSTODIAN
Operator: spearson

Instrument #: 2026160234 Type: NO
Book #: 8899 Page #: 2330 Time: 3:14 PM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$60.00 \$60.00
2768 Postage - \$0.01 \$27.68
5600 Advertising Fee - \$0.01 \$56.00
8000 Sheriff's Fee/Tax Deed - \$0.01 \$80.00
200 Postage - \$0.01 \$2.00
1 Tax Deed Proof of Pub / Cert Mail Record - \$10.00 \$10.00
1 Tax Deed Certificate Sign and Seal - \$7.00 \$7.00
1 Notice for Newspaper Sign and Seal - \$7.00 \$7.00
1 Recording - \$8.50 \$8.50
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT#5015-24 / HMF FL A LLC TESCO CUSTODIAN

Subtotal: \$337.18
Sales Tax: \$0.00
Due: \$337.18
CHK# 2083 \$337.18

NOTICE OF APPLICATION FOR TAX DEED

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

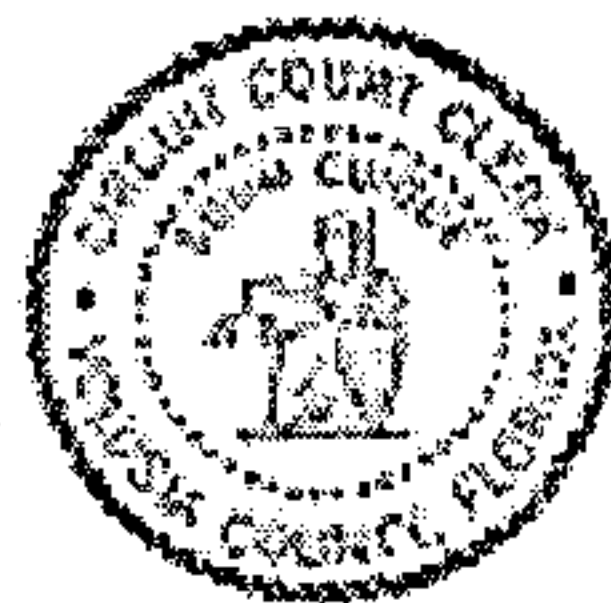
Certificate No. 5015-24 Year of Issuance JUNE 1, 2024

Description of Property 424220160151
S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15 BLK 16 MB 6 PG 150
PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER OR 6435 PG 2423 PER OR 6469 PG 3586
PER OR 6552 PG 3567 PER OR 6765 PG 0017 PER OR 6826 PG 0729

Name in which assessed WESTON LINDA S

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 17TH day of NOVEMBER, 2026 at 9:00 O'CLOCK A.M. or any subsequently scheduled sale date.

Dated 8/31/2026.



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S Pearson

S PEARSON
Deputy Clerk

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

OCTOBER 15, 2026

To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **NOVEMBER 17, 2026**

Date: 9/14/2026

Pages: 5

Completed by: Laura Huff

Date: 09/15/2026

9-15-26 NO Changes 82

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
617-24	600516010110	FALK MARGERY R	FALK MARGERY R ✓ 46-49 DOUGLASTON PKWY DOUGLASTON NY 11363
808-24	603812000680	LUCAS DONALD L EST	LUCAS DANIEL LEE ✓ LUCAS DAVID 147 EVERGREEN TER DELAND FL 32724
1548-24	701739040110	COX ARNIE SR COX EMMA C	COX ARNIE SR ✓ COX EMMA C 626 RIVERSIDE DR APT 18C NEW YORK NY 10031
1657-24	702007010160	FIELDS M A	FIELDS M A ✓ 240 CLARK DR ALPHARETTA GA 30201
1658-24	702007010210	UNIVERSAL FLIPS LLC	UNIVERSAL FLIPS LLC ✓ 8414 SUNSPRITE CT ORLANDO FL 32818
2012-24	800905140290	FERNATT C E % LILLIAN GRUBB	FERNATT C E ✓ % LILLIAN GRUBB 364 DEANER DR NW ROANOKE VA 24017
2029-24	800906030330	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC ✓ 290 REDWOOD AVE ORANGE CITY FL 32763

