Date Printed: 10/2/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5026-24	Certificate Number
KEYS FUNDING LLC - 5024	Applicant Name
4/21/2026	Application Date
10/6/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	5,445.93
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,495.04
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,465.97
7. Total Interest Accrued by Tax Collector		380.97
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]		152.24
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		9,331.18
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		402.76
20. Total of Lines 18 & 19		9,733.94
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*	$	9,757.19

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

PAYOFF GOOD THROUGH: 10/6/2026

PAYOFF GOOD THROUGH 10-6-26 BY 9:00 AM BP

Redemption Date: 10/5/26

Name & Address: Florida IOTA Trust Accounts
The Perry Law Group LLC
1182 Via Lucerna Cir
Windermere FL 34786-6079

Created by: JM

10/5/2026 11:22:22 AM
Instrument# 2026181659 1 page
Book: 8913 Page: 944
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:**8880**

Page: **3075**

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

Certificate No. **5026-24** Year of Issuance **JUNE 1, 2024**

Description of Property **424222220100**
LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476

Name in which assessed **JIMMY VAN LLC**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B POITRAS

B POITRAS
Deputy Clerk

Dated: 10/5/2026

CL-0404-1810

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/5/2026 11:22 AM
Receipt: 303181258 Drawer: 155928

TAX DEEDS DELAND
Operator: bpoitras

Instrument #: 2026181659 Type: RE
Book #: 8913 Page #: 944 Time: 11:22 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 5026-24 / KEYS FUNDING LLC - 5024

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

ESCROW: 330 $17.00

Date Printed: 10/2/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5026-24 Certificate Number
KEYS FUNDING LLC - 5024 Applicant Name
4/21/2026 Application Date
10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	5,445.93
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,495.04
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,465.97
7. Total Interest Accrued by Tax Collector		380.97
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]		152.24
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		9,331.18
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		402.76
20. Total of Lines 18 & 19		9,733.94
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*	**$**	**9,757.19**

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

PAYOFF GOOD THROUGH: 10/6/2026

PAYOFF GOOD THROUGH 10-6-26 **BY 9:00 AM** BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

Date Printed: 9/28/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

5026-24 Certificate Number

KEYS FUNDING LLC - 5024 Applicant Name

4/21/2026 Application Date

10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	5,445.93
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,495.04
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,465.97
7. Total Interest Accrued by Tax Collector		380.97
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]		152.24
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		9,331.18
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		402.76
20. Total of Lines 18 & 19		9,733.94
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*	**$**	**9,757.19**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		9,733.94
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**9,733.94**

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

Must be paid by 9:00 AM on 10/6/2026

Created by:

CL-0921-2301

To:
Tax Collector's Office

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

Date:	9/28/26
Pages:	3
Completed by:	_JMT__
Date:	_09/28/2026___

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

Tax Deed Sale Date: **OCTOBER 6, 2026**

9.28.26 NoChanges 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
110-24	483401040050	$ 0.00 ✓
1456-24	701702010050	REDEEMED ✓
1489-24	701714060070	$ 0.00 ✓
2259-24	803411130310	REDEEMED ✓
2281-24	803421150080	REDEEMED ✓
2423-24	412505001540	REDEEMED ✓
3758-24	813019050050	REDEEMED ✓

4015-24	813044230030	REDEEMED ✓
4164-24	813069010020	$ 0.00 ✓
4300-24	910603090030	$ 0.00 ✓
4939-24	424208010030	$ 0.00 ✓
5026-24	424222220100	$ 0.00 ✓
5263-24	521119000670	$ 0.00 ✓
5362-24	523705000820	REDEEMED ✓
5415-24	523812001050	$ 0.00 ✓
5492-24	523822000390	$ 0.00 ✓
5642-24	523907310060	$ 0.00 ✓
6388-24	533801110087	REDEEMED ✓

6573-23	530917000150	REDEEMED ✓
7255-23	533961000080	$ 7,721.59 ✓
7314-24	631202000020	$ 0.00 ✓
11348-24	631618290050	$ 0.00 ✓
11425-24	741808170140	$ 0.00 ✓
11606-24	533748010102	REDEEMED ✓
11667-24	424220110410	REDEEMED ✓
11885-24	323430000010	REDEEMED ✓
11962-24	520806007750	REDEEMED ✓
12074-24	950400000015	$ 0.00 ✓

To:
Property Appraiser - County of Volusia

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

Date: 9/28/26

Pages: 3

Completed by: Laura Huff

Date: 09/28/26

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: **OCTOBER 6, 2026**

9-28-26 No Changes SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
110-24	483401040050	NO✓	$97,985
1456-24	701702010050	YES✓	$74,996 Redeemed
1489-24	701714060070	NO ✓	$225,405
2259-24	803411130310	NO ✓	$186,344 Redeemed
2281-24	803421150080	YES ✓	$89,195 Redeemed
2423-24	412505001540	NO ✓	$241,282 Redeemed
3758-24	813019050050	YES ✓	$138,871 Redeemed

4015-24	813044230030	NO✓	$228,822 Redeemed
4164-24	813069010020	YES ✓	$91,472
4300-24	910603090030	YES✓	$65,362
4939-24	424208010030	NO ✓	$202,590
5026-24	424222220100	NO✓	$130,839
5263-24	521119000670	NO✓	$105,749
5362-24	523705000820	NO ✓	$100,648 Redeemed
5415-24	523812001050	NO ✓	$97,206
5492-24	523822000390	NO✓	$68,855
5642-24	523907310060	NO ✓	$88,590
6388-24	533801110087	NO✓	$716,210 Redeemed

6573-23	530917000150	NO ✓	$365,370 Redeemed
7255-23	533961000080	NO ✓	$374,315
7314-24	631202000020	YES ✓	$82,911
11348-24	631618290050	NO ✓	$129,554
11425-24	741808170140	NO ✓	$156,486
11606-24	533748010102	NO ✓	$278,625 Redeemed
11667-24	424220110410	NO ✓	$173,896 Redeemed
11885-24	323430000010	NO ✓	$407,865 Redeemed
11962-24	520806007750	YES ✓	$506,916 Redeemed
12074-24	950400000015	NO ✓	$165,555

Date Printed: 7/28/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5026-24 Certificate Number

KEYS FUNDING LLC - 5024 Applicant Name

4/21/2026 Application Date

10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	5,445.93
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,495.04
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,465.97
7. Total Interest Accrued by Tax Collector		380.97
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]		152.24
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		9,331.18
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		402.76
20. Total of Lines 18 & 19		9,733.94
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*	**$**	**9,757.19**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26		9,733.94
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**9,733.94**

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

Must be paid by 9:00 AM on 10/6/2026

Created by:

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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. **5026-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476**

Name in which assessed **JIMMY VAN LLC**

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 **6TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
S LABAW
By: _____
S LABAW
Deputy Clerk

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

SEPTEMBER 3, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 424222220100
Tax Deed #: 32112
Situs Address: 1539 CENTER 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
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
JIMMY VAN LLC
7563 CHARLIN PKWY
ORLANDO, FL 32822

Billing Address on Current Tax Roll

Additional Parties, Per Search

AFFORDABLE HOUSE LLC — Mortgage Holder
11005 RUNNING PINE DR
RIVERVIEW, FL 33569

DAWSON FINANCIAL SERVICES INC — Mortgage Holder
PO BOX 784132
WINTER GARDEN, FL 34778

TITLE ARCHITECTS LLC — Mortgage Holder
37 NORTH ORANGE AVENUE, SUITE 500
ORLANDO, FL 32801

CITY OF HOLLY HILL 1065 RIDGEWOOD AVE HOLLY HILL, FL 32117	Lien Holder
TITLE ARCHITECTS LLC JAIMON H PERRY ESQ THE PERRY LAW GROUP LLC 5401 SOUTH KIRKMAN ROAD, SUITE 310 ORLANDO, FL 32819	Lien Holder
JAIMON H PERRY, REGISTERED AGENT O/B/O TITLE ARCHITECTS, LLC 5401 SOUTH KIRKMAN ROAD SUITE 310 ORLANDO, FL 32819	Mortgage Holder's Agent/Rep
MICHAEL DAWSON, REGISTERED AGENT O/B/O DAWSON FINANCIAL SERVICES INC 2295 S HIAWASSEE RD SUITE 207 ORLANDO, FL 32835	Mortgage Holder's Agent/Rep
SAMSULA DEMOLITION 363 S STATE RD 415 NSB, FL 32168	Other Party
JIMMY VAN LLC 7563 CHARLIN PARKWAY ORLANDO, FL 32822	Title Holder
JIMMY VAN, REGISTERED AGENT O/B/O JIMMY VAN, LLC 317 W CENTRAL AVENUE	Title Holder's Agent/Rep

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

WINTER HAVEN, FL 33880

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	KEYS FUNDING LLC - 5024 PO BOX 67514 NEWARK, NJ 07101-8009	Application date	Apr 21, 2026
Situs address	1539 CENTER AVE HOLLY HILL 32117	Yr Issued/Certificate #	2024 / 5026
Parcel owner	JIMMY VAN LLC 7563 CHARLIN PKWY ORLANDO, FL 32822	Date certificate issued	06/01/2024
		Deed application number	32112
Property description	See last page.	Account number	424222220100

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)
# 2024/5026	05/31/2024	2,575.82	128.79	2,704.61
			Part 2: Total*	**2,704.61**

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)
# 2025/4779	05/31/2025	2,575.70	6.25	159.37	2,741.32
				Part 3: Total*	**2,741.32**

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)	5,445.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,495.04
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)	380.97
7. **Total Paid** (Lines 1-6)	8,846.94

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Tim Brownson
Signature, Tax Collector or Designee

Volusia, Florida

Date 07/10/2026

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)	8,846.94
18. Redemption fee	6.25
19. Total amount to redeem	8,853.19

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.

Legal information for 424222220100, 2023

Property description (continued from Page 1):

LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089
PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 37
21 PER OR 8323 PG 1476

LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089
PG 1895 PER OR 7690 PGS 4133 THRU 4134 I (Full legal attached.)

TDA #: 32112

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
424222220100	3190548	1539 CENTER AVE HOLLY HILL 32117

Legal Description

LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-5026	$130,839	No	No	Yes	No

Owner of Record on Current Tax Roll

JIMMY VAN LLC

Billing Name & Address

7563 CHARLIN PKWY
ORLANDO FL 32822

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 06/02/2026 **Search covers** **20 years** **through:** 05/19/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
JIMMY VAN LLC 7563 CHARLIN PARKWAY ORLANDO FL 32822	Warranty Deed Bk:8323 Pg:1476	
JIMMY VAN, REGISTERED AGENT O/B/O JIMMY VAN, LLC 317 W CENTRAL AVENUE WINTER HAVEN FL 33880	Sunbiz Owner	

Related Documents (for Reference)

Quit Claim Deed
Bk:2089 Pg:1895

Death Certificate
Bk:7690 Pg:4133

Death Certificate
Bk:7690 Pg:4134

Certificate of Title
Bk:8214 Pg:3721

Warranty Deed
Bk:8323 Pg:1474

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
TITLE ARCHITECTS LLC 37 NORTH ORANGE AVENUE, SUITE 500 ORLANDO FL 32801	Mortgage Bk:8323 Pg:1478	
JAIMON H PERRY, REGISTERED AGENT O/B/O TITLE ARCHITECTS, LLC 5401 SOUTH KIRKMAN ROAD SUITE 310 ORLANDO FL 32819	Sunbiz Mortgage 1	
DAWSON FINANCIAL SERVICES INC PO BOX 784132 WINTER GARDEN FL 34778	Mortgage Bk:8458 Pg:1377	
MICHAEL DAWSON, REGISTERED AGENT O/B/O DAWSON FINANCIAL SERVICES INC 2295 S HIAWASSEE RD SUITE 207 ORLANDO FL 32835	Sunbiz Mortgage 2	

Name & Address of Record	Document	Examiner Comments
AFFORDABLE HOUSE LLC 11005 RUNNING PINE DR RIVERVIEW FL 33569	Mortgage Bk:8464 Pg:1840	No Sunbiz record found.

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
CITY OF HOLLY HILL 1065 RIDGEWOOD AVE HOLLY HILL FL 32117	Lien Bk:8526 Pg:4429	
	Lien Bk:8634 Pg:3176	
TITLE ARCHITECTS LLC JAIMON H PERRY ESQ THE PERRY LAW GROUP LLC 5401 SOUTH KIRKMAN ROAD, SUITE 310 ORLANDO FL 32819	Lis Pendens Bk:8851 Pg:4708	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
SAMSULA DEMOLITION 363 S STATE RD 415 NSB FL 32168	Notice of Commencement Bk:8769 Pg:1779	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

10/17/2022 9:21:44 AM Instrument #2022233954 #1 Book:8323 Page:1476
Doc Stamps $945.00 Transfer Amt $135,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Stephanie Howard
ALL ABOUT CLOSING, INC.
2151 W. Hillsboro Blvd., Suite 205
Deerfield Beach, FL 33442
Our File No.: **12534**
Property Appraisers Parcel Identification (Folio) Number:
424222220100
Florida Documentary Stamps in the amount of **$1,084.30** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 10th day of **October, 2022** by **All About Real Estate, LLC, a Florida Limited Liability Company,** whose post office address is **4115 NW 4th Street, Miami , FL 33126** herein called the Grantor, to **Jimmy Van, LLC, a Florida Limited Liability Company** whose post office address is **7563 Charlin Parkway, Orlando , FL 32822,** hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Lots 10 and 11, Block 22, Flomich Gardens Section Holly Hill Heights, according to the map thereof recorded in Map Book 10, Page 93, of the Public Records of Volusia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is 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, 2021.

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 #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

All About Real Estate, LLC, a Florida Limited Liability Company

Petru Pusta, Manager

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 6 day of October, 2022, by Petru ~~Pusta, Manager of~~ All About Real Estate, LLC, a Florida Limited Liability Company who is ~~personally~~ known to me or has produced _____ as identification and ☑ did ☐ did not take an oath.

SEAL

MICHELLE PUSTA
Notary Public-State of Florida
Commission # HH 139867
My Commission Expires
June 08, 2025

Notary Public

Printed Notary Name

Our File No.: 12534

Division of Corporations

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

Detail by Entity Name

Florida Limited Liability Company
JIMMY VAN, LLC

Filing Information

Document Number	L15000153393
FEI/EIN Number	47-5113886
Date Filed	09/08/2015
Effective Date	09/08/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/11/2025

Principal Address

317 W Central Ave
WINTER HAVEN, FL 33880

Changed: 06/23/2022

Mailing Address

317 W. Central Ave
Winter Haven, FL 33880

Changed: 06/23/2022

Registered Agent Name & Address

VAN, JIMMY
317 W. Central Ave
Winter Haven, FL 33880

Name Changed: 09/27/2017

Address Changed: 06/23/2022

Authorized Person(s) Detail

Name & Address

Title MGR

VAN, JIMMY
317 W. Central Ave
ORLANDO, FL 33880

Annual Reports

Report Year	Filed Date
2023	01/18/2024
2024	01/18/2024
2025	12/11/2025

Document Images

12/11/2025 -- REINSTATEMENT	View image in PDF format
01/18/2024 -- REINSTATEMENT	View image in PDF format
08/23/2022 -- ANNUAL REPORT	View image in PDF format
10/13/2021 -- REINSTATEMENT	View image in PDF format
10/06/2020 -- REINSTATEMENT	View image in PDF format
10/02/2019 -- REINSTATEMENT	View image in PDF format
12/12/2018 -- REINSTATEMENT	View image in PDF format
09/27/2017 -- REINSTATEMENT	View image in PDF format
08/17/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
09/08/2015 -- Florida Limited Liability	View image in PDF format

48

QUIT CLAIM DEED

RAMCO FORM 8

This Quit-Claim Deed,

I executed this day of June A D 1979 *by*

FERN N. HAMILTON, a single person,

first party to JOHN M. MASTERS, SR. and JUDITH ANN MASTERS, his wife,

whose postoffice address is 1539 Center Street, Holly Hill, Florida 32017

second party

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

Witnesseth, *That the said first party for and in consideration of the sum of* $Ten ($10.00), *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of* Volusia *State of* Florida *, to wit*

Lots 10 and 11, Block 22, Flomich Garden Section, Holly Hill Heights, as per map recorded in Map Book 10, Page 93, Public Records of Volusia County, Florida.

058330

JUL 9 9 05 AM '79

VOLUSIA COUNTY 262199

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT OF REVENUE PD JUL-9'79 = 00.30

VOLUSIA COUNTY 145867

FLORIDA DEPT OF REVENUE JUL-9'79 PD. DOCUMENTARY SURTAX = 00.55

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 first party, either in law or equity to the only proper use benefit and behoof of the said second party forever*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written*

Signed, sealed and delivered in presence of

Garnett H. Simmer

Harold Simmer

Fern N. Hamilton L.S.

Fern N. Hamilton

L.S.

STATE OF ~~FLORIDA~~ North Carolina
COUNTY OF Iredell

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

FERN N. HAMILTON, a single person,

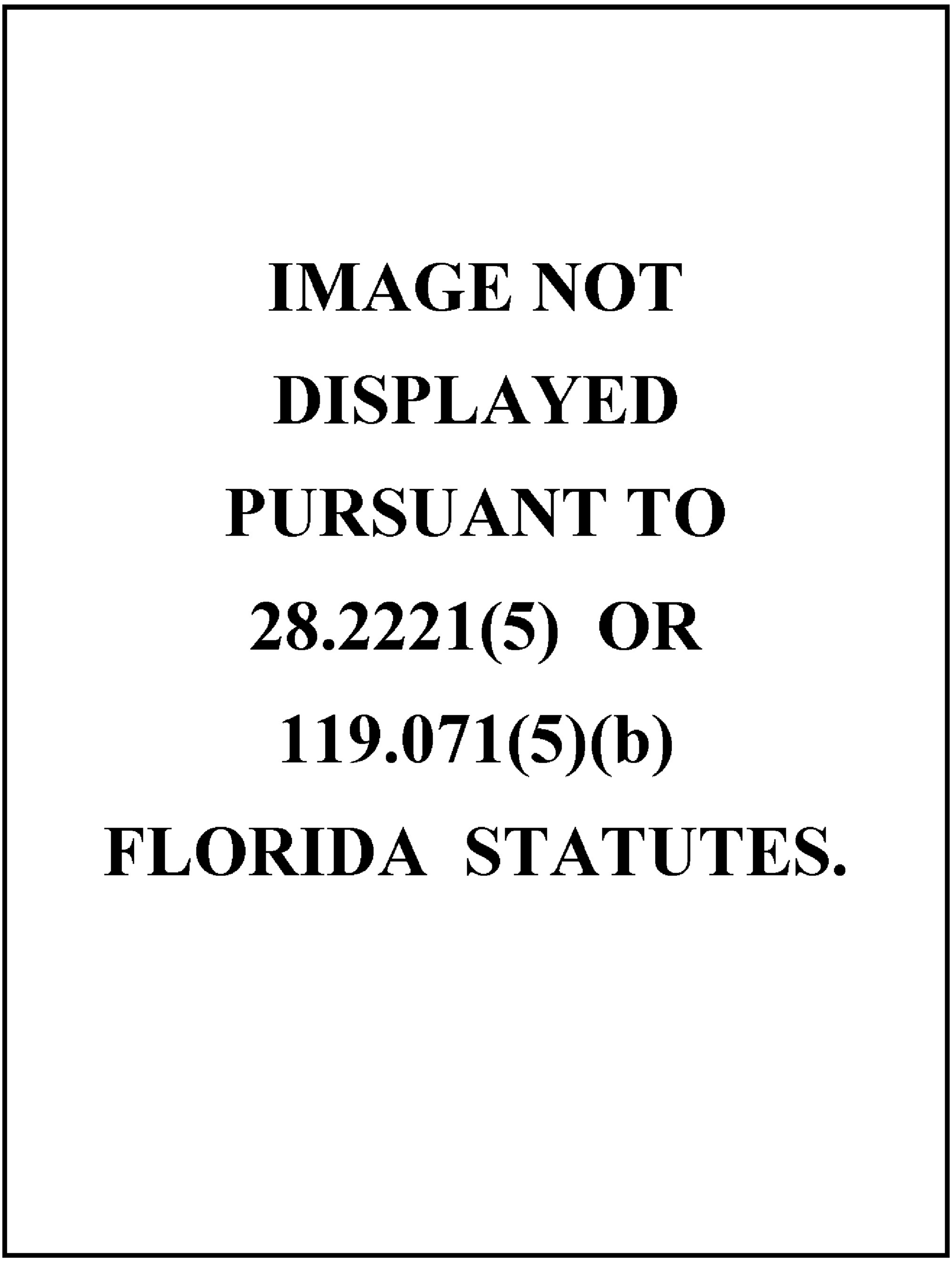
to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same