2030-24	800906030360	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC ✓ 290 REDWOOD AVE ORANGE CITY FL 32763
3550-20	611001240130	DRAKE CARRIE ALBERTA	DRAKE CARRIE ALBERTA ✓ 1284 CONSTUTION DR DAYTONA BEACH FL 32119
3697-24	813011500010	GRENIER RONALD N	GRENIER RONALD N EST ✓ 1007 DAVENPORT DR DELTONA FL 32725
3733-24	813015200040	SERRA DAVID J III	SERRA DAVID J III ✓ 1953 EVARD AVE DELTONA FL 32725
3774-20	612901110240	BOARTS DAVID L SHAFFER DOROTHY B	BOARTS DAVID L ✓ SHAFFER DOROTHY B 5282 FIDDLELEAF DR FORT MYERS FL 33905
3849-19	723100001380	EMILCAR MARCEL	EMILCAR MARCEL ✓ 1211 NE 39TH ST POMPANO BEACH FL 33064
4015-20	613301160180	FAULKNER JANE MARIE	FAULKNER JANE MARIE ✓ 9 S STEEPLE VIEW DR FRANKLIN WI 53132
4216-24	813074090110	JACKSON VERONICA ANN	JACKSON VERONICA ANN ✓ 2490 HOPE AVE DELTONA FL 32738
4752-24	423301010140	CHERRY RICHARD B EST	CHERRY RICHARD B EST ✓ 1740 TALLAHASSEE DR HOLLY HILL FL 32117
4779-24	423309000290	HALVORSON J COOPER	HALVORSON J COOPER ✓ 1301 13TH ST DAYTONA BEACH FL 32117
4952-24	424211040380	BLOUNT RACHEL	BLOUNT RACHEL ✓ 446 BRYANT ST ORMOND BEACH FL 32174

4985-24	424219140150	SMITH HEIDI	SMITH HEIDI ✓ 1209 CHRISTOBEL ST DAYTONA BEACH FL 32117
4988-24	424219240151	SORRELL TROY EST EST SORRELL RALPH	SORRELL TROY EST ✓ SORRELL RALPH 108 LACOSTA LN UNIT 613 DAYTONA BEACH FL 32114
5015-24	424220160151	WESTON LINDA S	WESTON LINDA S ✓ 907 CORDOVA AVE ORMOND BEACH FL 32174
5036-24	424227010460	DAVIS CHARLES E TR SUN MOON ATLANTIC TRUST	DAVIS CHARLES E TR ✓ SUN MOON ATLANTIC TRUST 37 COCONUT CT PALM COAST FL 32137
5041-24	424228020340	ROSE RICHARD ROSE HAROLD R	ROSE RICHARD ROSE HAROLD R ✓ 1226 BENDER AVE HOLLY HILL FL 32117
5274-19	620601110260	HALIFAX REALTY INC TR	HALIFAX REALTY INC TR ✓ 2626 LUTHER LN FORT COLLINS CO 80526
5390-24	523722030170	CHAMBERS DIAQUIRI J	CHAMBERS DIAQUIRI J ✓ 116 BAYWOOD DR DAYTONA BEACH FL 32117
5548-24	523836120020	TRUSTEE SERVICES LLC TR STERN FAMILY LAND TRUST	TRUSTEE SERVICES LLC TR ✓ STERN FAMILY LAND TRUST 136 S FRANKLIN ST DAYTONA BEACH FL 32114
5973-24	920701000011	WRIGHT RUFUS TED	WRIGHT RUFUS TED ✓ PO BOX 1064 OSTEEN FL 32764
7222-24	630802001070	BERNARD ALEX BERNARD BARBARA A BERNARD KRISTEN E	BERNARD ALEX ✓ BERNARD BARBARA A BERNARD KRISTEN E 107 STONE GATE LN PORT ORANGE 32129
7223-24	630802001080	BERNARD ALEXANDER T	BERNARD ALEXANDER T ✓ 108 STONE GATE LN PORT ORANGE 32129

7321-24	631204004340	GONZALEZ LINDSEY P	GONZALEZ LINDSEY P ✓ 4231 S PENINSULA DR PORT ORANGE FL 32127
7380-24	631504110510	CERIO CAROLYN NANCY	BIBBEE REAL ESTATE LLC ✓ 26246 WESLEY CHAPEL BLVD UNIT 137 LUTZ FL 33559
7575-24	731300000061	PACIFIC HOMES LLC	PACIFIC HOMES LLC ✓ 40873 GLENPANE WAY ALDIE VA 20105
8123-24	743005030820	STEIN EVAN W REYNOLDS ELIZABETH B	STEIN EVAN W ✓ REYNOLDS ELIZABETH B 1615 ELIZABETH ST NEW SMYRNA BEACH FL 32168
8200-24	744109010030	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH FL 32115
8230-24	744130040040	BOOTH RHEA S EST	BOOTH RHEA S EST ✓ 529 JOSIE ST NEW SMYRNA BEACH FL 32168
8592-19	710801040270	MOISE FRANCELER MIGUERLYNE LOUIS	LOUIS MIGUERLYNE ✓ 5948 ELLIS HOLLOW RD W LAKE WORTH FL 33463
8659-19	701033000291	MOONEY WILLIAM B	MOONEY WILLIAM B ✓ PO BOX 666 DE LEON SPRINGS FL 32130
9000-24	950600000750	FLOOD GORDON L	FLOOD GORDON L ✓ 144 N 1ST ST OAK HILL FL 32759
10445-24	402500000040	CORTAZAR VICTOR HUGO CORTAZAR VINCENT CORTAZAR JAMES	CORTAZAR VICTOR HUGO ✓ CORTAZAR VINCENT CORTAZAR JAMES 544 S BEACH ST ORMOND BEACH FL 32174
12521-20	632204000191	ROSE BAY INC	ROSE BAY INC ✓ PO BOX 818 PORT ORANGE FL 32115