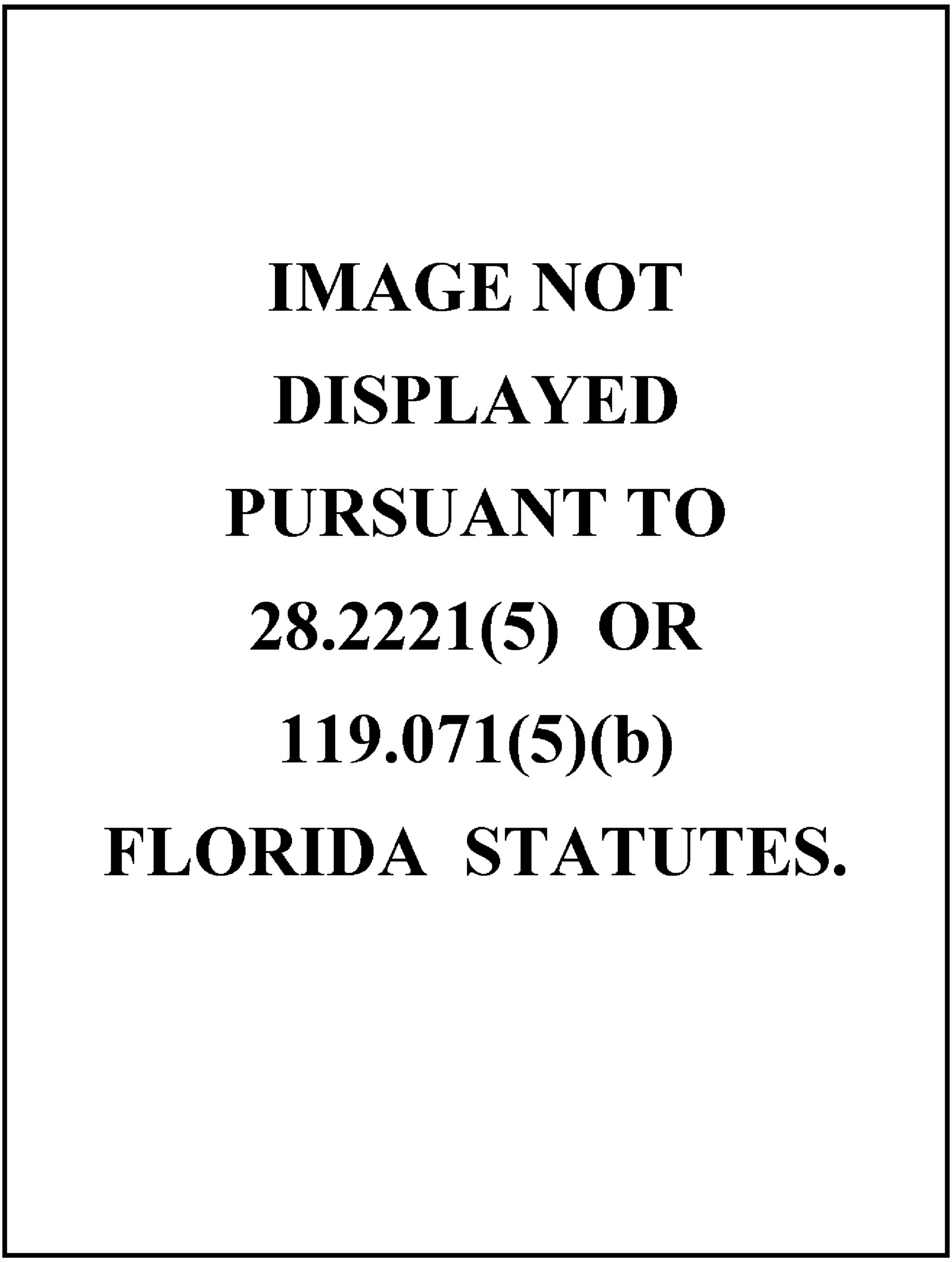
WITNESS my hand and official seal in the County and State last aforesaid this day of June A D 19 79.

Notary Public, State of North Carolina
My Commission expires: [illegible]

This instrument prepared by
Address

WILLIAM E. LOUCKS
P. O. BOX 5386
DAYTONA BEACH, FL 32018
(904) 252-7653


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


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

3/7/2022 11:10:56 AM Instrument #2022052647 #1 Book:8214 Page:3721
Doc Stamps $315.70 Transfer Amt $45,100.00

In The Circuit Court, Seventh Judicial Circuit
In And For Volusia County, Florida

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL 1 INC TRUST 2003 NC1 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2003 NC1
Plaintiff(s)

VS.

UNKNOWN HEIRS ETC OF JUDITH ANN MASTERS AKA JUDITH A MASTERS FKA JUDITH ANN HAMILTON DECEASED , et al.
Defendant(s)

Case No. 2019 31400 CICI
Div.

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that a Certificate of Sale has been filed in this action and on the 7th day of March, 2022 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.The following property in Volusia County, Florida:

- SEE ATTACHMENT -

was sold to and the Certificate of Title is hereby issued to:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2003-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-NC1
whose address is: 5720 Premier Park Drive West Palm Beach, FL, 33407

Witness my hand and seal on 7th day of March, 2022 in Volusia County, Florida.

Laura E. Roth, Clerk of the Circuit Court
Volusia County, Florida

By: /s/ Jennifer Vazquez
Deputy Clerk

Sale Amt. $45,100.00 **D/S** $315.70 **Parcel ID #** 424222220100

FILED
MAR -7 2022
CLERK OF THE CIRCUIT CT.COURT VOLUSIA CTY.,FL
CC 64

LOTS 10 AND 11, BLOCK 22, FLOMICH GARDEN SECTION, HOLLY HILL HEIGHTS, AS PER MAP THEREOF, RECORDED IN MAP BOOK 10, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

10/17/2022 9:21:44 AM Instrument #2022233953 #1 Book:8323 Page:1474
Doc Stamps $697.90 Transfer Amt $99,700.00

After Recording Mail To:
All About Real Estate LLC
4115 Northwest 4th Street
Miami, FL 33126

This Instrument was Prepared By:
Todd Faber, Esq.
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

This warranty deed, made the **20th** day of **September**, 20**22**, by **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC1, Mortgage Pass-Through Certificates, Series 2003-NC1, by PHH Mortgage Corporation its attorney-in-fact**, whose mailing address is C/O PHH Mortgage Corporation, 1661 Worthington Rd, Ste. 100, West Palm Beach, FL 33409, hereinafter called the Grantor, to **All About Real Estate LLC – a Florida Limited Liability Company**, whose mailing address is 4115 Northwest 4th Street, Miami, FL 33126, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of NINETY-NINE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($99,700.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee all that certain land, situate in Volusia County, State of FL, viz:

LOTS 10 AND 11, BLOCK 22, FLOMICH GARDENS SECTION HOLLY HILL HEIGHTS, ACCORDING TO THE MAP THEREOF RECORDED IN MAP BOOK 10, PAGE 93, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Assessor's Parcel Number: 424222220100
MORE commonly known as: 1539 Center Avenue, Holly Hill, FL 32117

Prior Recorded Doc. Ref.: Deed: Recorded March 7, 2022; BK 8214, PG 3721, Doc. No. 2022052647

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

And the Grantor does hereby specially warrant the title to said land, and will defend the same against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above-described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

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

Property Address: **1539 Center Avenue, Holly Hill, FL 32117 (Volusia)**

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

When the context requires, singular nouns and pronouns include the plural.

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC1, Mortgage Pass-Through Certificates, Series 2003-NC1, by PHH Mortgage Corporation its attorney-in-fact:

BY: _____
Signature

September 20, 2022

Jacqueline S. Michaelson, Contract Management Coordinator
Printed Name & Title

Signed, sealed and delivered in the presence of:

(CORPORATE SEAL)

Witness Signature: _____

Witness Name (Print): Oscar Giraldo

Witness Signature: _____

Witness Name (Print): Karen P. Peterkin

STATE OF FLORIDA)
ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of **[X] physical presence** or [ ] online notarization, this **20th day of September, 2022**, by **Jacqueline S. Michaelson** (name of signor or agent) as **Contract Management Coordinator** (title of signor or agent) of **PHH Mortgage Corporation its attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC1, Mortgage Pass-Through Certificates, Series 2003-NC1,** (name of corporation acknowledging), a **NEW JERSEY** (state or place of incorporation) corporation, on behalf of the corporation. She is **personally known to me** or has produced **N/A** (type of identification) as identification.

NOTARY STAMP/SEAL

DOUGLAS TOWNSEND
Notary Public - State of Florida
Commission # GG 962706
My Comm. Expires Apr 28, 2024
Bonded through National Notary Assn.

_____
NOTARY PUBLIC

Douglas Townsend
PRINTED NAME OF NOTARY PUBLIC
My Commission Expires: _____
POA recorded simultaneously herewith

Property Address: **1539 Center Avenue, Holly Hill, FL 32117 (Volusia)**

10/17/2022 9:21:44 AM Instrument #2022233955 #1 Book:8323 Page:1478
Doc Stamps $350.00 Intang Tax $200.00

Prepared by and Return to:
Jaimon H. Perry
The Perry Law Group LLC
37 N. Orange Avenue, Suite 500
Orlando, FL 32801

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL BALANCE DUE UPON MATURITY IS $100,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Parcel ID: 424222220100

BALLOON MORTGAGE

THIS MORTGAGE dated 10/7/2022 (together with any amendments or modifications hereto in effect from time to time, the **"Mortgage"**), between **JIMMY VAN, LLC,** a Florida Limited Liability Company, having an address of 7563 Charlin Parkway, Orlando, FL 32822 (the **"Mortgagor"**) and **TITLE ARCHITECTS LLC** having an office at 37 North Orange Avenue, Suite 500, Orlando, FL 32801 (**"Mortgagee"**).

WITNESSETH

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of **One Hundred Thousand Dollars And Zero Cents ($100,000.00)** (the **"Loan"**), together with interest thereon, as evidenced by a certain Promissory Note of even date herewith (the **"Note"**); and

WHEREAS, Mortgagor is the owner of that certain tract of land located at **1539 Center Avenue, Holly Hill, FL 32117** as more particularly described in **Schedule "A"** attached hereto and made a part hereof (the **"Real Estate"}**; and

WHEREAS, to induce Mortgagee to make the loan and to secure payment of the Note and the other obligations described below, Mortgagor has agreed to execute and deliver this Mortgage.

GRANTING CLAUSES

NOW, THEREFORE , to secure to Mortgagee (i) the repayment of all sums due under this Mortgage, the Note (and all extensions, renewals, replacements and amendments thereof) (collectively, the "**Loan Documents**"); (ii) the performance of all terms, conditions and covenants set forth in the Loan Documents; (iii) all other obligations or indebtedness of Mortgagor to Mortgagee of whatever kind or character and whenever borrowed or incurred, including without limitation, principal, interest, fees, late charges and expenses, including attorneys' fees (subsections (i), (ii), and (iii) collectively, the "**Liabilities**"), Mortgagor has mortgaged, granted and conveyed and by these presents **DOES HEREBY MORTGAGE, GRANT AND CONVEY TO MORTGAGEE, ITS SUCCESSORS AND ASSIGNS,** all of Mortgagor's right, title and interest now owned or hereafter acquired in and to each of the following (collectively, the "**Property**"):

A. The Real Estate;

B. Any and all buildings and improvements now or hereafter erected on, under or over the Real Estate (the "**Improvements**");

C. Any and all fixtures, machinery, equipment and other articles of real, personal or mixed property, belonging to Mortgagor, at any time now or hereafter installed in, attached to or situated in or upon the Real Estate, or the buildings and improvements now or hereafter erected thereon, or used or intended to be used in connection with the Real Estate, or in the operation of the buildings and improvements, plant, business or dwelling situate thereon, whether or not such real, personal or mixed property is or shall be affixed thereto, and all replacements, substitutions and proceeds of the foregoing (all of the foregoing herein called the "**Service Equipment**"), including without limitation: (i) all appliances, furniture and furnishings; all articles of interior decoration, floor, wall and window coverings; all office, restaurant, bar, kitchen and laundry fixtures, utensils, appliances and equipment; all supplies, tools and accessories; all storm and screen windows, shutters, doors, decorations, awnings, shades, blinds, signs, trees, shrubbery and other plantings; (ii} all building service fixtures, machinery and equipment of any kind whatsoever; all lighting, heating, ventilating, air conditioning, refrigerating, sprinkling , plumbing, security, irrigating, cleaning, incinerating, waste disposal, communications, alarm, fire prevention and extinguishing systems, fixtures, apparatus, machinery and equipment; all elevators, escalators, lifts, cranes, hoists and platforms; all pipes, conduits, pumps, boilers, tanks, motors, engines, furnaces and compressors; all dynamos, transformers and generators; (iii) all building materials, building machinery and building equipment delivered on site to the Real Estate during the course of, or in connection with any construction or repair or renovation of the buildings and improvements; (iv) all parts, fittings, accessories, accessions, substitutions and replacements therefor and thereof; and (v) all files, books, ledgers, reports and records relating to any of the foregoing;

D. Any and all leases, subleases, tenancies, licenses, occupancy agreements or agreements to lease all or any portion of the Real Estate, Improvements , Service Equipment or all or any other portion of the Property and all extensions, renewals , amendments, modifications and replacements thereof, and any options, rights of first refusal or guarantees relating thereto (collectively, the "**Leases**"); all rents, income, receipts, revenues, security deposits, escrow accounts, reserves, issues, profits, awards and payments of any kind payable under the Leases or otherwise arising from the Real Estate, Improvements, Service Equipment or all or any other portion of the Property including, without limitation, minimum rents, additional rents , percentage rents, parking, maintenance and deficiency rents (collectively, the "**Rents**"); all of the following personal property {collectively referred to as the "**Contracts**"): all accounts, general intangibles and contract rights (including any right to payment thereunder, whether or not earned by performance) of any nature relating to the Real Estate, Improvements, Service Equipment or all or any other portion of the Property or the use, occupancy, maintenance, construction, repair or operation thereof, all management agreements, franchise agreements, utility agreements and deposits, building service contracts, maintenance contracts, construction contracts and architect's agreements; all maps, plans, surveys and specifications: all warranties and guaranties; all permits, licenses and approvals; and all insurance policies, books of account and other documents. of whatever kind or character, relating to the use, construction upon, occupancy, leasing, sale or operation of the Real Estate, Improvements, Service Equipment or all or any other portion of the Property;

E. Any and all estates, rights, tenements, hereditaments, privileges, easements, reversions , remainders and appurtenances of any kind benefiting or appurtenant to the Real Estate, Improvements or all or any other portion of the Property; all means of access to and from the Real Estate, Improvements or all or any other portion of the Property, whether public or private; all streets, alleys, passages, ways, water courses, water and mineral rights relating to the Real Estate, Improvements or all or any other portion of the Property; all rights of Mortgagor as declarant or unit owner under any declaration of condominium or association applicable to the Real Estate, Improvements or all or any other portion of the Property including, without limitation, all development rights and special declarant rights; and all other claims or demands of Mortgagor, either at law or in equity, in possession or expectancy of, in, or to the Real Estate, Improvements or all or any other portion of the Property (all of the foregoing described in this subsection E herein called the "**Appurtenances**"); and

F. Any and all "**Proceeds**" of any of the above-described Real Estate, Improvements, Service Equipment, Leases, Rents, Contracts and Appurtenances, which term "proceeds" shall have the meaning given to it in the Uniform Commercial Code, as amended, (the "Code") of the State in which the Property is located (collectively, the "**Proceeds**") and shall additionally include whatever is received upon the use, lease, sale, exchange, transfer, collection or other utilization or any disposition or conversion of any of the Real Estate, Improvements, Service Equipment, Leases, Rents, Contracts and Appurtenances, voluntary or involuntary, whether cash or non-cash, including proceeds of insurance and condemnation awards, rental or lease payments, accounts, chattel paper, instruments, documents, contract rights, general intangibles, equipment and inventory.

lb-1253f

TO HAVE AND TO HOLD the above granted and conveyed Property unto and to the proper use and benefit of Mortgagee, its successors and assigns, forever.

PROVIDED ALWAYS, and these presents are upon the express condition, that if (i) all the Liabilities are paid in full, and (ii) each and every representation, warranty, agreement and covenant of this Mortgage and the other Loan Documents are complied with and abided by, then this Mortgage and the estate hereby created shall cease and be null and void and canceled of record.

The terms of the Loan Documents are hereby made a part of this Mortgage to the same extent and with the same effect as if fully set forth herein. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Loan Documents.

Mortgagor covenants and agrees with and represents to Mortgagee as follows:

1. **PURCHASE MONEY MORTGAGE.** If any of the debt secured by this Mortgage is loaned to Mortgagor to acquire title to the Property, this Mortgage shall be deemed a purchase money mortgage.

2. **REPRESENTATIONS, WARRANTIES AND COVENANTS:**

2.1. Payment and Performance. Mortgagor shall (a) pay to Mortgagee all sums required to be paid by Mortgagor under the Loan Documents, in accordance with their stated terms and conditions; (b) perform and comply with all terms, conditions and covenants set forth in each of the Loan Documents by which Mortgagor is bound; and (c) perform and comply with all of Mortgagor's obligations and duties as landlord under any Leases.

2.2. Seisin and Warranty. Mortgagor hereby warrants that (a) Mortgagor has a fee simple interest in the Property; (b) Mortgagor has the right, full power and lawful authority to mortgage, grant, convey and assign the same to Mortgagee in the manner and form set forth herein; and (c) this Mortgage is a valid and enforceable first lien on the Property. Mortgagor hereby covenants that Mortgagor shall (a) preserve such title and the validity and priority of the lien of this Mortgage and shall forever warrant and defend the same to Mortgagee against all lawful claims whatsoever; and (b) execute, acknowledge and deliver all such further documents or assurances as may at any time hereafter be required by Mortgagee to protect fully the lien of this Mortgage.

2.3. Insurance. Mortgagor shall obtain and maintain at all times throughout the term of this Mortgage the following insurance:

(a) "All-Risk" fire and extended coverage hazard insurance covering the Property in an aggregate amount not less than 100% of the agreed upon full insurable replacement value of the Property; (iii) during the course of any construction, reconstruction, remodeling or repair of any Improvements, builders' all-risk extended coverage insurance in amounts based upon the completed replacement value of the Improvements (excluding roads, foundations, parking areas, paths, walkways and like improvements) and endorsed to provide that occupancy by any person shall not void such coverage; (iv) if the Property is required to be insured pursuant to the National Flood Insurance Reform Act of 1994, and the regulations promulgated there under, and/or if Lender determines, in Lender's sole discretion, at any time, that flood insurance is required, flood insurance in an amount at least equal to the lesser of the agreed upon full insurable replacement value of the Property (less any value attributable to the Real Estate) or the maximum limit of coverage available; (v) insurance which complies with the workers' compensation and employers' liability laws of all states in which Mortgagor shall be required to maintain such insurance; and (vi) such other insurance as Mortgagee may reasonably require.

(b) Comprehensive general public liability insurance covering all operations of Mortgagor.

(c) Each insurance policy required under this Section shall: (i) be written by an insurance company authorized or licensed to do business in the state within which the Property is located having an Alfred M. Best Company, Inc. rating of " **A-**" or higher and a financial size category of not less than IX; (ii) be for terms of at least one year, with premium prepaid; (iii) be subject to the reasonable approval of Mortgagee as to insurance companies, amounts, content. forms of policies and expiration dates; and (iv) name Mortgagee, its successors and assigns: (1) as an additional insured under all liability insurance policies, and (2) as the first mortgagee, under a standard non-contributory mortgagee clause, on all property insurance policies and all loss of rents or loss of business income insurance policies.

(d) Mortgagor further agrees that each insurance policy: (i) shall provide at least thirty (30) days' prior written notice to Mortgagee prior to any policy reduction or cancellation for any reason ; (ii) shall contain an endorsement or agreement by the insurer that any loss shall be payable to Mortgagee in accordance with the terms of such policy notwithstanding any act or negligence of Mortgagor which might otherwise result in forfeiture of such insurance; (iii) shall waive all rights of setoff, counterclaim, deduction or subrogation against Mortgagor; and (iv) shall exclude Mortgagee from the operation of any coinsurance clause.