12751-20	802301190062	WEST VOLUSIA PROPERTIES	WEST VOLUSIA PROPERTIES ✓ PO BOX 15200 DAYTONA BEACH FL 32115
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To:
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **NOVEMBER 17, 2026**

Date: 9/14/2026

Pages: 5

Completed by: Laura Huff

Date: 09/15/2026

9-15-26 NO changes 82

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
617-24	600516010110	NO ✓	\$12,192
808-24	603812000680	NO ✓	\$119,435
1548-24	701739040110	NO ✓	\$7,794
1657-24	702007010160	NO ✓	\$3,484
1658-24	702007010210	NO ✓	\$52,353
2012-24	800905140290	NO ✓	\$11,094
2029-24	800906030330	NO ✓	\$8,911

2030-24	800906030360	NO ✓	\$11,882
3550-20	611001240130	NO ✓	\$438
3697-24	813011500010	YES ✓	\$61,813
3733-24	813015200040	YES ✓	\$72,853
3774-20	612901110240	NO ✓	\$1,563
3849-19	723100001380	NO ✓	\$15,805
4015-20	613301160180	NO ✓	\$742
4216-24	813074090110	YES ✓	\$104,405
4752-24	423301010140	NO ✓	\$122,180
4779-24	423309000290	NO ✓	\$31,620
4952-24	424211040380	NO ✓	\$28,512

4985-24	424219140150	YES ✓	\$72,024
4988-24	424219240151	NO ✓	\$142,060
5015-24	424220160151	YES ✓	\$117,947
5036-24	424227010460	NO ✓	\$152,273
5041-24	424228020340	NO ✓	\$66,429
5274-19	620601110260	NO ✓	\$12,977
5390-24	523722030170	NO ✓	\$119,523
5548-24	523836120020	NO ✓	\$68,492
5973-24	920701000011	NO ✓	\$168,693
7222-24	630802001070	NO ✓	\$70,527
7223-24	630802001080	NO ✓	\$70,698

7321-24	631204004340	YES ✓	\$273,960
7380-24	631504110510	NO ✓	\$102,723
7575-24	731300000061	NO ✓	\$513,500
8123-24	743005030820	YES ✓	\$86,738
8200-24	744109010030	NO ✓	\$169,394
8230-24	744130040040	NO ✓	\$166,803
8592-19	710801040270	NO ✓	\$781
8659-19	701033000291	NO ✓	\$500
9000-24	950600000750	NO ✓	\$81,197
10445-24	402500000040	NO ✓	\$548,099
12521-20	632204000191	NO ✓	\$1,000

12751-20	802301190062	NO ✓	\$1,200
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LAURA E ROTH, CLERK
P O BOX 6043
DELAND. FL 32721

WARNING

TAX DEED CERTIFICATE NO.: 5015-24

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

WESTON LINDA S
907 CORDOVA AVE
ORMOND BEACH FL 32174

5015-24

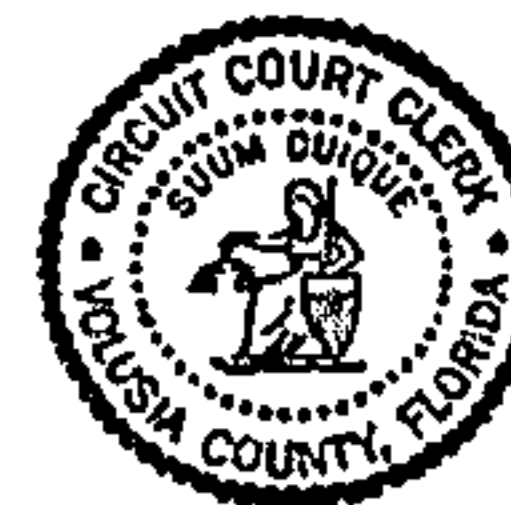
NOVEMBER 17, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 17, 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 25TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