(e) At least thirty (30) days prior to the expiration of any insurance policy, Mortgagor shall furnish evidence satisfactory to Mortgagee that such policy has been renewed or replaced or is no longer required.

(f) Notwithstanding the foregoing, in the event that Mortgagor fails to maintain insurance in accordance with this Section 2.3, and Mortgagee elects to obtain insurance to protect its interests hereunder, Mortgagee may obtain insurance in any amount and of any type Mortgagee deems appropriate **to protect Mortgagee's interest only** and Mortgagee shall have no duty or obligation to Mortgagor to maintain insurance in any greater amount or of any other type for the benefit of Mortgagor. All insurance premiums incurred or paid by Mortgagee shall be at **Mortgagor's sole cost and expense**. Further, the Mortgagor shall be charged interest at the annual rate of 18% on all insurance premium protective advances paid by the Mortgagee. Mortgagee's election to obtain forced place insurance shall not be deemed to waive any Event of Default (as hereinafter defined) hereunder

2.4 Taxes and Other Charges. Mortgagor shall promptly pay and discharge all taxes, assessments, water and sewer rents, and other governmental charges imposed upon the Property when due, and prior to any interest or penalties accruing thereon or becoming a lien upon the Property. Notwithstanding the foregoing, Mortgagor shall have the right to contest, at its own expense, by appropriate legal proceedings conducted in good faith and with due diligence, the amount or validity of such taxes. assessments, water and sewer rents, or other governmental charges, provided that: (a) Mortgagor has established on its books or by deposit of cash with Mortgagee, at the option of Mortgagee, a reserve for the payment thereof in such amount as Mortgagee may require; and (b) such contest operates to prevent collection, stay any proceedings which may be instituted to enforce payment of such item, and prevent a sale of the Property to pay such item. Mortgagor shall promptly provide to Mortgagee, upon request, copies of tax bill receipts, canceled checks or other evidence satisfactory to Mortgagee evidencing that such taxes, assessments, water and sewer rents, and other governmental charges have been timely paid. Mortgagor shall not claim or demand or be entitled to any credit on account of the Liabilities for any part of the taxes paid with respect to the Property or any part thereof and no deduction shall otherwise be made or claimed from the taxable value of the Property, or any part thereof, by reason of this Mortgage. Notwithstanding the foregoing, in the event that Mortgagor fails to pay the real estate taxes in accordance with this Section 2.4, the Mortgagee may elect to pay the real estate taxes and charge the Mortgagor interest at an annual rate of 18% on the real estate taxes paid by the Mortgagee.

2.5 Escrows. If required by Mortgagee, and only after an Event of Default, Mortgagor shall pay to Mortgagee at the time of each installment of principal and interest due under the Note, and commencing with the first payment due after the date of such request, a sum equal to (a) the amount of the next installment of taxes levied or assessed against the Property, and/or (b) the premiums which will next become due on the insurance policies required by this Mortgage, all in amounts as estimated by Mortgagee, less all sums already paid therefor or deposited with Mortgagee for the payment thereof, divided by the number of payments to become due before one (1) month prior to the date when such taxes and assessments and/or premiums, as applicable, will become due, such sums to be held by Mortgagee to pay the same when due. If such escrow funds are not sufficient to pay such taxes and assessments and/or insurance premiums, as applicable, as the same become due, Mortgagor shall pay to Mortgagee, upon request, such additional amounts as Mortgagee shall estimate to be sufficient to make up any deficiency. No amount paid to Mortgagee hereunder shall be deemed to be trust funds but may be commingled with general funds of Mortgagee and no interest shall be payable thereon. Upon the occurrence of an Event of Default, Mortgagee shall have the right, at its sole discretion, to apply any amounts so held against the Liabilities.

2.6 Transfer of Title. Without the prior written consent of Mortgagee, which shall not be unreasonably withheld, in each instance, Mortgagor shall not cause or permit any transfer of the Property or any part thereof, whether voluntarily, involuntarily or by operation of law, nor shall Mortgagor enter into any agreement or transaction to transfer, or accomplish in form or substance a transfer, of the Property. A "**Transfer**" of the Property includes: (a) the direct or indirect sale, transfer or conveyance of the Property or any portion thereof or interest therein (b) the execution of an installment sale contract or similar instrument affecting all or any portion of the Property; (c) if Mortgagor, or any general partner or member of Mortgagor, is a corporation, partnership, limited liability company or other business entity, the transfer (whether in one transaction or a series of transactions) of any stock, partnership, limited liability company or other ownership interests in such corporation, partnership, limited liability company or entity; (d) if Mortgagor, or any general partner or member of Mortgagor, is a corporation, the creation or issuance of new stock by which an aggregate of more than 10% of such corporation's stock shall be vested in a party or parties who are not now stockholders; and (e) an agreement by Mortgagor leasing all or a substantial part of the Property for other than actual occupancy by a space tenant there under or a sale, assignment or other transfer of or the grant of a security interest in and to any Leases.

No Encumbrances. Mortgagor shall not create or permit to exist any mortgage, pledge, lien, security interest (including, without limitation, a purchase money security interest), encumbrance, attachment, levy, distraint or other judicial process on or against the Property or any part thereof (including, without limitation, fixtures and other personal property), whether superior or inferior to the lien of this Mortgage, without the prior written consent of Mortgagee. If any lien or encumbrance is filed or entered without Mortgagor's consent, Mortgagor shall have it removed of record within fifteen (15) days after it is filed or entered.

2.7 Removal of Fixtures. Mortgagor shall not remove or permit to be removed from the Property any fixtures presently or in the future owned by Mortgagor as the term "fixtures" is defined by the law of the state where the Property is located (unless such fixtures have been replaced with similar fixtures of equal or greater utility and value).

2.8 Maintenance and Repair; Alterations. (a) Mortgagor shall: (i) abstain from and not permit the commission of waste in or about the Property; (ii) keep the Property, at Mortgagor's own cost and expense, in good and substantial repair, working order and condition; (iii) make or cause to be made, as and when necessary, all repairs and replacements, whether or not insurance proceeds are available for these items; and (iv) not remove, demolish, materially alter, discontinue the use of, permit to become vacant or deserted, or otherwise dispose of all or any part of the Property. All alterations, replacements, renewals or additions made pursuant hereto shall automatically become a part of the Property and shall be covered by the lien of this Mortgage.

(b) Mortgagee, and any persons authorized by Mortgagee, shall have the right, but not the obligation, to enter upon the Property at any reasonable time to inspect and photograph its condition and state of repair. In the event any such inspection reveals , in the sole discretion of Mortgagee, the necessity for any repair, alteration, replacement , clean-up or maintenance, Mortgagor shall, at the discretion of Mortgagee, either: (i) cause such work to be effected immediately; or (ii) promptly establish an interest bearing reserve fund with Mortgagee in an amount determined by Mortgagee for the purpose of effecting such work.

2.9 Compliance with Applicable Laws. Mortgagor agrees to observe, conform and comply, and to cause its tenants to observe, conform and comply with all applicable federal, state, county, municipal and other governmental or quasi-governmental laws, rules, regulations, ordinances, codes, requirements, covenants, conditions. orders, licenses, permits, approvals and restrictions, including without limitation, Environmental Laws (as defined below) and the Americans with Disabilities Act of 1990 (collectively, the "**Legal Requirements**"), now or hereafter affecting all or any part of the Property, its occupancy or the business or operations now or hereafter conducted thereon and the personalty contained therein, within such time as required by such Legal Requirements.

2.10 Damage, Destruction and Condemnation. (a) If all or any part of the Property shall be damaged or destroyed, or if title to or the temporary use of the whole or any part of the Property shall be taken or condemned by a competent authority for any public or quasi-public use or purpose, there shall be no abatement or reduction in the amounts payable by Mortgagor under the Loan Documents and Mortgagor shall continue to be obligated to make such payments.

(b) If all or any part of the Property is partially or totally damaged or destroyed, Mortgagor shall give prompt notice thereof to Mortgagee, and Mortgagee may make proof of loss if not made promptly by Mortgagor. Mortgagor hereby authorizes and directs any affected insurance company to make payment under such insurance, including return of unearned premiums, to Mortgagee instead of to Mortgagor and Mortgagee jointly, and Mortgagor appoints Mortgagee as Mortgagor's attorney-in-fact to endorse any draft thereof, which appointment, being for security, is coupled with an interest and irrevocable. Mortgagee is hereby authorized and empowered by Mortgagor to settle, adjust or compromise, in consultation with Mortgagor, any claims for loss, damage or destruction to the Property. Mortgagor shall pay **all** costs of collection of insurance proceeds payable on account of such damage or destruction. Mortgagor shall have no claim against the insurance proceeds, or be entitled to any portion thereof, and all rights to the insurance proceeds are hereby assigned to Mortgagee as security for payment of the Liabilities. Mortgagee shall have the option, in its sole discretion, of paying or applying all or any part of the insurance proceeds to: (i) reduction of the Liabilities; (ii) restoration, replacement or repair of the Property in accordance with Mortgagee's standard construction loan disbursement conditions and requirements; or (iii) Mortgagor.

(c) Immediately upon obtaining knowledge of the institution of any proceeding for the condemnation of all or any part of the Property, Mortgagor shall give notice to Mortgagee. Mortgagor shall, at its sole cost and expense, diligently prosecute any such proceeding and shall consult with Mortgagee, its attorneys and experts, and shall cooperate with it in the defense of any such proceeding. Mortgagee may participate in any such proceeding and Mortgagor shall from time to time deliver to Mortgagee all instruments requested by it to permit such participation. Mortgagor shall not, without Mortgagee's prior written consent, enter into any agreement (i) for the taking or conveyance in lieu thereof of all or any part of the Property, or (ii) to compromise, settle or adjust any such proceeding. All awards and proceeds of condemnation are hereby assigned to Mortgagee, and Mortgagor, upon request by Mortgagee, agrees to make, execute and deliver any additional assignments or documents necessary from time to time to enable Mortgagee to collect the same. Such awards and proceeds shall be paid or applied by Mortgagee, in its sole discretion, to: (i) reduction of the Liabilities; (ii) restoration, replacement or repair of the Property in accordance with Mortgagee's standard construction loan disbursement conditions and requirements; or (iii) Mortgagor.

(d) Nothing herein shall relieve Mortgagor of its duty to repair, restore, rebuild or replace the Property following damage or destruction or partial condemnation if no or inadequate insurance proceeds or condemnation awards are available to defray the cost of repair, restoration, rebuilding or replacement.

(e) Notwithstanding the provisions of subparagraphs (b) and (c) above, in the event that all or any part of the Property is damaged by fire or other casualty, and Mortgagor promptly notifies Mortgagee of its desire to repair and restore the same, then provided that the following terms and conditions are and remain fully satisfied by Mortgagor, Mortgagee shall disburse insurance proceeds for repair and restoration of the Property against completed work in accordance with Mortgagee's standard construction loan disbursement conditions and requirements (which may be contained in an agreement which Mortgagee may require Mortgagor to sign); otherwise, and to the extent of any excess proceeds, Mortgagee shall have the right to apply the proceeds toward reduction of the Liabilities:

(f) No uncured Event of Default or event which, with the giving of notice or the passage of time, or both, would constitute an Event of Default under any of the Loan Documents shall have occurred; Mortgagor shall have delivered evidence satisfactory to Mortgagee that the Property can be fully repaired and restored prior to the maturity of the Note; no Lease is cancelable or terminable by the tenant or Mortgagor on account of the casualty or, if it is, the tenant or Mortgagor, as applicable , has waived in writing its right to cancel; the work is performed under a stipulated sum or guaranteed maximum price contract satisfactory to Mortgagee in accordance with plans and specifications and a budget satisfactory to Mortgagee and in compliance with all Legal Requirements; Mortgagor shall have deposited with Mortgagee for disbursement in connection with the restoration the greater of: (1) the applicable deductible under the insurance policies covering the loss; or (2) the amount by which the cost of restoration of the Property to substantially the same value, condition and character as existed prior to such damage is estimated by Mortgagee to exceed the net insurance proceeds available for restoration ; and Mortgagor has paid as and when due all of Mortgagee's reasonable costs and expenses incurred in connection with the collection and disbursement of insurance proceeds, including without limitation, inspection, monitoring, engineering and legal fees.

2.11 Required Notices. Mortgagor shall notify Mortgagee within three (3) days of: (a) receipt of any notice from any governmental or quasi-governmental authority relating to the structure, use or occupancy of the Property or alleging a violation of any Legal Requirement; (b) a substantial change in the occupancy or use of all or any part of the Property; (c) receipt of any notice from the holder of any lien or security interest in all or any part of the Property; (d) commencement of any litigation affecting or potentially affecting the financial ability of Mortgagor or the value of the Property; (e) a pending or threatened condemnation of all or any part of the Property; (f) a fire or other casualty causing damage to all or any part of the Property; (g) receipt of any notice with regard to any Release of Hazardous Substances (as such terms are defined below) or any other environmental matter affecting the Property or Mortgagor's interest therein; (h) receipt of any request for information, demand letter or notification of potential liability from any entity relating to potential responsibility for investigation or clean-up of Hazardous Substances on the Property or at any other site owned or operated by Mortgagor; (i) receipt of any notice from any tenant of all or any part of the Property alleging a default, failure to perform or any right to terminate its lease or to set-off rents; or (j) receipt of any notice of the imposition of, or of threatened or actual execution on, any lien on or security interest in all or any part of the Property.

2.12 Books and Records; Inspection. Mortgagor shall keep and maintain (a) complete and accurate books and records, in accordance with generally accepted accounting principles consistently applied, reflecting all items of income and expense in connection with the operation of the Property, and (b) copies of all written contracts , leases and other agreements affecting the Property. Mortgagee or its designated representatives shall, upon reasonable prior notice to Mortgagor, have (a) the right of entry and free access to the Property during business hours (which may be without notice in any case of emergency) to inspect the Property, and (b) the right to examine and audit all books, contracts and records of Mortgagor relating to the Property.

2.13 Right to Reappraise. Mortgagee shall have the right to conduct or have conducted by an independent appraiser acceptable to Mortgagee appraisals of the Property in form and substance satisfactory to Mortgagee at the sole cost and expense of Mortgagor; provided, however, that Mortgagor shall not be obligated to bear the expense of such appraisals so long as (a) no Event of Default exists, and (b) such appraisals are not required by applicable law, rule or regulation of any governmental authority having jurisdiction over Mortgagee.

3.0 SECURITY AGREEMENT This Mortgage constitutes a security agreement under the Code and shall be deemed to constitute a fixture financing statement Mortgagor hereby grants to Mortgagee a security interest in the personal and other property (other than real property) included in the Property, and all replacements of, substitutions for, and additions to, such property, and the proceeds thereof. Mortgagor shall, at Mortgagor's own expense, execute, deliver, file and refile any financing or continuation statements or other security agreements Mortgagee may require from time to time to perfect, confirm or maintain the lien of this Mortgage with respect to such property. A photocopy of an executed financing statement shall be effective as an original. Without limiting the foregoing, Mortgagor hereby irrevocably appoints Mortgagee attorney-in-fact for Mortgagor to execute, deliver and file such instruments for or on behalf of Mortgagor at Mortgagor's expense, which appointment, being for security, is coupled with an interest and shall be irrevocable.

4.0 ASSIGNMENT OF LEASES.

4.1 Mortgagor hereby absolutely, presently and unconditionally conveys, transfers and assigns to Mortgagee all of Mortgagor's right, title and interest, now existing or hereafter arising, in and to the Leases and Rents. Notwithstanding that this assignment is effective immediately, so long as no Event of Default exists, Mortgagor shall have the privilege under a revocable license granted hereby to operate and manage the Property and to collect, as they become due, but not prior to accrual, the Rents. Mortgagor shall receive and hold such Rents in trust as a fund to be applied, and Mortgagor hereby covenants and agrees that such Rents shall be so applied, first to the operation, maintenance and repair of the Property and the payment of Interest, Principal and other sums becoming due under the Liabilities, before retaining and/or disbursing any part of the Rents for any other purpose. The license herein granted to Mortgagor shall automatically, without notice or any other action by Mortgagee, terminate upon the occurrence of an Event of Default, and all Rents subsequently collected or received by Mortgagor shall be held in trust by Mortgagor for the sole and exclusive benefit of the Mortgagee. Nothing contained in this Section 4.1, and no collection by Mortgagee of Rents, shall be construed as imposing on Mortgagee any of the obligations of the lessor under the Leases.

4.2. Mortgagor shall timely perform all of its obligations under the Leases. Mortgagor represents and warrants that: (a) Mortgagor has title to and full right to assign presently, absolutely and unconditionally the Leases and Rents; (b) no other assignment of any interest in any of the Leases or Rents has been made; (c) there are no leases or agreements to lease all or any portion of the Property now in effect except the Leases, true and complete copies of which have been furnished to Mortgagee, and no written or oral modifications have been made thereto: (d) there is no existing default by Mortgagor or by any tenant under any of the Leases, nor has any event occurred which due to the passage of time, the giving or failure to give notice, or both, would constitute a default under any of the Leases and, to the best of Mortgagor's knowledge, no tenant has any defenses, set-offs or counterclaims against Mortgagor; (e) the Leases are in full force and effect; and (f) Mortgagor has not accepted Rent under any Lease more than thirty (30) days in advance of its accrual, and payment thereof has not otherwise been forgiven, discounted or compromised.

4.3. Mortgagor shall not, without the prior written consent of Mortgagee: (a) enter into any lease of all or any portion of the Property; (b) amend, modify, terminate or accept a surrender of any Lease; or (c) collect or accept rent from any tenant of the Property for a period of more than one month in advance. Any of the foregoing acts, if done without the prior written consent of Mortgagee in each instance, which consent shall not be unreasonably withheld or delayed, shall be null and void.

5.0 DECLARATION OF NO OFFSET. Mortgagor represents to Mortgagee that Mortgagor has no knowledge of any offsets, counterclaims or defenses to the Liabilities either at law or in equity. Mortgagor shall, within three (3) days upon request in person or within seven (7) days upon request by mail, furnish to Mortgagee or Mortgagee's designee a written statement in form satisfactory to Mortgagee stating the amount due under the Liabilities and whether there are offsets or defenses against the same, and if so, the nature and extent thereof.

6.0 ENVIRONMENTAL MATTERS.

6.1 Definitions. As used herein, "**Environmental Law**" shall mean all existing or future federal, state and local statutes, ordinances, regulations, rules, executive orders, standards and requirements, including the requirements imposed by common law, concerning or relating to industrial hygiene and the protection of health and the environment including but not limited to: (a) those relating to the generation, manufacture, storage, transportation, disposal, release, emission or discharge of Hazardous Substances (as hereinafter defined); (b) those in connection with the construction, fuel supply, power generation and transmission, waste disposal or any other operations or processes relating to the Property: and (c) those relating to the atmosphere, soil, surface and ground water, wetlands, stream sediments and vegetation on, under, in or about the Property. Any terms mentioned herein which are defined in any Environmental Law shall have the meanings ascribed to such terms in said laws; provided, however, that if any of such laws are amended so as to broaden any term defined therein, such broader meaning shall apply subsequent to the effective date of such amendment.

6.2 Representations, Warranties and Covenants. Mortgagor represents, warrants, to the best of its knowledge and covenants and agrees as follows as of the date hereof:

(a) Neither Mortgagor nor the Property or any occupant thereof is in violation of or subject to any existing, pending or threatened investigation or inquiry by any governmental authority pertaining to any Environmental Law. Mortgagor shall not cause or permit the Property to be in violation of, or do anything which would subject the Property to any remedial obligations under, any Environmental Law, and shall promptly notify Mortgagee in writing of any existing, pending or threatened investigation or inquiry by any governmental authority in connection with any Environmental Law. In addition, Mortgagor shall provide Mortgagee with copies of any and all material written communications with any governmental authority in connection with any Environmental Law, concurrently with Mortgagor's giving or receiving of same.