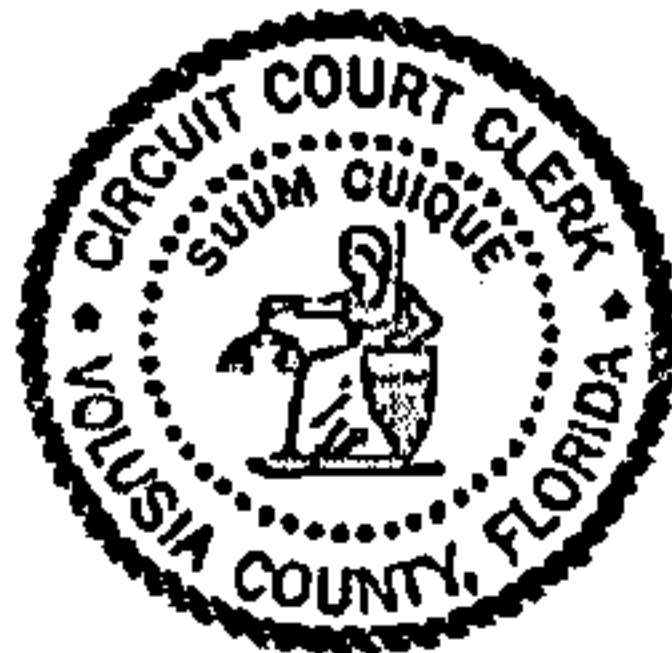
NOTICE IS HEREBY GIVEN, that **HMF FL A LLC TESCO CUSTODIAN** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County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

Certificate No.: **5015-24** Name in which assessed: **WESTON LINDA S**
Description of Property: **Parcel # 424220160151 S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15
BLK 16 MB 6 PG 150 PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER OR 6435 PG 2423 PER OR 6469 PG 3586 PER
OR 6552 PG 3567 PER OR 6765 PG 0017 PER OR 6826 PG 0729.**

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 **NOVEMBER 17, 2026 at 9:00 o'clock A.M.**

Dated this 25TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$5,450.91**

OPENING BID AMOUNT: \$64,401.16

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.: **5015-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$5,450.91***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

WESTON LINDA S
907 CORDOVA 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]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

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OFFICIAL USE

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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

\$

Total P

\$

Sent To

Street &

City, St

WESTON LINDA S

907 CORDOVA AVE

ORMOND BEACH FL 32174

5015-24

NOVEMBER 17, 2026

Postmark
Here

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

WARNING

TAX DEED CERTIFICATE NO.: 5015-24

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

LINDA S WESTON
907 CORDOVA AVE
ORMOND BEACH FL 32174

5015-24

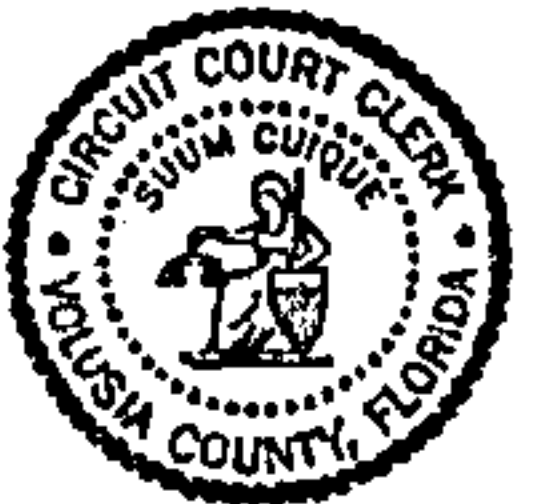
NOVEMBER 17, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 17, 2026 AT 9:00 AM**
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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 25TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

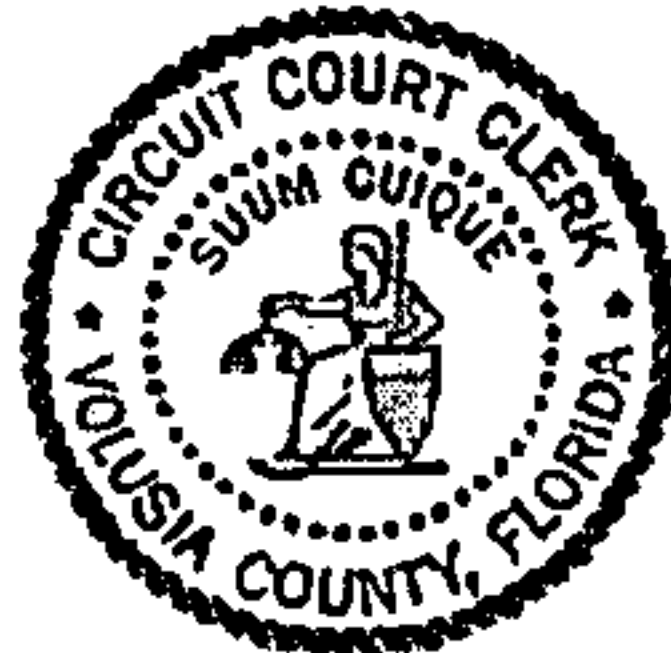
Certificate No.: **5015-24** Name in which assessed: **WESTON LINDA S**

Description of Property: **Parcel # 424220160151 S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15
BLK 16 MB 6 PG 150 PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER OR 6435 PG 2423 PER OR 6469 PG 3586 PER
OR 6552 PG 3567 PER OR 6765 PG 0017 PER OR 6826 PG 0729.**

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 **NOVEMBER 17, 2026 at 9:00 o'clock A.M.**

Dated this 25TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



REDEMPTION AMOUNT: **\$5,450.91**

OPENING BID AMOUNT: \$64,401.16

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.: **5015-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$5,450.91***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

LINDA S WESTON
907 CORDOVA 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]

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

\$

\$

\$

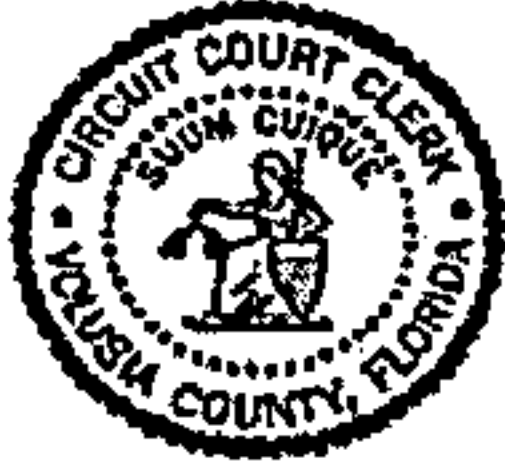
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\$

Postage

LINDA S WESTON
907 CORDOVA AVE
ORMOND BEACH FL 32174

5015-24 NOVEMBER 17, 2026



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 16, 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, November 17, 2026**
Service of Process must be completed by: **Tuesday, October 27, 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:	69
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$2,760.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
808-24	3
LUCAS DONALD L EST	1
LUCAS DANIEL LEE LUCAS DAVID	1
DANIEL LEE LUCAS AND DAVID LUCAS	1
1658-24	1
UNIVERSAL FLIPS LLC	1
2029-24	2
IRON ROD INVESTMENTS INC	1
JAMES MCFADZEAN SR REGISTERED AGENT O/B/C	1
2030-24	2
IRON ROD INVESTMENTS INC	1
JAMES MCFADZEAN SR REGISTERED AGENT O/B/C	1
3550-20	2
DRAKE CARRIE ALBERTA	1
CARRIE ALBERTA DRAKE	1
3697-24	3
GRENIER RONALD N	1
GRENIER RONALD N EST	1
ESTATE OF RONALD N GRENIER DECEASED	1
3733-24	2
SERRA DAVID J III	1
DAVID J SERRA III	1
4216-24	2
JACKSON VERONICA ANN	1
VERONICA ANN JACKSON	1
4752-24	2
CHERRY RICHARD B EST	1

ESTATE OF RICHARD BRUCE CHERRY DECEASED	1
4779-24	2
HALVORSON J COOPER	1
J COOPER HALVORSON	1
4952-24	2
BLOUNT RACHEL	1
RACHEL BLOUNT	1
4985-24	3
SMITH HEIDI	1
HEIDI SMITH	2
4988-24	4
SORRELL TROY EST SORRELL RALPH	2
ESTATE OF TROY SORRELL DECEASED	1
RALPH SORRELL	1
5015-24	2
WESTON LINDA S	1
LINDA S WESTON	1
5036-24	1
DAVIS CHARLES E TR SUN MOON ATLANTIC TRUST	1
5041-24	4
ROSE RICHARD ROSE HAROLD R EST	1
ESTATE OF HAROLD R ROSE DECEASED	1
RICHARD ROSE	1
ROSE RICHARD ROSE HAROLD R	1
5274-19	1
HALIFAX REALTY INC TRUSTEE	1
5390-24	2
CHAMBERS DIAQUIRI J	1
DIAQUIRI J CHAMBERS	1
5548-24	4
TRUSTEE SERVICES LLC TR STERN FAMILY LAND T	2
STERN FAMILY LAND TRUST TRUST SERVICES LLC	1
MARK OSLIZLO REGISTERED AGENT O/B/O TRUSTE	1
5973-24	1
WRIGHT RUFUS TED	1