(b) Mortgagor has taken all steps necessary to determine and has determined that there has been no release, spill, discharge, leak, disposal or emission which violates any Environmental Laws (individually a "**Release**" and collectively, "Releases") of any Hazardous Material, Hazardous Substance or Hazardous Waste, including gasoline, petroleum products, explosives, toxic substances, solid wastes and radioactive materials (collectively, "**Hazardous Substances**") at, upon, under or within the Property. The use which Mortgagor or any other occupant of the Property makes or intends to make of the Property will not result in Release of any Hazardous Substances on or to the Property. During the term of this Mortgage, Mortgagor shall take all steps necessary to determine whether there has been a Release of any Hazardous Substances on or to the Property and if Mortgagor finds a Release has occurred, Mortgagor shall remove or remediate the same promptly upon discovery at its sole cost and expense.

(c) The Property has never been used by the present or previous owners and/or operators nor will be used in the future to refine, produce, store, handle, transfer, process, transport, generate, manufacture, heat, treat, recycle or dispose of Hazardous Substances which violates any Environmental Laws.

(d) The Property: (i) is being and has been operated in compliance with all Environmental Laws, and all permits required have been obtained and complied with in all respects; and (ii) does not have any Hazardous Substances present excepting small quantities of petroleum and chemical products, in proper storage containers, that are necessary for the construction or operation of the commercial business of Mortgagor and its tenants, and the usual waste products therefrom ("**Permitted Substances**").

(e) Mortgagor will and will cause its tenants to operate the Property in compliance with all Environmental Laws and, other than Permitted Substances, will not place or permit to be placed any Hazardous Substances on the Property, except in compliance with all applicable environmental laws.

(f) No lien has been attached to or threatened to be imposed upon the Property, and there is no basis for the imposition of any such lien based on any governmental action under Environmental Laws. Neither Mortgagor nor any other person has been, is or will be involved in operations at the Property which could lead to the imposition of environmental liability on Mortgagor, or on any subsequent or former owner of the Property, or the creation of an environmental lien on the Property. In the event that any such lien is filed, Mortgagor shall, within (30) days from the date that the Mortgagor is given notice of such lien (or within such shorter period of time as is appropriate in the event that steps have commenced to have the Property sold), either: (i) pay the claim and remove the lien from the Property; or (ii) furnish a cash deposit, bond or other security satisfactory in form and substance to Mortgagee in an amount sufficient to discharge the claim out of which the lien arises.

6.3. Right to Inspect and Cure. Mortgagee shall have the right to conduct or have conducted by its agents or contractors such environmental inspections, audits and tests as Mortgagee shall deem necessary or advisable from time to time at the sole cost and expense of Mortgagor; provided, however, that Mortgagor shall not be obligated to bear the expense of such environmental inspections, audits and tests so long as (a) no Event of Default exists, and (b) Mortgagee has no cause to believe in its sole reasonable judgment that there has been a Release or threatened Release of Hazardous Substances at the Property or that Mortgagor or the Property is in violation of any Environmental Law. The cost of such inspections, audits and tests, if chargeable to Mortgagor as aforesaid, shall be added to the Liabilities and shall be secured by this Mortgage. Mortgagor shall, and shall cause each tenant of the Property to, cooperate with such inspection efforts; such cooperation shall include, without limitation, supplying all the information requested concerning the operations conducted and Hazardous Substances located at the Property.

7.0 EVENTS OF DEFAULT. Each of the following shall constitute a default (each, an "**Event of Default**") hereunder:

7.1 Non-payment when due of any sum required to be paid to the Mortgagee under any of the Loan Documents.

7.2 A breach of any covenant contained in Sections 2.1., 2.3., 2.4., 2.6., 2.9. or 2.11. hereof and the continuance of such breach for a period of thirty (30) days or more after written notice thereof shall have been given to Mortgagor;

7.3 A breach by Mortgagor of any other term, covenant, condition, obligation or agreement under this Mortgage, and the continuance of such breach for a period of thirty (30) days after written notice thereof shall have been given to Mortgagor,

7.4 An Event of Default under any of the other Loan Documents and the continuance of such breach beyond any applicable cure periods;

7.5 Any representation or warranty made by Mortgagor or by any Guarantor in any Loan Document or to induce Mortgagee to enter into the transactions contemplated hereunder shall prove to be false, incorrect or misleading in any material respect as of the date when made;

7.6 The filing by or against Mortgagor or any Guarantor of a petition seeking relief, or the granting of relief under the Federal Bankruptcy Code or any similar federal or state statute: any assignment for the benefit of creditors made by the Mortgagor or any Guarantor; the appointment of a custodian, receiver, liquidator or trustee for Mortgagor or any Guarantor or for any of the property of Mortgagor or such Guarantor, or any action by Mortgagor or any Guarantor to effect any of the foregoing; or if the Mortgagor or any Guarantor becomes insolvent (however defined) or is not paying its debts generally as they become due. Notwithstanding the above, Mortgagor or any Guarantor shall have sixty (60) days in which to dismiss any involuntary bankruptcy proceeding filed against it;

7.7 The death, dissolution, liquidation, merger, consolidation or reorganization of Mortgagor or any Guarantor, or the institution of any proceeding to effect any of the foregoing;

7.8 A default under any other obligation by Mortgagor or any Guarantor in favor of Mortgagee, or under any document securing or evidencing such obligation, whether or not such obligation is secured by the Property and the continuance of such breach for a period of thirty (30) days after written notice thereof shall have been given to Mortgagor;

7.9 The filing, entry or issuance of any judgment, execution, garnishment, attachment, distraint or lien against Mortgagor or any Guarantor or their property in excess of $25,000 which is not covered by insurance, subject to the provisions of Section 2.6 hereof, if applicable; or A Default under any other obligation secured by the Property or any part thereof and the continuance of such breach for a period of thirty (30) days after written notice thereof shall have been given to Mortgagor; With regard to the Notice and Cure Periods, Mortgagee shall not be obligated to give any notice more than one time during any calendar year.

8.0 REMEDIES. If an Event of Default shall have occurred, Mortgagee may take any of the following actions:

8.1 Acceleration. Mortgagee may declare the entire amount of the Liabilities immediately due and payable, without presentment, demand, notice of any kind, protest or notice of protest, all of which are expressly waived, notwithstanding anything to the contrary contained in any of the Loan Documents. Mortgagee may charge and collect interest from the date of default on the unpaid balance of the Liabilities, at the Default Rate set forth in the Note.

8.2. Possession. Mortgagee may enter upon and take possession of the Property, with or without legal action , lease the Property, collect there from all rentals and, after deducting all costs of collection and administration expense, apply the net rentals to any one or more of the following items in such manner and in such order of priority as Mortgagee, in Mortgagee's sole discretion, may elect: the payment of any sums due under any prior lien, taxes, water and sewer rents , charges and claims, insurance premiums and all other carrying charges, to the maintenance, repair or restoration of the Property, or on account of the Liabilities. Mortgagee is given full authority to do any act which Mortgagor could do in connection with the management and operation of the Property. This covenant is effective either with or without any action brought to foreclose this Mortgage and without applying for a receiver of such rents. In addition to the foregoing, upon the occurrence of an Event of Default, Mortgagor shall pay monthly in advance to Mortgagee or to any receiver appointed to collect said rents the fair and reasonable rental value for Mortgagor's use and occupation of the Property, and upon default in any such payment Mortgagor shall vacate and surrender the possession of the Property to Mortgagee or to such receiver. If Mortgagor does not vacate and surrender the Property, then Mortgagor may be evicted by summary proceedings.

8.3. Foreclosure. Mortgagee may institute any one or more actions of mortgage foreclosure against all or any part of the Property, or take such other action at law, equity or by contract for the enforcement of this Mortgage and realization on the security herein or elsewhere provided for, as the law may allow, and may proceed therein to final judgment and execution for the entire unpaid balance of the Liabilities. The unpaid balance of any judgment shall bear interest at the greater of (a) the statutory rate provided for judgments, or (b) the Default Rate. Without limiting the foregoing, Mortgagee may foreclose this Mortgage and exercise its rights as a secured party for all or any portion of the Liabilities which are then due and payable, subject to the continuing lien of this Mortgage for the balance not then due and payable. In case of any sale of the Property by judicial proceedings, the Property may be sold in one parcel or in such parcels, manner or order as Mortgagee in its sole discretion may elect. Mortgagor, for itself and anyone claiming by, through or under it, hereby agrees that Mortgagee shall in no manner, in law or in equity, be limited, except as herein provided, in the exercise of its rights in the Property or in any other security hereunder or otherwise appertaining to the Liabilities or any other obligation secured by this Mortgage, whether by any statute, rule or precedent which may otherwise require said security to be marshaled in any manner and Mortgagor, for itself and others as aforesaid, hereby expressly waives and releases any right to or benefit thereof. The failure to make any tenant a defendant to a foreclosure proceeding shall not be asserted by Mortgagor as a defense in any proceeding instituted by Mortgagee to collect the Liabilities or any deficiency remaining unpaid after the foreclosure sale of the Property.

8.4. Appointment of Receiver. Mortgagee may petition a court of competent jurisdiction to appoint a receiver of the Property. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of Mortgagor at the time of application for such receiver, without regard to the then value of the Property or whether the Property shall be then occupied as a homestead or not, and without regard to whether Mortgagor has committed waste or allow ed deterioration of the Property, and Mortgagee or any agent of Mortgagee may be appointed as such receiver. Mortgagor hereby agrees that Mortgagee has a special interest in the Property and absent the appointment of such receiver the Property shall suffer waste and deterioration and Mortgagor further agrees that it shall not contest the appointment of a receiver and hereby so stipulates to such appointment pursuant to this paragraph. Such receiver shall have the power to perform all of the acts permitted Mortgagee pursuant to Section 8.2 above and such other powers which may be necessary or customary in such cases for the protection, possession, control, management and operation of the Property during such period.

8.5. Rights as a Secured Party. Mortgagee shall have, in addition to other rights and remedies available at law or in equity, the rights and remedies of a secured party under the Code. Mortgagee may elect to foreclose on certain items of the Property as then comprise fixtures pursuant either to the law applicable to foreclosure of an interest in real estate or to that applicable to personal property under the Code. To the extent permitted by law, Mortgagor waives the right to any stay of execution and the benefit of all exemption laws now or hereafter in effect.

8.6. Excess Monies. In the Event of a Default, Mortgagee may apply on account of the Liabilities any unexpended monies still retained by Mortgagee that were paid by Mortgagor to Mortgagee: (a) for the payment of, or as security for the payment of taxes, assessments or other governmental charges, insurance premiums, or any other charges; or (b) to secure the performance of some act by Mortgagor.

8.7. Other Remedies. Mortgagee shall have the right, from time to time, to bring an appropriate action to recover any sums required to be paid by Mortgagor under the terms of this Mortgage, as they become due, without regard to whether or not any other liabilities shall be due, and without prejudice to the right of Mortgagee thereafter to bring an action of mortgage foreclosure, or any other action, for any default by Mortgagor existing at the time the earlier action was commenced. In addition, Mortgagee shall have the right to set-off all or any part of any amount due by Mortgagor to Mortgagee under any of the Liabilities, against any indebtedness, liabilities or obligations owing by Mortgagee in any capacity to Mortgagor, including any obligation to disburse to Mortgagor any funds or other property on deposit with or otherwise in the possession, control or custody of Mortgagee.

8.8. **Costs, Expenses and Counsel Fees.** Mortgagor shall pay all expenses incurred by Mortgagee incident to the preparation, execution, delivery and/or recording of this Mortgage and any other document or instrument delivered by Mortgagor in connection with this Mortgage, including without limitation, Mortgagee's attorney fees. Mortgagor shall, upon demand made by Mortgagee, promptly pay to Mortgagee all expenses and costs , including reasonable attorneys' fees, incurred by Mortgagee to collect any of the indebtedness secured hereby or to enforce the performance of the terms, conditions, provisions, agreements and covenants contained herein or in any other document or instrument delivered by or on behalf of Mortgagor in connection with this Mortgage, whether or not suit is instituted, or incurred by Mortgagee in connection with any action, proceeding, litigation or claim instituted or asserted by or against Mortgagee or in which the Mortgagee becomes engaged, wherein it becomes necessary, in the opinion of Mortgagee, to enforce, defend or uphold the lien of this Mortgage or the validity or effectiveness of any assignment of any claim, award, payment, insurance recovery or any other right or property conveyed, encumbered or assigned by Mortgagor to Mortgagee hereunder, or the priority of any of the same or otherwise. All such expenses, costs and attorneys' fees, together with interest thereon at the rate set forth in the Note in the event of a default thereunder, shall be deemed to be part of the principal indebtedness evidenced by the Note and secured by this Mortgage.

9.0 MISCELLANEOUS.

9.1 **Notices.** All notices and communications under this Mortgage shall be in writing and shall be given by either: (a) hand delivery, (b) first class mail (postage prepaid}, or (c) reliable overnight commercial courier (charges prepaid), to the addresses listed in this Mortgage. Notice shall be deemed to have been given and received: (a) if by hand delivery, upon delivery; (b) if by mail, three (3) calendar days after the date first deposited in the United States mail; and (c) if by overnight courier, on the date scheduled for delivery. A party may change its address by giving written notice to the other party as specified herein.

9.2 **Remedies Cumulative.** The rights and remedies of Mortgagee as provided in this Mortgage or in any other Loan Document shall be cumulative and concurrent, may be pursued separately, successively or together, may be exercised as often as the occasion may arise, and shall be in addition to any other rights or remedies conferred upon Mortgagee at law or in equity. The failure, at any one or more times, of Mortgagee to assert the right to declare the Liabilities due, grant any extension of time for payment of the Liabilities, take other or additional security for the payment thereof, release any security, change any of the terms of the Loan Documents, or waive or fail to exercise any right or remedy under any Loan Document shall not in any way affect this Mortgage or the rights of Mortgagee.

9.3 **No Implied Waiver.** Mortgagee shall not be deemed to have modified or waived any of its rights or remedies hereunder unless such modification or waiver is in writing and signed by Mortgagee, and then only to the extent specifically set forth therein. A waiver in one event shall not be construed as continuing or as a waiver of or bar to such right or remedy on a subsequent event.

9.4 **Partial Invalidity.** The invalidity or unenforceability of any one or more provisions of this Mortgage shall not render any other provision invalid or unenforceable. In lieu of any invalid or unenforceable provision, there shall be added automatically a valid and enforceable provision as similar in terms to such invalid or unenforceable provision as may be possible.

9.5 **Binding Effect**. The covenants, conditions, waivers, releases and agreements contained in this Mortgage shall bind, and the benefits thereof shall inure to, the parties hereto and their respective heirs, executors, administrators, successors and assigns and are intended and shall be held to be real covenants running with the land; provided, however that this Mortgage can not be assigned by Mortgagor without prior written consent of Mortgagee and any such assignment or attempted assignment by Mortgagor shall be void and of no effect with respect to Mortgagee.

9.6 **Modifications.** This Mortgage may not be supplemented, extended, modified or terminated except by agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

9.7 **Commercial Loan.** Mortgagor represents and warrants that the loans or other financial accommodations included as Liabilities secured by this Mortgage were obtained solely for the purpose of carrying on or acquiring a business or commercial investment and not for residential, consumer or household purposes.

9.8 **Governing Law**. This Mortgage shall be governed by and construed in accordance with the substantive laws of the State of Florida without giving effect to its conflict of laws principles.

9.9 **Joint and Several Liability**. If Mortgagor consists of more than one person or entity, the word "Mortgagor" shall mean each of them and their liability shall be joint and several.

9.10 **Non-Merger.** In the event Mortgagee shall acquire title to the Property by conveyance from Mortgagor or as a result of foreclosure, this Mortgage shall not merge in the fee estate of the Property, but shall remain and continue as an existing and enforceable lien for the Liabilities secured hereby until the same shall be released of record by Mortgagee in writing.

9.11 **Jurisdiction And Venue**. In the event of litigation arising from or related to this Mortgage, its enforcement, interpretation, breach, or to recover for any default hereof, the sole and exclusive jurisdiction and venue for the maintenance of any action thereon shall be the Courts situated in Orange County, Florida. Service of any complaint, civil cover sheet, summons and initial process may be made, as provided by Fla. R. Civ. P. 1.070(i). By executing this Mortgage, Borrower hereby knowingly and expressly waives the requirements of service of process by Fla. R. Civ. P. 1.070(a), (b), and (e) and as otherwise set forth in Chapter 48, Florida Statutes.

IN WITNESS WHEREOF, the parties have executed this Mortgage Agreement as of the date written above.

WITNESSES:

Signature 1

Print Witness Name 1

Signature 2

Print Witness Name 2

MORTGAGOR:

JIMMY VAN, LLC,
a Florida Limited Liability Company,

By: _____
Name: Jimmy Van
Title: Sole Member

STATE OF FLORIDA)
)SS
COUNTY OF ~~ORANGE~~ POLK)
KG

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 7 day of October, 2022 by Jimmy Van, as Sole Member ("Title") of JIMMY VAN, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced FL DL as identification, and took an oath.

[SEAL]

Kina G. Plummer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG945298
Expires 1/8/2024

Kina G Plummer

Notary Public, State of Florida
Kina G Plummer
Print Name of Notary
Commission No. GG945298
Commission Expires: 1-8-2024

EXHIBIT A

Legal Description:

Lots 10 and 11, Block 22, Flomich Gardens Section Holly Hill Heights, according to the map thereof recorded in Map Book 10, Page 93, of the Public Records of Volusia County, Florida.

1539 Center Avenue, Holly Hill, FL 32117

Division of Corporations

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

Detail by Entity Name

Florida Limited Liability Company
TITLE ARCHITECTS, LLC

Filing Information

Document Number	L06000068040
FEI/EIN Number	14-1968960
Date Filed	07/07/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/24/2016

Principal Address

5401 South Kirkman Road
Suite 310
Orlando, FL 32819

Changed: 04/23/2026

Mailing Address

5401 South Kirkman Road
Suite 310
Orlando, FL 32819

Changed: 04/23/2026

Registered Agent Name & Address

PERRY, JAIMON H
5401 South Kirkman Road
Suite 310
Orlando, FL 32819

Name Changed: 05/24/2016

Address Changed: 04/23/2026

Authorized Person(s) Detail

Name & Address

Title MGRM

Perry, JAIMON H
280 Rangeline Road
Longwood, FL 32750

Annual Reports

Report Year	Filed Date
2024	04/26/2024
2025	04/15/2025
2026	04/23/2026

Document Images

04/23/2026 -- ANNUAL REPORT	View image in PDF format
04/15/2025 -- ANNUAL REPORT	View image in PDF format
04/26/2024 -- ANNUAL REPORT	View image in PDF format
03/14/2023 -- ANNUAL REPORT	View image in PDF format
04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
03/29/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- ANNUAL REPORT	View image in PDF format
05/24/2016 -- REINSTATEMENT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
07/07/2008 -- ANNUAL REPORT	View image in PDF format
07/15/2007 -- ANNUAL REPORT	View image in PDF format
07/07/2006 -- Florida Limited Liability	View image in PDF format

9/12/2023 9:15:06 AM Instrument #2023185984 #1 Book:8458 Page:1377
Doc Stamps $192.50 Intang Tax $110.00

This Instrument Prepared by and Return to:
Dawson Financial Services Inc
PO Box 784132
Winter Garden, FL 34778

Property Appraisers Parcel Identification (Folio) Numbers:
424222220100

SECOND MORTGAGE

THIS MORTGAGE is executed as of September 7, 2023, by Jimmy Van, LLC, a Florida Limited Liability Company and Jimmy Van, a Single Man, whose address is 317 W Central Ave., Winter Haven, FL 33880 (collectively "Mortgagor"), in favor of Dawson Financial Services Inc, whose address for payments hereunder is PO Box 784132, Winter Garden, FL 34778 (collectively "Mortgagee").

FOR VARIOUS GOOD AND VALUABLE CONSIDERATIONS, and also in consideration of the aggregate sum named in the promissory note in the principal sum of FIFTY FIVE THOUSAND 00/100 DOLLARS ($55,000.00), executed simultaneously with this Mortgage ("Note"), Mortgagor hereby mortgages and encumbers in favor of Mortgagee all that certain tract of land of which Mortgagor is now the legal owner and in actual possession situated in Volusia County, State of Florida, and incorporated herein by reference ("Property"):

Lots 10 and 11, Block 22, Flomich Gardens Section Holly Hill Heights, according to the map thereof recorded in Map Book 10, Page 93, of the Public Records of Volusia County, Florida. Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

Also known as: 1539 Center Ave, Holly Hill, FL 32117

TOGETHER WITH ALL STRUCTURES AND IMPROVEMENTS now and hereafter on the Property and the fixtures attached to the Property; together with all and singular the tenements, hereditaments, easements, and appurtenances belonging or in anywise appertaining to the Property; and the rents, issues, and profits of the Property; and all the estate, right, title, interest, and all claims and demands whatsoever, in law and in equity, of Mortgagor in and to the Property.

MORTGAGOR COVENANTS WITH MORTGAGEE that Mortgagor is indefeasibly seized of the Property in fee simple; that Mortgagor has full power and lawful right to mortgage the Property; that the Property is free from all encumbrances; that Mortgagor will make such further assurances to protect this Mortgage against the Property in Mortgagee, its successors, legal representatives, or assigns, as may reasonably be required; and that Mortgagor does hereby fully warrant the title of the Property and will defend it against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if Mortgagor shall pay to Mortgagee the Note and shall perform, comply with, and abide by every stipulation, agreement, condition, and covenant of the Note and of this Mortgage, and shall pay all taxes that may accrue on the Property and all costs and expenses that Mortgagee may incur in protecting or preserving the Property, collecting on the Note, in foreclosure of this Mortgage, or otherwise, including reasonable attorneys' fees, then this Mortgage and the estate hereby created shall be extinguished.

Initial JV by KV HAIF

AND MORTGAGOR DOES HEREBY COVENANT AND AGREE AS FOLLOWS:

1. Mortgage. This Mortgage is given to secure payment of all sums becoming due from Mortgagor to Mortgagee under the Note and hereunder, and to secure performance of and compliance with all other obligations under the Note and hereunder.

2. Payment. Mortgagor shall pay the principal and interest and other sums of money payable by virtue of the Note and this Mortgage, or either, promptly on the days respectively that they severally become due.

3. Taxes; Encumbrances; Insurance. Mortgagor shall pay the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on the Property. Mortgagor shall keep the first Mortgage current and free from default. If any of these charges are not promptly paid when due, Mortgagee may at any time pay them without waiving or affecting the option to foreclose or any other right hereunder, and every such payment shall bear interest from the day paid by Mortgagee at the Default Rate (as defined in the Note). Mortgagor shall provide to Mortgagee proof of payment of all such taxes, levies, and the like, without demand, immediately after such are paid (which must be done when the payments are due, before delinquency). Mortgagor shall keep the buildings now or hereafter on said land fully insured in a sum of not less than $250,000.00 with policy or policies to be held by, and payable to, said Mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured.

4. Attorneys' Fees and Costs of Enforcement. Mortgagor shall pay all the costs, charges, and expenses, including attorneys' fees, reasonably incurred or paid at any time by Mortgagee because of failure by Mortgagor to perform, comply with, and abide by, every stipulation, agreement, condition and covenant of the Note and this Mortgage, or either, and every such payment shall bear interest from the day paid by Mortgagee at the highest legal rate.

5. Waste, Demolition, and Inspections. Mortgagor shall permit, commit, or suffer, no waste, impairment, or deterioration of the Property or any part thereof. Mortgagor shall not cause or permit the construction of any improvements on the Property without Mortgagee's prior written consent. Mortgagee shall have the right from time to time to enter upon and inspect the Property for violations of this Mortgage.

6. Performance of Note. Mortgagor shall perform, comply with, and abide by each of the stipulations, agreements, conditions, and covenants in the Note.

7. No Transfer; Assignment by Mortgagee. The property secured by this Mortgage may not be sold or transferred by gift, lease, inheritance or any other method without Mortgagee's written consent. If all or any part of the property or an interest therein is sold or transferred (or if a beneficial interest in Mortgagor is sold or transferred and Mortgagor is not a natural person) by Mortgagor without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable. Mortgagee may assign this Mortgage without the consent of Mortgagor.

Initial JV by KV HAIF

8. Forbearance Not Waiver. If Mortgagee forbears from requiring strict adherence to all of the terms of this Mortgage or of the Note or allows late or partial performance of any of Mortgagor's obligations to Mortgagee (including without limitation late or partial payments), regardless of the length of time that Mortgagee so forbears or allows late or partial performance, Mortgagee will not be deemed to have thereby waived, or to be estopped from enforcing, its right thereafter to require strict adherence to all of the terms of this Mortgage and of the Note, nor Mortgagee's right to accelerate payments, to foreclose, or exercise other remedies of Mortgagor's failure to adhere strictly to, and perform timely and fully, all of the requirements hereof. No pattern of conduct followed or allowed by Mortgagee will be deemed a waiver of any of Mortgagee's rights.

9. Condemnation. If the Property or any part thereof is condemned under any power of eminent domain, or acquired for a public use, the damages, proceeds, and consideration given for such acquisition, to the extent of the full amount of indebtedness secured by this Mortgage, and the Note remaining unpaid, are hereby assigned by Mortgagor to Mortgagee and shall be paid forthwith to Mortgagee to be applied by Mortgagee on account of the indebtedness secured hereby, whether due or not.

10. Right to Cure. If Mortgagor defaults in any of the covenants or agreements contained herein, or in the Note, then Mortgagee may perform such on Mortgagor's behalf, and all expenditures (including reasonable attorneys' fees) made by Mortgagee in so doing shall draw interest at the highest legal rate, and shall be repayable immediately and without demand by Mortgagor to Mortgagee, and, together with interest and costs accruing thereon, shall be secured by this Mortgage.

11. Interest. Notwithstanding any contrary language in the Note or in this Mortgage, Mortgagor will not be required at any time to pay interest exceeding the highest rate allowed by law. If interest otherwise due hereunder or under the Note is found to exceed the highest lawful rate, then the interest rate will be automatically reduced to the highest lawful rate and all payments of interest earlier made that exceeded the lawful interest rate will be treated as prepayments of principal. The term "Default Rate," as used herein, shall mean eighteen percent (18%) per annum.

12. Waiver of Jury Trial. Mortgagor hereby knowingly and voluntarily waives any right to Mortgagee to a jury trial of any dispute arising in connection with this Mortgage or the Note. Mortgagor acknowledges that this waiver was expressly negotiated and is a material inducement for the loan from Mortgagee evidenced by the Note.

13. Successors and Assigns Bound; Joint and Several Liability. The covenants and agreements of this Mortgage and the Note shall bind and benefit the successors and assigns of Mortgagor and Mortgagee. Mortgagor's liability, covenants, and agreements shall be joint and several.

14. Governing Law; Severability. This Mortgage shall be governed by the law of the State of Florida. In the event that any provision or clause of this Mortgage or of the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision. To this end the provisions of this Mortgage and the Note are declared to be severable.

Initial JV by KV HAIF

15. Application of Payments. All payments received by Mortgagee under the Note shall be applied: first, to late charges due under the Note; second, to amounts payable for taxes, insurance, or other advances made by Mortgagee or Mortgagor's behalf, if any; third, to interest due; and last, to principal.

16. Acceleration and Remedies Upon Default. If Mortgagor fails to pay any amount due under the Note or this Mortgage within ten (10) days after they become due and payable, or if Mortgagor fails timely to perform, abide by, or comply with each of the stipulations, agreements, conditions, and covenants of the Note and this Mortgage within ten (10) days after written notice from Mortgagee, the aggregate sum mentioned in the Note, and all other sums due under the Note and this Mortgage, shall become due and payable immediately or thereafter at the option of Mortgagee as fully and completely as if those monies were originally stipulated to be paid on such day, anything in the Note or herein to the contrary notwithstanding, and Mortgagee may foreclose this Mortgage by judicial proceeding and sale of the Property.

17. Notice. The mailing of a written notice or demand addressed to the owner of record of the Property or to such owner at the last address actually furnished to Mortgagee, or if none, directed to the owner at the Property, and mailed by the United States mail, postage prepaid, shall be sufficient notice and demand in any case arising under this instrument and required by the provisions hereof, of the Note, or by law.

18. Foreclosure of Other Liens. If foreclosure proceedings of any mortgage or lien of any kind as to the Property are instituted, Mortgagee may at its option, immediately or thereafter, declare this Mortgage and the entire indebtedness secured hereby due and payable.

19. Further Assurances. The Mortgagor and Mortgagee agree to do or to cause to be done such further acts and things and to execute and deliver or to cause to be executed and delivered such additional assignments, agreements, powers and instruments, as any of them may reasonably require or deem advisable to keep valid and effective the charges and lien hereof, to carry into effect the purposes of this Mortgage or to better assure and confirm unto any of them their rights, powers and remedies hereunder and, upon request by any party, shall supply evidence of fulfillment of each of the covenants herein contained concerning which a request for such evidence has been made.

20. Covenant not to Encumber. Mortgagor will not create or permit any mortgage, lien, or other encumbrance to exist on or attach to the Property. Mortgagor will not sell, transfer, assign, hypothecate, or in any manner whatever dispose of the Property or any interest therein. Any action taken by Mortgagor in contravention of this Agreement is null and void.

Initial TV by KV HAIF

Executed as of the day and year first above written.

Jimmy Van LLC

By: Jimmy Van by Khang Duy Vo Attorney in Fact

Jimmy Van, Sole Manager of Jimmy Van LLC, by Khang Duy Vo as his attorney in fact.

Witness:

By: Jason Hayes

Witness:

By:_____

By:_____

Date: 9/7/2023

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 7th day of September, 2023 by Khang Duy Vo on behalf of Jimmy Van, Sole Manager of Jimmy Van, LLC, a Florida limited liability company as his attorney in fact.

Signature of Notary Public
Print, Type/Stamp Name of Notary_____
Personally known: ✓ Or Produced Identification:_____
Type of Identification produced: _____.

NOTARY PUBLIC STATE OF FLORIDA

JASON HAYES
Commission # HH 245544
Expires March 28, 2026

Initial JV for KN HAIF

Division of Corporations

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

Detail by Entity Name

Florida Profit Corporation
DAWSON FINANCIAL SERVICES INC

Filing Information

Document Number	P11000094532
FEI/EIN Number	45-3704117
Date Filed	10/31/2011
Effective Date	11/01/2011
State	FL
Status	ACTIVE

Principal Address

2295 S Hiawassee Rd Suite 207
Orlando, FL 32835

Changed: 04/06/2021

Mailing Address

PO Box 784132
Winter Garden, FL 34778

Changed: 03/03/2014

Registered Agent Name & Address

DAWSON, MICHAEL
2295 S Hiawassee Rd Suite 207
Orlando, FL 32835

Name Changed: 02/27/2025

Address Changed: 04/06/2021

Officer/Director Detail

Name & Address

Title P

Dawson, Michael
2295 S Hiawassee Rd Suite 207
Orlando, FL 32835

Annual Reports

Report Year	Filed Date
2024	04/02/2024
2025	02/27/2025
2026	04/21/2026

Document Images

04/21/2026 -- ANNUAL REPORT	View image in PDF format
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03/03/2014 -- ANNUAL REPORT	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
10/31/2011 -- Domestic Profit	View image in PDF format

9/27/2023 12:41:26 PM Instrument #2023196384 #1 Book:8464 Page:1840
Doc Stamps $175.00 Intang Tax $100.00

Prepared by and return to:
Phuc Snipper
5530 80th St N C106
St Petersburg, FL 33709

[Space Above This Line For Recording

Date: August 31, 2023

MORTGAGE

This Indenture, Made this __ August 31st of 2023 by and between Jimmy Van LLC, a Florida Limited Liability Company whose post office address is 317 W Central Ave, Winter Haven 33880-2936, called the Mortgagor, and , Affordable House LLC, a Minnesota Limited Liability Company, whose address is 11005 Running Pine Dr, Riverview FL 33569 from hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee" shall include heirs, personal representatives, successors, legal representatives, and assigns and shall denote the singular and/or the plural, and the masculine and/or the feminine and **natural and/or artificial persons, whenever and wherever the context so admits or requires.**

Witnesseth, that the said Mortgagor for and in consideration of the aggregate sum named in the promissory does grant, bargain, and sell to the said Mortgagee, his successors, and assigns, in fee simple, the following described land, situate, lying, and being **in Volusia County**, Florida, to-wit:

Legal Description LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476
Plat Book # 0010 / **Page #** 0093
Property Appraisers Parcel Identification (Folio) Numbers: 42 14 32 22 22 0100
Situs Address: 1539 Center Ave, Holly Hill FL 32117-2001

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

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition, and covenant of said promissory note and of this mortgage and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorney's fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit, or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

- To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
- To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above-described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. Suppose Mortgagor does not provide Mortgagee with copies of the policies showing the Mortgagee as loss payees after 14 days of written demand by the Mortgagee. In that case, the Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage. Such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss, the Mortgagor shall give immediate notice to the Mortgagee.
- To permit, commit, or suffer no waste, impairment or deterioration of the property, or any part thereof.
- To permit no other lien or mortgage to be placed ahead of this mortgage.
- Mortgagor shall provide proof of payment of annual real estate taxes by March 15 for the preceding years taxes. In the event that the Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes, and the full amount of such payment by the Mortgagee shall be added to the principal balance owed on the mortgage and shall accrue interest at the maximum rate allowed by law.

- The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof

for the appointment of a receiver, and such court shall forthwith appoint a receiver, and the such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to say, Mortgagee. The rents, profits, income, issues, and revenues shall be applied by a such receiver according to the lien of this mortgage.

- If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions, and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at Pinellas County, **Florida,** on the date written above.

Signed, sealed, and delivered in the presence of:

Witness Name: Michael Tran

Witness Name: Hoang LE

JIMMY VAN LLC (Seal)
Jimmy Van Managing Partner

KHANG DUY VO (Seal)
Attorney in fact

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 31 day of Aug 23 by KHANG DUY VO, Attorney in fact, who [_]is/ are personally known or [X] had produced a driver's license as identifications.

[Notary Seal]

Notary Public

Notary Public State of Florida
Steven Snipper
My Commission HH 106851
Expires 03/22/2025

Printed Name: STEVE SNIPPER

My Commission Expires: 03/22/25

Instrument #2023196384 #3 Book:8464 Page:1842 Laura E. Roth, Volusia County Clerk of Court

PROMISSORY NOTE
6 months Balloon

$50,000 **August 30, 2023**

Pinellas County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of AFFORDABLE HOUSE LLC **or** at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of FIFTY Thousand US Dollars ($50,000.00) with interest from the date hereof, at the rate of Ten percent (10 %) per annum on balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America on the date and in the following manner:

The monthly payment is **$417** per month and will be due on **Sep 30, 2023, and thereafter** until April 1, 2024, a total of 6 months. This amount represents interest only, and the sum of $50,000, representing a payment in full on April 1, 2024, shall be due.

This note may be prepaid, in whole or in part, without penalty, at any time prior to maturity.

This note with interest is secured by a mortgage on real estate of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 15 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within ten days of the due date shall include a late charge of 10% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agrees to pay all collection costs, including a reasonable attorney's fee. Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

_____(Seal)

JIMMY VAN LLC - Borrower
Jimmy Van Managing Partner

_____(Seal)

KHANG DUY VO
Attorney in fact

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 30 day of August 2023 by KHANG DUY VO, Attorney in fact, who [_]is/ are personally known or [X] had produced a driver's license as identifications.

[Notary Seal]

Notary Public State of Florida
Steven Snipper
My Commission HH 106851
Expires 03/22/2025

_____
Notary Public

Printed Name: STEVE SNIPPER

My Commission Expires: 03/22/25

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

3/7/2024 9:12:11 AM Instrument #2024044571 #1 Book:8526 Page:4429

Return To:	
Name:	Brian M. Walker, Community Development Director
Address:	1065 Ridgewood Ave
	Holly Hill, FL 32117-2807
This instrument Prepared by:	
Name:	**Peg Collier**
Address:	1065 Ridgewood Ave
	Holly Hill, FL 32117-2807
Property Appraisers Parcel ID Number(s): 424222220100	

Claim of Lien

State of Florida, County of Volusia

Before me, the undersigned Notary Public, personally appeared Brian M. Walker, Community Development Director
Who was duly sworn and says he/she is the lienor herein.

City of Holly Hill

whose address is 1065 Ridgewood Ave, Holly Hill, Florida 32117

Respondent ordered to pay fines, fees and cost as allows:
Special Magistrate Administrative Hearing Fine of $500.00 ordered on October 27, 2023, which remains unpaid as of February 27, 2024.
Case #CER2024-000146

Fines of $50.00 per day ($50 per day, per violation, 6 violations) commencing on November 6, 2023.

on the following described real property in Volusia County, Florida:

LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 37 21 PER OR 8323 PG 1476

1539 Center Ave., Holly Hill, FL 32117.

Owned by Jimmy Van LLC. Fine, fees and cost of $50 per day ($50 per day per violation, 6 violations) commencing on November 6, 2023 along with a Five Hundred Dollar ($500.00) Hearing Fine, which remains unpaid as of February 27, 2024.

Failure to timely pay the fine and costs; may result in a certified copy of this Order, being recorded in the Public Records of Volusia County, Florida. Which if so recorded shall constitute a lien against the subject property; and upon any other real or personal property owned by Respondent. Respondent shall be responsible for all charges incurred to record any lien, or satisfaction of lien, with the Clerk of Court.

Lienor: City of Holly Hill

By _____ (Agent)

Print Name: Brian M. Walker, Community Development Director

Sworn to and subscribed before me this 4th day of March, 2024.

PEGGY C. COLLIER
Notary Public-State of Florida
Commission # GG 971072
My Commission Expires
March 18, 2024

Peggy C Collier
Notary Public

CITY OF HOLLY HILL CODE ENFORCEMENT

SPECIAL MAGISTRATE HEARING

HOLLY HILL, FLORIDA

City of Holly Hill, a Political

Sub-division of the State of Florida

Petitioner,

-vs-

Jimmy Van LLC., Owner

Respondent.

Parcel No. 4242-2222-0100

Case No. 23-4209

New # CER2024-000146

ORDER OF NON-COMPLIANCE

The City of Holly Hill Code Enforcement Special Magistrate has heard testimony under oath at a hearing on the above styled case on the 27th of October 2023, and based on the evidence received, the Special Magistrate, thereupon issues its FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER as follows:

FINDINGS OF FACT

That Jimmy Van LLC., Owner and Respondent of the property located at 1539 Center Ave., Holly Hill, 32117 was found in non-compliance on June 18th 2019 and September 17 2019 this is a second offense. The Owner Respondent Jimmy Van LLC was not present. The Respondent, was issued a Notice of Violation for the following violations: IPMC 304.1 Exterior Maintenance. Obtain permits to repair and replace, 82-131 Building Permits Obtain after the fact permits., IPMC 304.5 Foundation Walls. Repair the damaged rolling foundation, IPMC 111.1 Unsafe Structure. Due to the nature of unpermitted electrical work being done on site this is an unsafe structure, IPMC 111.1.5 Dangerous Structure. Per the Chief Building Official Ricki Lee, the foundation on the east side of the building is rolling and separating, Violation 14-176 Electrical Permit. After the fact permitting is required for all of the electrical work done on the property without permits

At the hearing, the Code Enforcement Officer Kyle Mahanes provided evidence through testimony and photographs that there is a violation of: IPMC 304.1 Exterior Maintenance.

Repair all existing walls, windows, doors, etc., 82-131 Building Permits Work done without permits, IPMC 304.5 Foundation Walls. Repair the damaged rolling foundation, IPMC 111.1 Unsafe Structure. Due to the nature of unpermitted electrical work being done on site this is an unsafe structure, IPMC 111.1.5 Dangerous Structure. Per the Chief Building Official Ricki Lee, the foundation on the east side of the building is rolling and separating, Violation 14-176 Electrical Permit. After the fact permitting is required for all of the electrical work done on the property without permits, Chief Building official Ricki Lee testified to the electrical and structural violations and elaborated on all the violations.

CONCLUSIONS OF LAW

That the Owner and Respondent of the property located at 1539 Center Ave., Holly Hill, FL 32117 is in violation of: IPMC 304.1 Exterior Maintenance. Obtain permits to repair and replace all exterior surfaces., 82-131 Building Permits Obtain after the fact permits for all work done and permits for all work you plan to have done., IPMC 304.5 Foundation Walls. Repair the damaged rolling foundation, IPMC 111.1 Unsafe Structure. Due to the nature of unpermitted electrical work being done on site this is an unsafe structure, IPMC 111.1.5 Dangerous Structure. Violation 14-176 Electrical Permit. After the fact permitting is required for all of the electrical work done on the property without permits, the respondent must obtain all permits and engineering plans for structure, electrical, plumbing and mechanical. If respondent decides to demolish the building, a demolition permit must be obtained

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, and the authority of Chapter 162, Florida Statutes and the Holly Hill Code Enforcement Ordinance, Chapter 2 Section 2-118, it is duly ORDERED by this Special Magistrate that the Respondent shall pay an administrative fine of Five hundred dollars ($500.00), due within ninety (90) days of this Order. If the Respondent fails to pay the administrative fine in ninety (90) days, a certified copy of this order shall be recorded in the public records and such recordation shall constitute a lien against the Respondent's real (except homestead) and personal property in Volusia County, Florida, said property to include, but not necessarily limited to that described above.