7222-24	3
BERNARD ALEX BERNARD BARBARA A BERNARD	1
ALEX BERNARD	1
KRISTEN E BERNARD AND ALEXANDER T BERNARD	1
7223-24	2
BERNARD ALEXANDER T	1
ALEXANDER T BERNARD	1
7321-24	2
GONZALEZ LINDSEY P	1
LINDSEY P GONZALEZ	1
7380-24	3
CERIO CAROLYN NANCY	1
CERIO CAROLYN NANCY EST	1
ESTATE OF CAROLYN NANCY CERIO DECEASED	1
8123-24	2
STEIN EVAN W REYNOLDS ELIZABETH B	1
EVAN W STEIN AND ELIZABETH B REYNOLDS	1
8200-24	3
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
8230-24	2
BOOTH RHEA S EST	1
RHEA S BOOTH	1
9000-24	2
FLOOD GORDON L	1
GORDON L FLOOD	1
10445-24	3
CORTAZAR VICTOR HUGO CORTAZAR VINCENT CC	2
VICTOR HUGO CORTAZAR VINCENT CORTAZAR JA	1
12521-20	2
ROSE BAY INC	1
WILLIAM A PARSONS REGISTERED AGENT O/B/O R	1
Grand Total	69

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

TAX DEED CERTIFICATE NO.: 5015-24

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

WESTON LINDA S
907 CORDOVA AVE
ORMOND BEACH FL 32174

5015-24

NOVEMBER 17, 2026

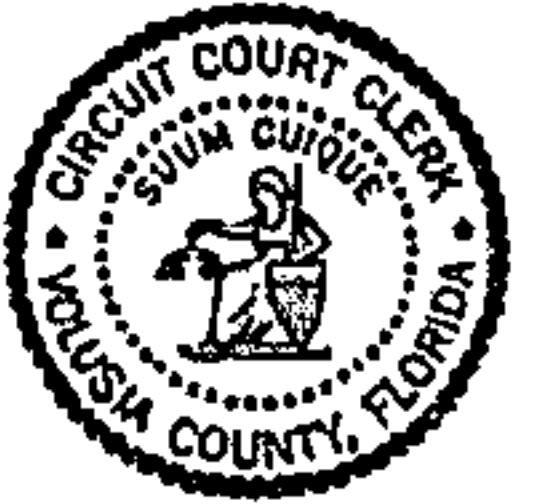
WARNING
SHERIFF'S
NOTICE

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 17, 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 25TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **5015-24** Name in which assessed: **WESTON LINDA S**

Description of Property: **Parcel # 424220160151 S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15 BLK 16 MB 6 PG 150 PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER OR 6435 PG 2423 PER OR 6469 PG 3586 PER OR 6552 PG 3567 PER OR 6765 PG 0017 PER OR 6826 PG 0729.**

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 **NOVEMBER 17, 2026 at 9:00 o'clock A.M.**

Dated this 25TH day of SEPTEMBER, 2026.

REDEMPTION AMOUNT: **\$5,450.91**

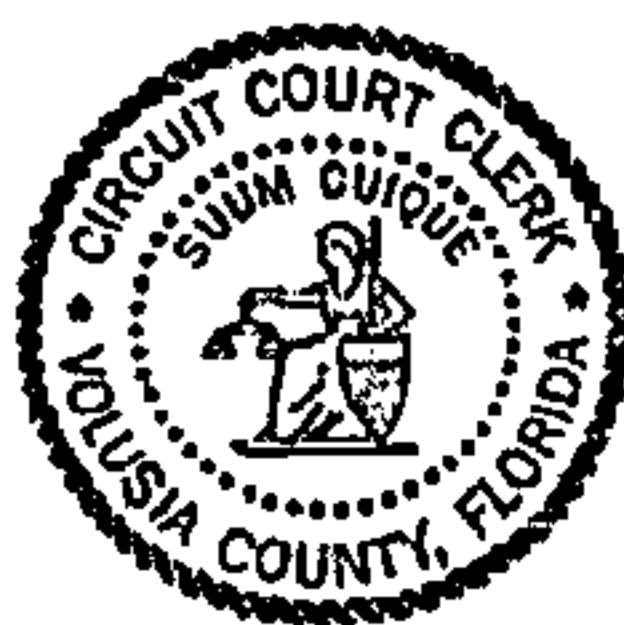
OPENING BID AMOUNT: \$64,401.16

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

Laura E. Roth

BY **LAURA E. ROTH**

Clerk of the Circuit Court, Volusia County



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.: **5015-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$5,450.91***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

WESTON LINDA S
907 CORDOVA 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]

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

TAX DEED CERTIFICATE NO.: 5015-24

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

LINDA S WESTON
907 CORDOVA AVE
ORMOND BEACH FL 32174

5015-24

NOVEMBER 17, 2026

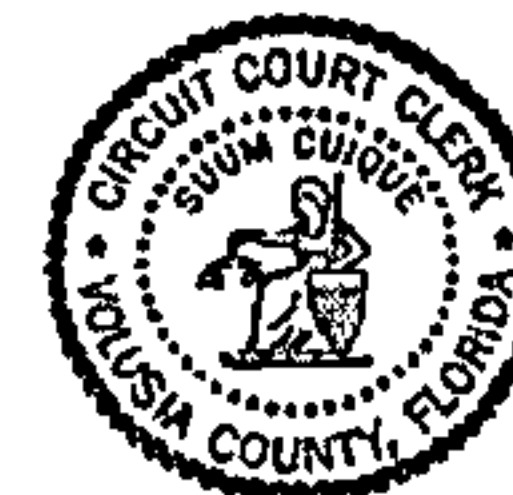
WARNING
SHERIFF'S
NOTICE

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 17, 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 25TH DAY OF SEPTEMBER, 2026.