The Respondent must bring all the violations listed above into compliance within ten (10) days of this Order. Failure to comply with this deadline shall result in a daily fine, per violation. The Respondent shall be required to pay a fine of One Hundred dollars ($100.00) per day, PER VIOLATION until the property comes into compliance. Any unpaid daily accruing fines shall also be recorded as a lien on the property.

Any repeat violations within five (5) years of this order shall result in enhanced fines and fees.

DONE AND ORDERED this 27th day of October 2023, in Holly Hill, County of Volusia, Florida.

CITY OF HOLLY HILL
CODE ENFORCEMENT

By, _____
John A. Pascucci, Special Magistrate

Attest: _____
Code Enforcement Official

This instrument prepared by john A. Pascucci, Special Magistrate for the Code Enforcement, 1065 Ridgewood Avenue, Holly Hill, Florida 32117, Telephone number: (386) 248-9441.

STATE OF FLORIDA, VOLUSIA COUNTY

I HEREBY CERTIFY the foregoing is a true copy

of the original filed in this office. This 27th, day of October 2023.

VALERIE MANNING
MY COMMISSION # HH 417239
EXPIRES: October 30, 2027

_____
City Clerk, City of Holly Hill

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on 30th day of October, 2023 a true and accurate copy of the foregoing has been furnished by U.S. Mail to:

Jimmy Van LLC.

1539 Center Ave

Holly Hill, FL 32117

_____
Code Enforcement Official

Return To:	
Name:	Brian M. Walker, Community Development Director
Address:	1065 Ridgewood Ave
	Holly Hill, FL 32117-2807
This instrument Prepared by:	
Name:	**Kyle Mahanes**
Address:	1065 Ridgewood Ave
	Holly Hill, FL 32117-2807
Property Appraisers Parcel ID Number(s):	424222220100

Claim of Lien

State of Florida, County of Volusia

Before me, the undersigned Notary Public, personally appeared Brian M. Walker, Community Development Director
Who was duly sworn and says he/she is the lienor herein.

City of Holly Hill

whose address is 1065 Ridgewood Ave, Holly Hill, Florida 32117

Respondent ordered to pay fines, fees and cost as follows: Special Magistrate Administrative Hearing Fine of $500.00 ordered on May 24th 2024 which remains unpaid.

on the following described real property in Volusia County, Florida LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 37
21 PER OR 8323 PG 1476

1539 Center Ave, Holly Hill FL 32117.

Owned by JIMMY VAN LLC

Failure to timely pay the fine and costs; may result in a certified copy of this Order, being recorded in the Public Records of Volusia County, Florida. Which if so recorded shall constitute a lien against the subject property; and upon any other real or personal property owned by Respondent. Respondent shall be responsible for all charges incurred to record any lien, or satisfaction of lien, with the Clerk of Court.

Lienor: City of Holly Hill

By _____ (Agent)

Print Name: Brian M. Walker, Community Development Director

State of Florida, County of Volusia I hereby certify that on 19th day of November, 2024, before me, an officer duly authorized to administer oaths and take acknowledgment, personally appeared Brian W. Walker, Community Development Director, City of Holly Hill, who is personally known to me and who acknowledged before me that he executed the foregoing instrument and an oath was not taken.

Sworn to and subscribed before me this 19th day of November, 2024.

VALERIE MANNING
MY COMMISSION # HH 417239
EXPIRES: October 30, 2027

_____
Notary Public

5/12/2026 10:11:05 AM Instrument #2026085128 #1 Book:8851 Page:4708 Laura E. Roth, Volusia County Clerk of Court

Filing # 247557225 E-Filed 05/06/2026 08:24:54 AM

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

TITLE ARCHITECTS, LLC, a Florida limited, liability company,

Plaintiff,

vs.

JIMMY VAN, LLC, a Florida limited liability company; DAWSON FINANCIAL SERVICES INC., a Florida corporation; AFFORDABLE HOUSE LLC, a Minnesota limited liability company; THE CITY OF HOLLY HILL,

Defendants.
_____/

CASE NO.:
DIVISION:

NOTICE OF LIS PENDENS

TO: The above named Defendants, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED of the institution, contemporaneously with the filing and recording of this lis pendens, of this action in the Circuit Court of the Seventh Judicial Circuit in and for Volusia County, Florida, by Plaintiff against the above-named defendants, for foreclosure action. The foreclosure lawsuit is regarding the following described real property located in Volusia County, Florida:

Lots 10 and 11, Block 22, Flomich Gardens Section Holly Hill Heights, according to the map thereof recorded in Map Book 10, Page 93, of the Public Records of Volusia County, Florida.
Property Tax ID: 424222220100 (1539 Center Avenue, Holly Hill, Florida 32717)

Dated: May 5, 2026.

THE PERRY LAW GROUP, LLC

By:_____
Jaimon H. Perry, Esq.
Florida Bar No. 0514020
5401 South Kirkman Road, Suite 310
Orlando, Florida 32819
Phone: (407) 323-2121
Fax: (321) 249-0587
E-mail: jperry@perrylawfla.com
Attorneys for Plaintiff

2026 11763 CICI

10/21/2025 8:41:36 AM Instrument #2025197111 #1 Book:8769 Page:1779

NOTICE OF COMMENCEMENT

State of Florida
County of Volusia

Permit No
Tax Parcel Number 424222220100

The **UNDERSIGNED** hereby gives notice that Improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement 1. Description of Property: (Legal description of the property, and street address if available.)

Lots 10 & 11 blk 22 Flomich Gardens mb 10 pg 93 per or 2089 pg 1895 per or 7690 pgs 4133 thru 4134 inc per or 8214 pg 3721 per or 8323 pg 1476 (1539 Center Ave., Holly Hill, Fl 32117)

2. General description of improvement: Demolition 2 story residential structure, concrete piers, cross fencing as needed.

3. Owner Information: Jimmy Van, LLC

FOR CLERK'S OFFICE USE ONLY

a. Name and address 7563 Charlin Pkwy, Orlando, Fl 32117

b. Interest in property 100%

c. Name and address of fee simple titleholder (if other than owner)

4. Contractor: Samsula Demolition
Name and address 363 S State Rd 415, NSB, Fl 32168

a. Phone number 386-423-6769
Fax number 386-423-1436

5. Surety: Name and address

a. Phone number ( )_____
Fax number ( )_____

b. Amount of bond $ .00

6. Lender: Name and address
a. Phone number ( )_____
Fax number ( )_____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
a. Name and address

b. Phone number ( )_____
Fax number ( )_____

8. In addition to himself, Owner designates of
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes
a. Phone number ( )_____
b. Fax number ( )_____

9. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

By orde of the City Compission Brian Walker by order of the City Commission on 9/23/25
Signature of ~~Owner~~ City Representative on 9/23/25. Print Name of ~~Owner~~ City Representative

State of Florida County of Volusia
Affirmed and subscribed before me this 17 day of October 20 25 by Brian Walker In person,
who is personally known to me or who has produced _____ (type of ID) as identification.

Leslie Montgomery
Signature of Notary Public State of Florida

Leslie Montgomery
Print, Type or Stamp Name of Notary

Notary Seal

LESLIE MONTGOMERY
MY COMMISSION # HH 384026
EXPIRES: April 6, 2027

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

Enacted and approved this 23rd day of September, 2025, in Holly Hill

2.

1539 Center Avenue Nuisance Abatement

(Requested by Brian Walker, Board of Planning and Appeals)
Brian Walker, City Planner/Asst. City Manager went through his staff report with the Mayor and Commissioners, along with showing pictures of the house located at 1539 Center Avenue. Rickie Lee, Chief Building Official and Kyle Mahanes, Code Enforcement Officer were also present. The property has been found to be in violation of the codes listed in Exhibits A and B in the agenda packet. In the Fall of 2023, a Stop Work order was placed on the property at 1539 Center Avenue because an unlicensed contractor was working on the interior. A subsequent inspection of the property's interior found that there were multiple violations and that the structure was in non-compliance with the Florida Building Code, City ordinances and the International Property Maintenance Code. The property owner was issued a Notice of Violation (NOV) for the violations. There was no response to the NOV and the property was taken to the Special Master on October 27, 2023. The Special Master found the property to be in violation of the codes listed in the Magistrate Orders attached as Exhibit A. The Special Master gave the property owner 10 days to come into compliance after which time daily fines would begin to accrue. The property was not brought into compliance and the property continued to deteriorate. In January of 2024, after email communication between REI Property Management, Lewis Vigliotti (civil engineer) and city staff, failed to produce any meaningful progress with the property owner, a letter of condemnation was issued. In March of 2024, permits were submitted by Sanjay Kumar of New Edge Construction, but were denied due to their scope not including any of the unpermitted work done by previous contractors. Additionally, the permit application did not address all of the code violations, nor did they address the foundational issues. Another Notice of Violation was issued on 5/3/24 and a Notice to Appear was issued on 5/13/24. On May 24, 2024, the property was again taken to Special Master. The Special Master found that the property continued to be in violation of the codes listed in Exhibit B. He also granted permission for the City of Holly Hill to demolish the structure with a ruling of same from the City Commission as it was deemed a danger to public safety by the Chief Building Official. Mr. Walker mentioned that sample photographs of the property are attached in the agenda packet and document the appearance of the property. In the Spring of 2025, the contractor and owner had meetings with City staff to discuss the status of structure and violations. There were no solid answers from the owner as to addressing the current issues and the contractor did not move forward. Fines from 11/6/2023 to 8/31/2025 are $50 per violation for 6 violations, and are accumulating at $300 per day. The amount owed as of 9/23/25 is $206,100. A Magistrate fine of $500 is also owed. A title search was done for the property by the City Attorney, and all 5 interested parties listed in the title report were notified by staff of this meeting and its subject matter via certified mail, return receipt

requested. Given the long history of the homeowner's failure to correct all violations or demolish the structure, and given that this situation has continued to exist for an extended period of time despite repeated efforts by staff, liens, and orders of the Special Magistrate, staff request the following in accordance with Ordinance 3083:

1. That based on the evidence submitted, the Commission make a finding that a nuisance exists, and has been allowed to exist in violation of Section 3-200 (aka Sec. 26-61 and 26-62).
2. That the Commission give the homeowner no more than 30 days from the date of this meeting, to remove the nuisance based on Section 3-200, to the City's satisfaction in accordance with the Code.
3. That if the homeowner fails to remove the nuisance by October 23rd, 2025, the Commission authorize City employees, subcontractors, and/or agents, to enter the property and demolish the structure in accordance with Section 3-200, and to further authorize that all expenses incurred by the City for demolition be paid by the property owner, and that if the property owner fails to pay such cost and expenses, that they be recorded as a lien on the property, or if such expenses qualify, that they be added to the property's non-ad valorem portion of the property tax bill.

Jimmy Vann, LLC, the applicant for 1539 Center Avenue, spoke.

Mayor Penny opened public participation. No one spoke.

Commissioner Currie made a motion ***to give from now until October 3, 2025, if the City doesn't receive compliance, then the Commission gives permission to city staff to move forward with demolishing the property, i.e., immediately after or as soon as possible, or as soon as the contractor is available, placing it on the tax bill and Commissioner Currie would like staff to go ahead and begin the process of pricing, so the city is not delayed any longer,*** *seconded by Commissioner Snow.*

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

Enacted and approved this 23rd day of September, 2025, in Holly Hill

9. COMMUNICATIONS

A. City Manager Comments
Mr. Forte asked the Mayor and Commissioners if they would like to have a viewing stand for the Christmas parade. ***There was <u>consensus</u> that they did want to have one.***

B. City Attorney Comments
Attorney Simpson went over the new open gun law in Florida with the Mayor and City Commissioners.

SAMSULA DEMOLITION

Phone: 386-366-4392
Fax: 386-423-1436
Email: estimating.samsulademolition@yahoo.com
363 State Road 415
New Smyrna Beach FL, 32168

PROPOSAL CONTRACT AGREEMENT

To: City of Holly Hill **Phone: 386-248-9483**
Date: 9/26/2025 **Email: kmahanes@hollyhillfl.org**

We hereby submit specifications and estimate for:
PROJECT: 1539 Center Ave. Holly Hill, FL

DESCRIPTION OF WORK:

- **Demo permit**
- **Cutting and capping sewer and water**
- **Environmental survey**
- **Mobilization of equipment**
- **Supervision**
- **Labor**
- **Removal of building and concrete piers**
- **Removal of cross fencing as needed**
- **Salvage rights**
- **Utility locates**
- **FDEP 10-Day Notification of Demolition**
- **Leveling of existing soils**
- **Hydroseeding**
- **Trucking of debris to a licensed disposal facility including tipping fees**

Total: $ 12,350.00

Customers Initials:

PROPOSAL GOOD FOR 30 DAYS

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:	3190548
Parcel ID:	424222220100
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	22 - 22 - 0100
Owner(s):	JIMMY VAN LLC - FS - Fee Simple - 100%
Mailing Address On File:	7563 CHARLIN PKWY ORLANDO FL 32822
Physical Address:	1539 CENTER AVE, HOLLY HILL 32117
Building Count:	1
Neighborhood:	2728 - ALABAMA STREETS - HOLLY HILL
Subdivision Name:	
Property Use:	0100 - SINGLE FAMILY
Tax District:	203-HOLLY HILL
2025 Final Millage Rate:	17.7803
Homestead Property:	No
Agriculture Classification:	No
Short Description:	LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 37 21 PER OR 8323 PG 1476

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:	$96,068	$97,467	$99,059
Land Value:	$31,518	$33,372	$26,883
Just/Market Value:	$127,586	$130,839	$125,942

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	$127,586	$127,586	$0	$127,586	1.5000	$191.38
0012	DISCRETIONARY	$127,586	$127,586	$0	$127,586	0.7480	$95.43
0011	REQ LOCAL EFFORT	$127,586	$127,586	$0	$127,586	3.0310	$386.71
0050	GENERAL FUND	$127,586	$127,586	$0	$127,586	3.2007	$408.36
0053	LAW ENFORCEMENT FUND	$127,586	$127,586	$0	$127,586	1.5994	$204.06
0055	LIBRARY	$127,586	$127,586	$0	$127,586	0.3697	$47.17
0520	MOSQUITO CONTROL	$127,586	$127,586	$0	$127,586	0.1573	$20.07
0530	PONCE INLET PORT AUTHORITY	$127,586	$127,586	$0	$127,586	0.0660	$8.42
0058	VOLUSIA ECHO	$127,586	$127,586	$0	$127,586	0.2000	$25.52
0057	VOLUSIA FOREVER	$127,586	$127,586	$0	$127,586	0.2000	$25.52
0065	FLORIDA INLAND NAVIGATION DISTRICT	$127,586	$127,586	$0	$127,586	0.0270	$3.44
0100	HALIFAX HOSPITAL AUTHORITY	$127,586	$127,586	$0	$127,586	0.7019	$89.55
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$127,586	$127,586	$0	$127,586	0.1793	$22.88
0200	HOLLY HILL	$127,586	$127,586	$0	$127,586	5.8000	$740.00
						17.7803	$2,268.52

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
0203-HOLLY HILL STORMWATER	1.00	$96.00	$96.00

Estimated Ad Valorem Tax:	$2,268.52
Estimated Non-Ad Valorem Tax:	$96.00
Estimated Taxes:	**$2,364.52**
Estimated Tax Amount without SOH/10CAP ⓘ	$2,364.52

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	$33,372	$97,467	$130,839	$130,839	$0	$130,839	$0
2024	$26,883	$99,059	$125,942	$125,942	$0	$125,942	$0
2023	$26,420	$97,437	$123,857	$123,857	$0	$123,857	$0
2022	$26,420	$89,241	$115,661	$115,661	$0	$115,661	$0
2021	$24,102	$89,736	$113,838	$113,838	$0	$113,838	$0
2020	$24,102	$89,212	$113,314	$113,314	$0	$113,314	$0
2019	$24,102	$82,391	$106,493	$66,847	$66,847	$0	$39,646
2018	$20,394	$72,096	$92,490	$65,601	$65,601	$0	$26,889
2017	$18,540	$62,796	$81,395	$64,252	$39,252	$25,000	$17,143

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				100.0	142	340	$31,518
									Total Land Value:	$31,518

Building(s) - Residential

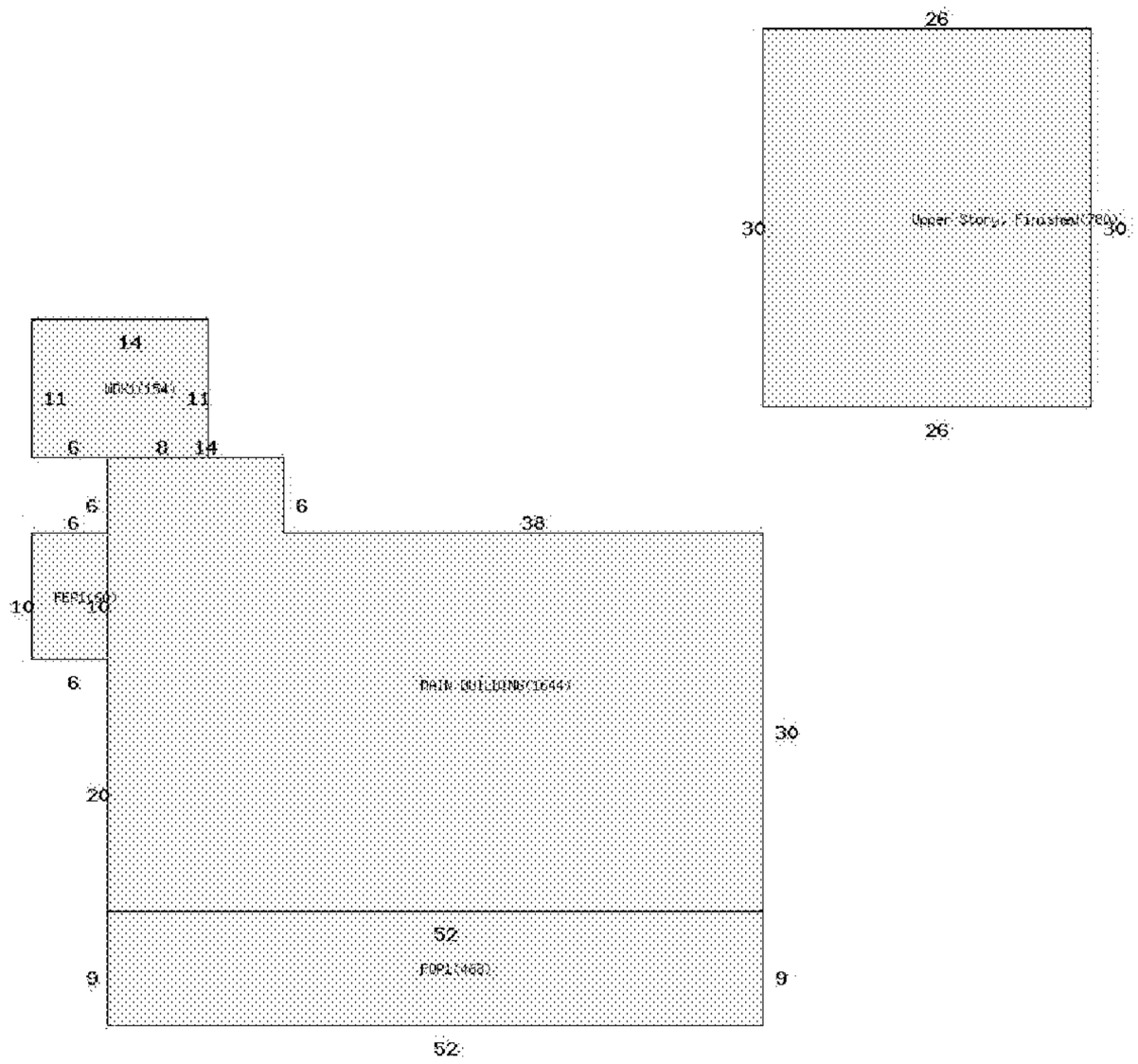
Card (Bldg) #: 1

Style:	R2 - RANCH, STANDARD 2STORY	**# Stories:**	2	**2 Fixture Baths:**	0
		# Bedrooms:	4	**3 Fixture Baths:**	1
Description:	R1 - Single Family	**Floor Type:**	09 - PINE OR SOFT WOOD	**4 Fixture Baths:**	0
Quality Grd:	300			**5 Fixture Baths:**	0
Arch Design:		**Wall Type:**	3 - PLASTER	**6 Fixture Baths:**	0
Year Built:	1926	**Exterior Wall:**	4 - SGL SIDING, W.FR.NO.S SHEAT.	**7 Fixture Baths:**	0
Total SFLA:	2,424			**Add'l Fixtures:**	1
HVAC:	N - NONE	**Foundation:**	2 - CONCRETE BLOCK		
Heat Method:	6 - FORCED DUCTED	**Roof Cover:**	3 - ASPHALT SHINGLE		
Heat Source:	1 - ELECTRICITY	**Roof Type:**	03 - GABLE		
		FPL:	1 / 1 /		

Total Building Value: $95,882

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

Description	Area	Year Built
MAIN BUILDING	1644	
Finished Enclosed Porch	60	
Porch, Open Finished	468	
Upper Story, Finished	780	
Wood Deck	154	
Total Building Area	3,106	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RSH-STORAGE, SHED RESIDENTIAL	1997	80	1	8 x 10	$186
					Total Miscellaneous Value:	$186

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
8323 / 1476	2022238934	10/06/2022	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$135,000
8323 / 1474	2022238933	09/20/2022	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$99,700
8214 / 3721	2022052847	03/07/2022	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	$45,100
7690 / 4134	2018088202	12/16/2018	DC-DEATH CERTIFICATE	UNQUALIFIED	IMPROVED	$100
7690 / 4133	2018088206	07/02/2016	DC-DEATH CERTIFICATE	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
LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476	203	14 - 32 - 42	22 - 22 - 0100	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
11/03/2025	25-3915	DEMOLITION SINGLE FAMILY HOME 2 STORY, CONCRETE PIERS, CROSS FENCING AS NEEDED	$12,350
06/19/2023	23-1225	REROOF OF RESIDENTIALREROOF	$10,000

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 424222220100
Tax Deed #: 32112
Situs Address: 1539 CENTER 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
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
JIMMY VAN LLC
7563 CHARLIN PKWY
ORLANDO, FL 32822

Billing Address on Current Tax Roll

Additional Parties, Per Search

(1) AFFORDABLE HOUSE LLC — Mortgage Holder
11005 RUNNING PINE DR
RIVERVIEW, FL 33569

(2) DAWSON FINANCIAL SERVICES INC — Mortgage Holder
PO BOX 784132
WINTER GARDEN, FL 34778

(3) TITLE ARCHITECTS LLC — Mortgage Holder
37 NORTH ORANGE AVENUE, SUITE 500
ORLANDO, FL 32801

(4)	CITY OF HOLLY HILL 1065 RIDGEWOOD AVE HOLLY HILL, FL 32117	Lien Holder
(5)	TITLE ARCHITECTS LLC JAIMON H PERRY ESQ THE PERRY LAW GROUP LLC 5401 SOUTH KIRKMAN ROAD, SUITE 310 ORLANDO, FL 32819	Lien Holder
(6)	JAIMON H PERRY, REGISTERED AGENT O/B/O TITLE ARCHITECTS, LLC 5401 SOUTH KIRKMAN ROAD SUITE 310 ORLANDO, FL 32819	Mortgage Holder's Agent/Rep
(7)	MICHAEL DAWSON, REGISTERED AGENT O/B/O DAWSON FINANCIAL SERVICES INC 2295 S HIAWASSEE RD SUITE 207 ORLANDO, FL 32835	Mortgage Holder's Agent/Rep
(8)	SAMSULA DEMOLITION 363 S STATE RD 415 NSB, FL 32168	Other Party
SN (ORANGE) (9) ☆	JIMMY VAN LLC 7563 CHARLIN PARKWAY ORLANDO, FL 32822	Title Holder
(10) SN (POLK)	JIMMY VAN, REGISTERED AGENT O/B/O JIMMY VAN, LLC 317 W CENTRAL AVENUE	Title Holder's Agent/Rep

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

WINTER HAVEN, FL 33880

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: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Friday, July 10, 2026 10:04 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #5026-24 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 #5026-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
JIMMY VAN LLC
7563 CHARLIN PKWY
ORLANDO, FL 3282

Also the owner of Record for the base tax year is as follows:
JIMMY VAN LLC
7563 CHARLIN PKWY ADV
ORLANDO, FL 32822

(11) **SITUS ADDRESS** JIMMY VAN LLC
1539 CENTER AVE,
SN **HOLLY HILL,**
(VOL) **32117**

Sincerely,

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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 13, 2026

Payment Due: August 12, 2026

KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NUMBER: **5026-24**
PARCEL ID NUMBER: **424222220100**

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]		152.24
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		18.50
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]		65.80
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**577.04**

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.: **5026-24**
AMOUNT ENCLOSED: **$577.04**

Applicant's Name & Address:
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK NJ 07101-8009

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

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

CERTIFICATE NO.: 5026-24
AMOUNT ENCLOSED: $577.04

CLERK OF THE CIRCUIT COURT VOLUSIA CO FL
2026 JUL 17 PM 2:00
FILED

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK NJ 07101-8009

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

CL-0142-1910

Applicant's Deposit

CERTIFICATE NUMBER: 5026-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	152.24
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	120.00
Sheriff's Return Postage Fee	(PO)	3.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	17.00
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	65.80
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 577.04

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/20/2026 9:57 AM
Receipt: 303138735 Drawer: 155087

KEYS FUNDING LLC - 5024
Operator: bpoitras

Instrument #: 2026130003 Type: NO
Book #: 8880 Page #: 3075 Time: 9:57 AM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
15224 Postage - $0.01 $152.24
5600 Advertising Fee - $0.01 $56.00
12000 Sheriffs Fee/Tax Deed - $0.01 $120.00
300 Postage - $0.01 $3.00
1 Tax Deed Proof of Pub / Cert Mail Recod - $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
2 Recording - $8.50 $17.00
6580 Tax Deed Deposit Escrow Doc Stamps only - $0.01 $65.80
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT# 5026-24 / KEYS FUNDING LLC - 5024

Subtotal: $577.04
Sales Tax: $0.00
Due: $577.04

CHK# 3454496 $577.04

7/20/2026 9:57:11 AM
Instrument# 2026130003 1 page
Book: 8880 Page: 3075
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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. **5026-24** Year of Issuance **JUNE 1, 2024**

Description of Property **424222220100**
LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476

Name in which assessed **JIMMY VAN LLC**

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 **6TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/20/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

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

9/3/2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/3/26

Pages: 84

Completed by: Christy Shacklette

Date: 8/3/26

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

Tax Deed Sale Date: **OCTOBER 6, 2026**

8-3-26 NO Changes 82

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
110-24	483401040050	ACOSTA MARIA DOLORES CERVANTES	ACOSTA MARIA DOLORES CERVANTES 213 FREDERICK ST PIERSON FL 32180
726-24	603301000040	ROJAS JORGE GONZALEZ ELIZABETH M	ROJAS JORGE & GONZALEZ ELIZABETH M 1126 BROWNSHIRE CT LONGWOOD FL 32779
1456-24	701702010050	PUGH RALPH J PUGH RALH S JR	PUGH RALPH J & PUGH RALH S JR 123 S MARYDELL AVE DELAND FL 32720
1489-24	701714060070	SAUL SYLVIA CASHION EST	SAUL SYLVIA CASHION 421 KINGSBURY BLVD DELAND FL 32720
2259-24	803411130310	CLEATON JOSHUA	CLEATON JOSHUA 138 ELDORADO DR DEBARY FL 32713
2281-24	803421150080	PRESCOTT GLORIA	PRESCOTT GLORIA 2578 ENTERPRISE RD UNIT 213 ORANGE CITY FL 32763
2423-24	412505001540	ACL REALTY LLC	ACL REALTY LLC 2090 W SPRUCE CREEK CT PORT ORANGE FL 32128

3758-24	813019050050	HINDS HAZEL HARRELSON TR HAZEL C HARRELSON REV TRUST	HINDS HAZEL HARRELSON TR OF HAZEL C HARRELSON REV TRUST ✓ 505 TRADEWINDS DR DELTONA FL 32738
4015-24	813044230030	PROVIDENT TRUST GROUP LLC FBO HAROLD JOHNSON SOLO K	PROVIDENT TRUST GROUP LLC FBO ✓ HAROLD JOHNSON SOLO K 8880 W SUNSET RD STE 250 LAS VEGAS NV 89148
4164-24	813069010020	SMITH DONALD E	SMITH DONALD E ✓ 2108 W ATMORE CIR DELTONA FL 32725
4939-24	424208010030	FISCHER DAVID	FISCHER DAVID ✓ 603 ARROYO PKWY ORMOND BEACH FL 32714
5026-24	424222220100	JIMMY VAN LLC	JIMMY VAN LLC ✓ 7563 CHARLIN PKWY ORLANDO FL 32822
5263-24	521119000670	ANTHONY LEVERCIA	ANTHONY LEVERCIA ✓ 1649 CEDAR HIGHLANDS BLVD DAYTONA BEACH FL 32117 4558
5362-24	523705000820	GM GLOBAL HOLDINGS LLC	GM GLOBAL HOLDINGS LLC ✓ 776 S TAMPA AVE C ORLANDO FL 32805
5415-24	523812001050	JONES CHRISTINA	JONES CHRISTINA ✓ 129 S CARLOLINE ST DAYTONA BEACH FL 32114
5492-24	523822000390	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORPORATION 211 N RIDGEWOOD AVE STE 114 DAYTONA BEACH FL 32114
5642-24	523907310060	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORPORATION 211 N RIDGEWOOD AVE STE 114 DAYTONA BEACH FL 32114

6388-24	533801110087	BECKER TAYLOR ANNE MENDOZA LIZA MARIE	BECKER TAYLOR ANNE & MENDOZA LIZA MARIE 12288 DEERSONG DR JACKSONVILLE FL 32218
6573-23	530917000150	SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST	SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST PO BOX 265176 DAYTONA BEACH FL 32126
7255-23	533961000080	D&J GLOBAL HOLDING LLC	D&J GLOBAL HOLDING LLC 7901 4TH ST N STE 300 ST PETERSBURG FL 33702 4399
7314-24	631202000020	HURD DOUGLAS D	HURD DOUGLAS D 107 TORONITA AVE PORT ORANGE FL 32127 6625
10804-24	412302000190	BRITT MARY T TR WIZI MARTINA M TR	BRITT MARY T TR & WIZI MARTINA M TR 150 HAMLET TR ORMOND BEACH FL 32174
11348-24	631618290050	ATTIA SALLY S	ATTIA SALLY S 139-09 84TH DR APT 110 BRIARWOOD NY 11435
11425-24	741808170140	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH FL 32115 5065
11606-24	533748010102	HOLLAND WILLIE R	HOLLAND WILLIE R 231 RIVERSIDE DR #102-1 HOLLY HILL FL 32117
11667-24	424220110410	FRALEY DAVID K	FRALEY DAVID K 6995 DICKEY RD MIDDLETOWN OH 40542
11885-24	323430000010	EQUITY TRUST CO FBO CHRISTOPHER B SILVESTRI IRA	EQUITY TRUST CO FBO CHRISTOPHER B SILVESTRI IRA 322 RIDGEWOOD AVE HOLLY HILL FL 32117

11962-24	520806007750	TERRA JAMES D TR JAMES D TERRA TRUST	TERRA JAMES D TR JAMES D TERRA TRUST 1011 SEA SHELL CT DAYTONA BEACH FL 32124
12074-24	950400000015	SOLADAD INC	SOLADAD INC 403 E HALIFAX AVE OAK HILL FL 32759

To:
Property Appraiser - County of Volusia

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

Date: 8/3/2026

Pages: 3

Completed by: Christy Shacklette

Date: 8/3/26

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: **OCTOBER 6, 2026** 8-3-26 NO changes SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
110-24	483401040050	NO ✓	$97,985
726-24	603301000040	NO ✓	$183,464
1456-24	701702010050	YES ✓	$74,996
1489-24	701714060070	NO ✓	$225,405
2259-24	803411130310	NO ✓	$186,344
2281-24	803421150080	YES ✓	$89,195
2423-24	412505001540	NO ✓	$241,282

3758-24	813019050050	YES ✓	$138,871
4015-24	813044230030	NO ✓	$228,822
4164-24	813069010020	YES ✓	$91,472
4939-24	424208010030	NO ✓	$202,590
5026-24	424222220100	NO ✓	$130,839
5263-24	521119000670	NO ✓	$105,749
5362-24	523705000820	NO ✓	$100,648
5415-24	523812001050	NO ✓	$97,206
5492-24	523822000390	NO ✓	$68,855
5642-24	523907310060	NO ✓	$88,590
6388-24	533801110087	NO ✓	$716,210

6573-23	530917000150	NO ✓	$365,370
7255-23	533961000080	NO ✓	$374,315
7314-24	631202000020	YES ✓	$82,911
10804-24	412302000190	NO ✓	$348,365
11348-24	631618290050	NO ✓	$129,554
11425-24	741808170140	NO ✓	$156,486
11606-24	533748010102	NO ✓	$278,625
11667-24	424220110410	NO ✓	$173,896
11885-24	323430000010	NO ✓	$407,865
11962-24	520806007750	YES ✓	$506,916
12074-24	950400000015	NO ✓	$165,555

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 5026-24

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 14TH DAY OF AUGUST, 2026.

AFFORDABLE HOUSE LLC
11005 RUNNING PINE DR
RIVERVIEW FL 33569

5026-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94

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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

AFFORDABLE HOUSE LLC
11005 RUNNING PINE DR
RIVERVIEW FL 33569

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 1605 1528 49

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

$

DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

AFFORDABLE HOUSE LLC
11005 RUNNING PINE DR
RIVERVIEW FL 33569

5026-24 OCTOBER 6, 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:

RIVER[illegible]

5026-24 OCTOBER 6, 2026

9590 9402 8582 3244 8103 15

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1528 49

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 8-16

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

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY
FL

FILED
8-19-26 AM 8:53

3. Service Type

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

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

WARNING

TAX DEED CERTIFICATE NO.: 5026-24

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

DAWSON FINANCIAL SERVICES INC
PO BOX 784132
WINTER GARDEN FL 34778

5026-24 OCTOBER 6, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94

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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

DAWSON FINANCIAL SERVICES INC
PO BOX 784132
WINTER GARDEN FL 34778

***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-0917-2101

9589 0710 5270 1605 1528 56

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

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

Postage

$

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Sen

Stre

City

DELAND, FL
AUG 14 2026
USPS 32724

Postmark Here

DAWSON FINANCIAL SERVICES INC
PO BOX 784132
WINTER GARDEN FL 34778

5026-24 OCTOBER 6, 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:

DAWSON FINANCIAL SERVICES INC
PO BOX 784132
WINTER GARDEN FL 34778

5026-24 OCTOBER 6, 2026

9590 9402 8582 3244 8103 22

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1528 56

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Michael Dawson

C. Date of Delivery 8/24/26

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO. FL
2026 AUG 26 AM 8:10
FILED

3. Service Type

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

ll Restricted Delivery

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

TAX DEED CERTIFICATE NO.: 5026-24

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

TITLE ARCHITECTS LLC
37 NORTH ORANGE AVENUE SUITE 500
ORLANDO FL 32801

5026-24 OCTOBER 6, 2026

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94
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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

TITLE ARCHITECTS LLC
37 NORTH ORANGE AVENUE SUITE 500
ORLANDO FL 32801

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 1405 1528 63

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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
$

To
TITLE ARCHITECTS LLC
37 NORTH ORANGE AVENUE SUITE 500
ORLANDO FL 32801

$

Se

Str
5026-24 OCTOBER 6, 2026

City

DELAND, FL AUG 14 2026 USPS-32724

Postmark Here

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 1605 1528 63

ORLANDO FL 328
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FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG. 14. 2026

FILED
2026 AUG 24 AM 11:52
CLERK OF THE CIRCUIT CTY. COURT VOLUSIA CTY., FL CC 40

TITLE ARCHITECTS LLC
37 NORTH ORANGE AVENUE SUITE 500
ORLANDO FL 32801

5026-24 OCTOBER 6, 2026

32721>6043
32801-243625

NIXIE 326 FE 1 0008/20/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0374-02614-15-38

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

TAX DEED DEPT

TITLE ARCHITECTS LLC
37 NORTH ORANGE AVENUE SUITE 500
ORLANDO FL 32801

5026-24 OCTOBER 6, 2026

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US POSTAGE PITNEY BOWES
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0008028897 AUG. 14 2026

FILED
2026 AUG 25 PM 12:00
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY. FL
CC 40

NIXIE 326 FE 1270 0008/22/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0532-06864-22-35

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 5026-24

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DATED THIS 14TH DAY OF AUGUST, 2026.

CITY OF HOLLY HILL
1065 RIDGEWOOD AVE
HOLLY HILL FL 32117

5026-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94

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Certificate No.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

CITY OF HOLLY HILL
1065 RIDGEWOOD AVE
HOLLY HILL FL 32117

***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-0917-2101

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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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DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

CITY OF HOLLY HILL
1065 RIDGEWOOD AVE
HOLLY HILL FL 32117

5026-24 OCTOBER 6, 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:

CITY OF HOLLY HILL
1065 RIDGEWOOD AVE
HOLLY HILL FL 32117

5026-24 OCTOBER 6, 2026

9590 9402 8582 3244 8103 46

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1528 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

8-19-26

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

3. Service Type

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

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

WARNING

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TITLE ARCHITECTS LLC JAIMON H PERRY ESQ THE PERRY LAW GROUP LLC
5401 SOUTH KIRKMAN ROAD SUITE 310
ORLANDO FL 32819

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH.
CLERK OF THE CIRCUIT COURT

5026-24 OCTOBER 6, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94

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Certificate No.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

TITLE ARCHITECTS LLC JAIMON H PERRY ESQ THE PERRY LAW GROUP LLC
5401 SOUTH KIRKMAN ROAD SUITE 310
ORLANDO FL 32819

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 1405 1528 87

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

$

Postmark Here

DELAND, FL
AUG 14 2026
USPS-32724

TITLE ARCHITECTS LLC JAIMON H
PERRY ESQ THE PERRY LAW GROUP LLC
5401 SOUTH KIRKMAN ROAD SUITE 310
ORLANDO FL 32819

5026-24 OCTOBER 6, 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:

TITLE ARCHITECTS LLC JAIMON H PERRY ESQ THE PERRY LAW GROUP LLC 5401 SOUTH KIRKMAN ROAD SUITE 310 ORLANDO FL 32819

5026-24 OCTOBER 6, 2026

9590 9402 8582 3244 8103 53

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1528 87

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
ail Restricted Delivery
))

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 5026-24

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.

JAIMON H PERRY REGISTERED AGENT O/B/O TITLE ARCHITECTS LLC
5401 SOUTH KIRKMAN ROAD SUITE 310
ORLANDO FL 32819

DATED THIS 14TH DAY OF AUGUST, 2026.

5026-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94

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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

JAIMON H PERRY REGISTERED AGENT O/B/O TITLE ARCHITECTS LLC
5401 SOUTH KIRKMAN ROAD SUITE 310
ORLANDO FL 32819

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 1605 1528 94

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

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

Postage

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To

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JAIMON H PERRY REGISTERED AGENT
O/B/O TITLE ARCHITECTS LLC
5401 SOUTH KIRKMAN ROAD SUITE 310
ORLANDO FL 32819

5026-24 OCTOBER 6, 2026

DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

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:

JAIMON H PERRY REGISTERED AGENT
O/B/O TITLE ARCHITECTS LLC
5401 SOUTH KIRKMAN ROAD SUITE 310
ORLANDO FL 32819

5026-24 OCTOBER 6, 2026

9590 9402 8582 3244 8103 60

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1528 94

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

AUG 17 2026

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 5026-24

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.

MICHAEL DAWSON REGISTERED AGENT O/B/O
DAWSON FINANCIAL SERVICES INC
2295 S HIAWASSEE RD SUITE 207
ORLANDO FL 32835

DATED THIS 14TH DAY OF AUGUST, 2026.