LAURAE. ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: 5015-24 Name in which assessed: WESTON LINDA S

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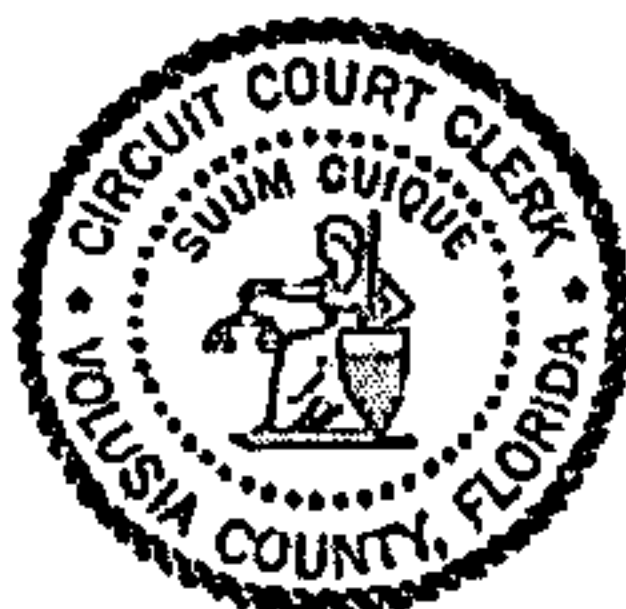
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Laura E. Roth

BY LAURAE. ROTH

Clerk of the Circuit Court, Volusia County



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.: 5015-24
Date of Sale: NOVEMBER 17, 2026

REDEMPTION AMOUNT: \$5,450.91*

PAYABLE BEFORE: 9:00 AM on NOVEMBER 17, 2026

LINDA S WESTON
907 CORDOVA AVE
ORMOND BEACH FL 32174

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]



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 #:
26021335

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: LINDA S WESTON

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	11/17/2026	9:00 AM	5015-24

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 28th day of September, 2026 at 8:15 AM, and that I served the same on the 28th day of September, 2026, at the hour of 2:53 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	LINDA S WESTON	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:	907 CORDOVA AVE ORMOND BEACH, FL 32174		
SERVICE STATUS:	Served	SERVICE BY:	Deputy Currie, Forrest 7933



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: 9/29/2026
ENTRD BY: KONEAL

FILED BY:

Deputy K. Currie
7933

CURRIE, FORREST 7933, DEPUTY

26021335

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

**WARNING
SHERIFF'S
NOTICE**

TAX DEED CERTIFICATE NO.: 5015-24

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

LINDA S WESTON
907 CORDOVA AVE
ORMOND BEACH FL 32174

5015-24

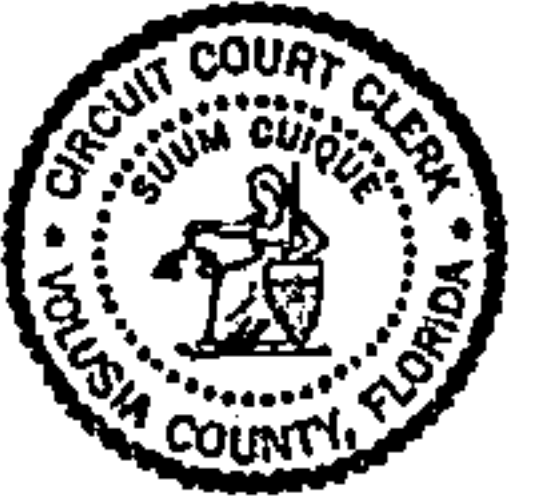
NOVEMBER 17, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC
AUCTION ON **NOVEMBER 17, 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 25TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 28 '26 8:15

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

Certificate No.: 5015-24 Name in which assessed: WESTON LINDA S

Description of Property: Parcel # 424220160151 S 80 FT MEAS ON W LINE & S 90 FT MEAS ON E LINE OF LOT 15
BLK 16 MB 6 PG 150 PER OR 0833 PG 0403 PER OR 4087 PG 0535 PER OR 6435 PG 2423 PER OR 6469 PG 3586 PER
OR 6552 PG 3567 PER OR 6765 PG 0017 PER OR 6826 PG 0729.

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 NOVEMBER 17, 2026 at 9:00 o'clock A.M.

Dated this 25TH day of SEPTEMBER, 2026.

REDEMPTION AMOUNT: **\$5,450.91**

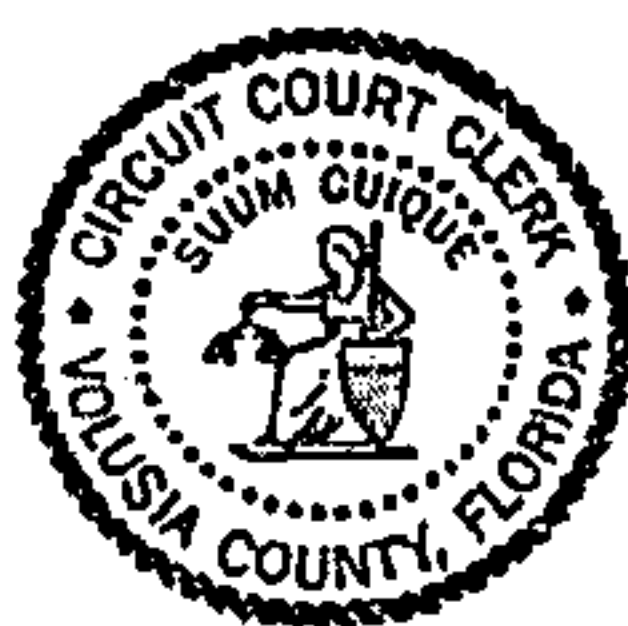
OPENING BID AMOUNT: \$64,401.16

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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Laura E. Roth

BY LAURAE ROTH

Clerk of the Circuit Court, Volusia County



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.: **5015-24**
Date of Sale: **NOVEMBER 17, 2026**

REDEMPTION AMOUNT: **\$5,450.91***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 17, 2026**

LINDA S WESTON
907 CORDOVA AVE
ORMOND BEACH FL 32174

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL
CC 44

2026 OCT -5 PM 4:08

FILED

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

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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 #:
26021337

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: WESTON LINDA S

ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	11/17/2026	9:00 AM	5015-24

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 28th day of September, 2026 at 8:15 AM, and that I served the same on the 28th day of September, 2026, at the hour of 2:53 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	WESTON LINDA S	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.

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STATE OF FLORIDA

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ENTRD BY: KONEAL

FILED BY: *Deputy K. Currie* 7933

CURRIE, FORREST 7933, DEPUTY

26021337

LAURA E. ROTH, CLERK
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5015-24

NOVEMBER 17, 2026

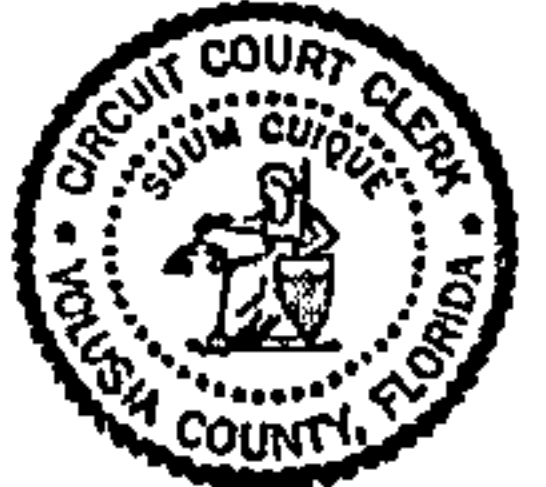
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736-5919 OR (386) 257-6000 EXT 15919.

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LAURA E ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

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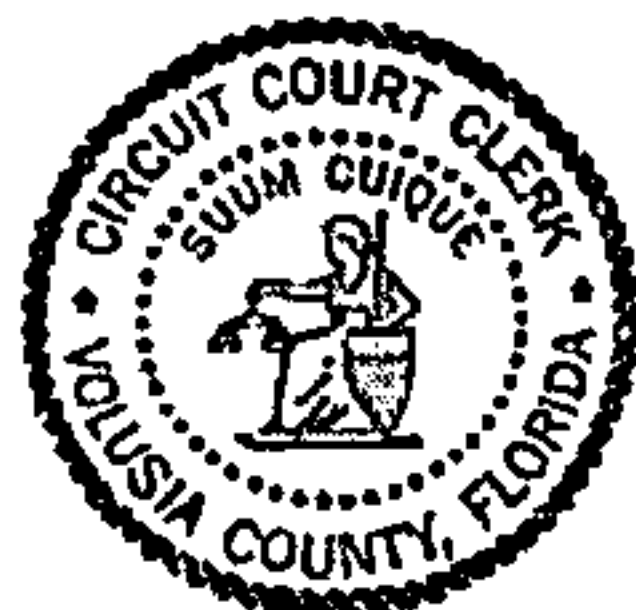
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Clerk of the Circuit Court, Volusia County



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OPENING BID AMOUNT: \$64,401.16

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