5026-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94
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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

MICHAEL DAWSON REGISTERED AGENT O/B/O DAWSON FINANCIAL SERVICES INC
2295 S HIAWASSEE RD SUITE 207
ORLANDO FL 32835

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 1605 1529 00

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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

DENIED
AUG 14 2026
USPS-32724
ORLANDO, FL

Postmark Here

MICHAEL DAWSON REGISTERED AGENT
O/B/O DAWSON FINANCIAL SERVICES INC
2295 S HIAWASSEE RD SUITE 207
ORLANDO FL 32835

5026-24 OCTOBER 6, 2026

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 5026-24

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 14TH DAY OF AUGUST, 2026.

SAMSULA DEMOLITION
363 S STATE RD 415
NSB FL 32168

5026-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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Certificate No.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

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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.**

SAMSULA DEMOLITION
363 S STATE RD 415
NSB FL 32168

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

To
SAMSULA DEMOLITION
363 S STATE RD 415
NSB FL 32168

Str

5026-24 OCTOBER 6, 2026

City

DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

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

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

1. Article Addressed to:

SAMSULA DEMOLITION
363 S STATE RD 415
NSB FL 32168

5026-24 OCTOBER 6, 2026

9590 9402 8582 3244 8101 93

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1529 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9/4/26

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

TAX DEED CERTIFICATE NO.: 5026-24

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

JIMMY VAN LLC
7563 CHARLIN PARKWAY
ORLANDO FL 32822

5026-24 OCTOBER 6, 2026

WARNING

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DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94

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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

JIMMY VAN LLC
7563 CHARLIN PARKWAY
ORLANDO FL 32822

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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AUG 14 2026
USPS-32724

Postmark Here

JIMMY VAN LLC
7563 CHARLIN PARKWAY
ORLANDO FL 32822

5026-24 OCTOBER 6, 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

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9589 0710 5270 1605 1529 24

ORLANDO FL 328
10 AUG 2026 PM 3
FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008088897 AUG. 14 2026

CLERK OF THE CIRCUIT COURT
VOLUSIA CTY, FL
CC 40

AUG 25 PM 3:01

FILED

JIMMY VAN LLC
7563 CHARLIN PARKWAY
ORLANDO FL 32822

5026-24 OCTOBER 6, 2026

[redacted] BTB

32721>6043
32822-640663

NIXIE 326 FE 1 0003/22/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0374-04691-15-38

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

TAX DEED DEPT

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NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72[1]
02 7W
0008028897 AUG. 14 2026

FILED
2026 AUG 25 PM 12:00
CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CTY. FL
CC 40

JIMMY VAN LLC
7563 CHARLIN PARKWAY
ORLANDO FL 32822

5026-24 OCTOBER 6, 2026

NIXIE 326 FE 1270 0008/22/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2191-01828-22-46

1 SD 32721>6043

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 5026-24

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JIMMY VAN REGISTERED AGENT O/ B/O JIMMY VAN LLC
317 W CENTRAL AVENUE
WINTER HAVEN FL 33880

DATED THIS 14TH DAY OF AUGUST, 2026.

5026-24 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94

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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

JIMMY VAN REGISTERED AGENT O/ B/O JIMMY VAN LLC
317 W CENTRAL AVENUE
WINTER HAVEN FL 33880

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 1605 1529 31

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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 Postage and Fees
$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

JIMMY VAN REGISTERED AGENT O/ B/O
JIMMY VAN LLC
317 W CENTRAL AVENUE
WINTER HAVEN FL 33880

5026-24 OCTOBER 6, 2026

DELAND, FL
AUG 14 2026
USPS-32724

Postmark Here

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:

JIMMY VAN REGISTERED AGENT O/ B/O
JIMMY VAN LLC
317 W CENTRAL AVENUE
WINTER HAVEN FL 33880

5026-24 OCTOBER 6, 2026

9590 9402 8582 3244 8102 16

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 1529 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Luna

C. Date of Delivery

10-12-26

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

CLERK OF THE CIRCUIT COURT
VOLUSIA CO. FL
2026 OCT 25 AM 11:46
FILED

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
- ☐ 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

TAX DEED CERTIFICATE NO.: 5026-24

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

JIMMY VAN LLC
1539 CENTER AVE
HOLLY HILL FL 32117

5026-24 OCTOBER 6, 2026

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94

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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

JIMMY VAN LLC
1539 CENTER AVE
HOLLY HILL FL 32117

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 1529 4805 48

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

AUG 14 2026

USPS 32724

Postmark Here

JIMMY VAN LLC
1539 CENTER AVE
HOLLY HILL FL 32117

5026-24 OCTOBER 6, 2026

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 1605 1529 48

ORLANDO FL 328
AUG 2026PM 3

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008038897 AUG 14 2026

2026 AUG 25 PM 12:01
FILED
CLERK OF THE CIRCUIT
CITY COURT VOLUSIA CTY.FL

Vacant
10

JIMMY VAN LLC
1539 CENTER AVE
HOLLY HILL FL 32117

5026-24 OCTOBER 6, 2026

32721>6043
32117-20139

NIXIE 326 FE 1 0009/23/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0374-04921-15-38

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

TAX DEED DEPT

VACANT LOT

JIMMY VAN LLC
1539 CENTER AVE
HOLLY HILL FL 32117

5026-24 OCTOBER 6, 2026

32721>6043

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES

ZIP 32724 $ 000.72[1]
02 7W
0008028897 AUG 14. 2026

FILED
2026 AUG 27 AM 7:50
CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FLA.
CC :0

NIXIE 326 FE 1270 08/24/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2191-04261-24-30

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 5, 2026

ORANGE COUNTY SHERIFFS DEPT
ATTN JUDICIAL PROCESS
PO BOX 1440
ORLANDO FL 32802-1440

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 06, 2026**
Service of Process must be completed by: **Tuesday, September 15, 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:	4
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$160.00**

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
5026-24	**1**
JIMMY VAN LLC	1
5362-24	**2**
GM GLOBAL HOLDINGS LLC	1
GM GLOBAL HOLDINGS REGISTERED AGENT O/B/O	1
7255-23	**1**
RE EQUITY INVESTMENT GROUP LLC J J EQUITY LL	1
Grand Total	**4**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5026-24

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

JIMMY VAN LLC
7563 CHARLIN PARKWAY
ORLANDO FL 32822

5026-24 OCTOBER 6, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94
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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

JIMMY VAN LLC
7563 CHARLIN PARKWAY
ORLANDO FL 32822

***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 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 5, 2026

POLK COUNTY SHERIFFS DEPT
ATTN COURT PROCESS
1891 JIM KEENE BLVD
WINTER HAVEN FL 33880

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 06, 2026**
Service of Process must be completed by: **Tuesday, September 15, 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:	1
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$40.00**

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
5026-24	**1**
JIMMY VAN REGISTERED AGENT O/ B/O JIMMY VAN	1
Grand Total	**1**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5026-24

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

JIMMY VAN REGISTERED AGENT O/ B/O JIMMY VAN LLC
317 W CENTRAL AVENUE
WINTER HAVEN FL 33880

5026-24 OCTOBER 6, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94

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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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

JIMMY VAN REGISTERED AGENT O/ B/O JIMMY VAN LLC
317 W CENTRAL AVENUE
WINTER HAVEN FL 33880

***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 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 5, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 06, 2026**
Service of Process must be completed by: **Tuesday, September 15, 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:	60
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$2,400.00**

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
110-24	**3**
ACOSTA MARIA DOLORES CERVANTES	1
JORGE BASTIDAS	2
1456-24	**2**
PUGH RALPH J PUGH RALH S JR	1
RALPH J PUGH AND RALPH S PUGH JR	1
1489-24	**1**
SAUL SYLVIA CASHION EST	1
2259-24	**2**
CLEATON JOSHUA	1
JOSHUA CLEATON	1
2281-24	**3**
PRESCOTT GLORIA	2
GLORIA PRESCOTT	1
2423-24	**4**
ACL REALTY LLC	1
ACL REALTY LLC	2
CARLOS LIRA REGISTERED AGENT O/B/O ACL REAI	1
3758-24	**2**
HINDS HAZEL HARRELSON TR HAZEL C HARRELSO	1
HAZEL HARRELSON HINDS AS TRUSTEE OF THE HA	1
4015-24	**1**
PROVIDENT TRUST GROUP LLC FBO HAROLD JOHN	1
4164-24	**2**
SMITH DONALD E	1
DONALD E SMITH	1

4939-24	**3**
FISCHER DAVID	2
DAVID FISCHER	1
5026-24	**1**
JIMMY VAN LLC	1
5263-24	**1**
ANTHONY LEVERCIA	1
5362-24	**1**
GM GLOBAL HOLDINGS LLC	1
5415-24	**3**
JONES CHRISTINA	2
CHRISTINA JONES	1
5492-24	**5**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
5642-24	**5**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
6388-24	**1**
BECKER TAYLOR ANNE MENDOZA LIZA MARIE	1
6573-23	**2**
SORINO-ADKINSON GARY D TR GARY D SORINO-AI	1
GARY D SORINO ADKINSON FAMILY TRUST	1
7255-23	**1**
D&J GLOBAL HOLDING LLC	1
7314-24	**2**
HURD DOUGLAS D	1
DOUGLAS D HURD	1
11348-24	**1**
ATTIA SALLY S	1
11425-24	**3**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1

GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
11606-24	**2**
HOLLAND WILLIE R	1
WILLIE R HOLLAND	1
11667-24	**2**
FRALEY DAVID K	1
DAVID K FRALEY	1
11885-24	**3**
EQUITY TRUST CO FBO CHRISTOPHER B SILVESTRI	2
EQUITY TRUST COMPANY AS CUSTODIAN FBO CHR	1
11962-24	**2**
TERRA JAMES D TR JAMES D TERRA TRUST	1
JAMES D TERRA AS TRUSTEE OF THE JAMES D TER	1
12074-24	**2**
LINDA A DEWEES REGISTERED AGENT O/B/O SOLA	1
SOLADAD INC	1
Grand Total	**60**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5026-24

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

JIMMY VAN LLC
1539 CENTER AVE
HOLLY HILL FL 32117

5026-24 OCTOBER 6, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$9,757.19**
OPENING BID AMOUNT: $9,733.94
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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

JIMMY VAN LLC
1539 CENTER AVE
HOLLY HILL FL 32117

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 #:
26018009

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: JIMMY VAN LLC

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/6/2026	9:00 AM	5026-24

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 14th day of August, 2026 at 1:42 PM, and that I served the same on the 17th day of August, 2026, at the hour of 2:55 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	JIMMY VAN LLC	**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:	1539 CENTER AVE HOLLY HILL, FL 32117		
SERVICE STATUS:	Served	**SERVICE BY:**	Deputy Currie, Forrest 7933

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

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

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
2026 AUG 21 AM 11:40

FILED

DATE: 8/18/2026
ENTRD BY: CEJONES

BY: D. Currie K. 7933

CURRIE, FORREST 7933, DEPUTY

26018009

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5026-24

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

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.

JIMMY VAN LLC
1539 CENTER AVE
HOLLY HILL FL 32117

5026-24 OCTOBER 6, 2026

DATED THIS 14TH 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 14 '26 13:42

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH 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: **$9,757.19**
OPENING BID AMOUNT: $9,733.94
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.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

JIMMY VAN LLC
1539 CENTER AVE
HOLLY HILL FL 32117

CLERK OF THE CIRCUIT CT
& CTY COURT VOLUSIA CTY FL
CC 40
2026 AUG 21 AM 11:40

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

PROCESS RECEIVED: 8/18/2026 9:48:00AM
RETURN DAYS:
RETURN DATE: 10/6/2026 9:00:44 AM
SHOW CAUSE DATE:
WRIT #: 1392412

Orange County Sheriff's Office
Return of Service

CIV-TAX NOTICE OUT OF COUNTY

RUSH

CASE: 502624
COURT: CIRCUIT CIVIL
COUNTY: VOLUSIA

SERVE TO: JIMMY VAN LLC

HOME ADDRESS:

***** PLEASE POST

BUSINESS ADDRESS: 7563 CHARLIN PKWY
ORLANDO, FL 32822

VOLUSIA COUNTY CLERK OF COURT
P.O. BOX 6043
DELAND, FL 32721

SERVER:	CO23
ENTERED BY:	NDP
FEE CODE:	70
Fee/Xfee:	$ 40.00
WITNESS FEE:	$ 0.00
OVERPAYMENT:	$ 0.00
LEVY DEPOSIT:	$ 0.00

SERVICE INFORMATION: (407) 836-4570 (9AM - 1PM)

PLAINTIFF: XXXX
DEFENDANT: XXXX

SERVED THIS PROCESS AT 8:19, ON 11:55 IN ORANGE COUNTY, FLORIDA, BY:

☐ INDIVIDUAL SERVICE: By delivering to the within named individual a true copy of this process, with any attachments provided, and informing the individual of their contents.

☐ SUBSTITUTE SERVICE: By leaving a true copy of this process, with any attachments provided, and informing the individual of their contents:

_____ _____
Name Relationship

☐ CORPORATE SERVICE: By delivering a true copy of this process, with any attachments provided, to:

_____ _____,
Name Title

as President, Vice President, or other head of the corporation; or in their absence, the cashier, treasurer, secretary, or general manager; or in their absence, any officer or business agent residing in the state; or the registered agent; or an employee at the corporation's place

☑ POSTED SERVICE: By attaching a copy of this process, with a copy of any attachments provided, to a conspicuous place on the property described within. Neither the tenant(s) nor a resident 15 years old or older could be found a the tenant's usual place of residence, after the required amount of attempts.

☐ OTHER: By delivering a true copy of this process, with any attachments provided, to

_____, as _____.

☐ NON-SERVICE: And hereby return same unserved on: _____(date/time) for the reason that after diligent search and inquiry, the within named could not be found in Orange County, Florida:

☐ NON-SERVICE: And hereby for reasons specified below on: _____ (date/time)

EXPLANATION:

FILED
2026 AUG 24 AM 11:55
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY. FL
CC 40

SERVICE ATTEMPTS

Date/Time	Date/Time ✓		
8.19	11:55		

SHERIFF OF ORANGE COUNTY, FLORIDA

RECEIVED BY

Reviewed By

NidaDin C023 12471
OFFICER CALL SIGN EID #

13924K

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5026-24

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

JIMMY VAN LLC
7563 CHARLIN PARKWAY
ORLANDO FL 32822

5026-24 OCTOBER 6, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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 14TH 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

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** 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.: **5026-24** Name in which assessed: **JIMMY VAN LLC**
Description of Property: **Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH 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: **$9,757.19**
OPENING BID AMOUNT: $9,733.94
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Certificate No.: **5026-24**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$9,757.19***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

JIMMY VAN LLC
7563 CHARLIN PARKWAY
ORLANDO FL 32822

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
CC 40
2026 AUG 24 AM 11:55

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

POLK COUNTY SHERIFF'S OFFICE RETURN OF SERVICE

Court: CIRCUIT
Case No.: 502624
County: VOLUSIA

Plaintiff: VOLUSIA COUNTY

Defendant: JIMMY VAN REGISTERED AGENT O/B/O JIMMY VAN LLC

Plaintiff/Attorney:

CLERK OF CIRCUIT COURT - VOLUSIA COUNTY
ATTN: TAX DEED DIVISION

PO BOX 6043
DELAND, FL 32721

Person to Serve: JIMMY VAN REGISTERED AGENT O/B/O JIMMY VAN LLC

Type of Writ:

Notice of Application for Tax Deed

Received writ on August 24, 2026, at 9:24 AM and served by the undersigned Process Server on September 8, 2026, at 2:28 PM in Polk County, Florida.

The above writ was served by POSTING an attached copy to a conspicuous place on the property.

GRADY JUDD, SHERIFF

POLK COUNTY, FLORIDA

8721

Surgero Duncan 8721

Sheriff's Number: 26013703

Process Server, Polk County Sheriff's Office

CLERK OF THE CIR. CT
& CTY. COURT VOLUSIA CTY. FL
CC 40
2026 SEP 10 PM 1:07
FILED

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 5, 2026

KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NO.: **5026-24**

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]		17.00
Documentary Stamp Tax [per Sect. 201.02].....	$	65.80
TOTAL AMOUNT OF REFUND	**$**	**92.80**

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

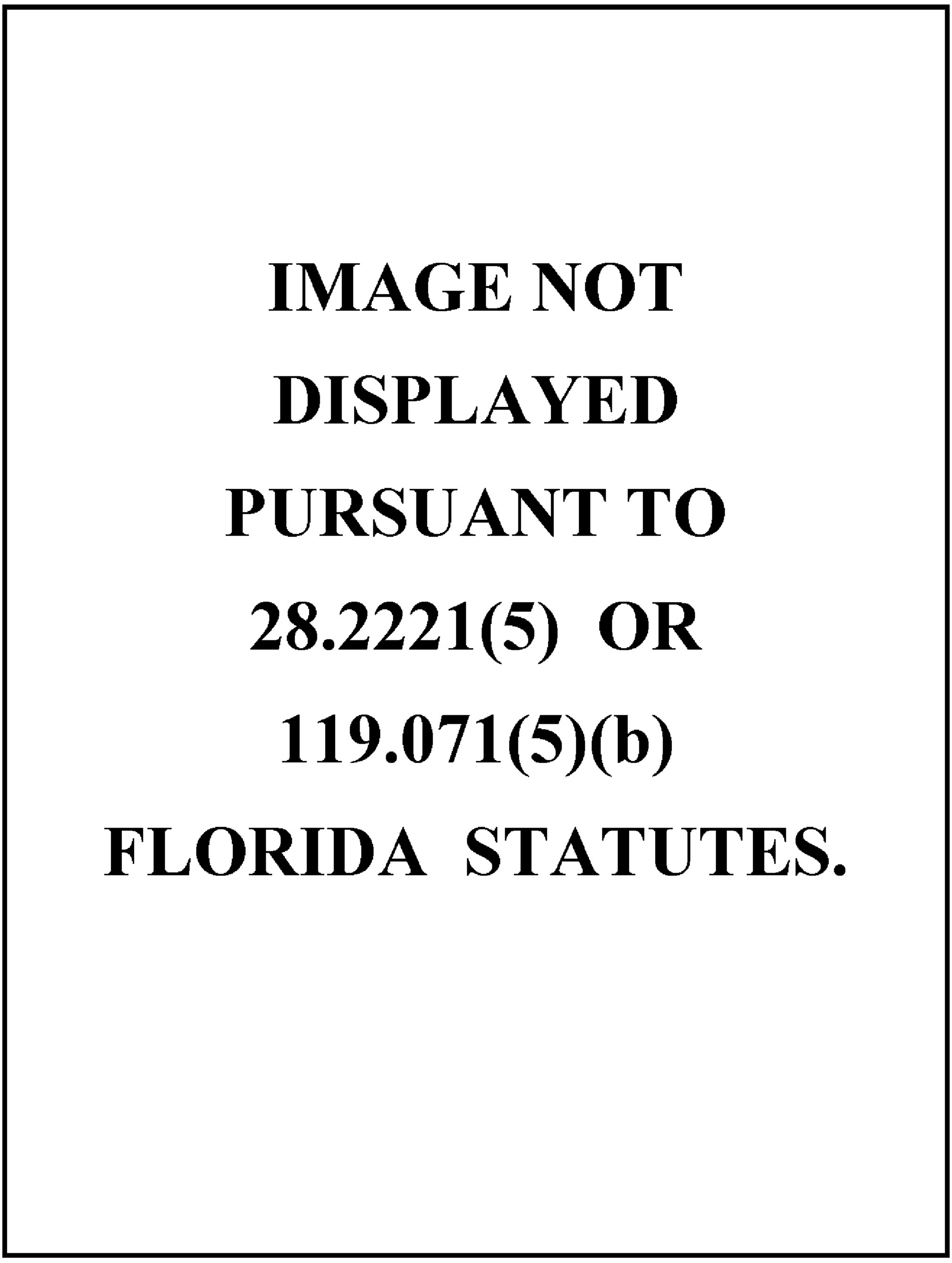
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 5026-24

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 14TH of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

AFFORDABLE HOUSE LLC	at	11005 RUNNING PINE DR, RIVERVIEW FL 33569,
DAWSON FINANCIAL SERVICES INC	at	PO BOX 784132, WINTER GARDEN FL 34778,
TITLE ARCHITECTS LLC	at	37 NORTH ORANGE AVENUE SUITE 500, ORLANDO FL 32801,
CITY OF HOLLY HILL	at	1065 RIDGEWOOD AVE, HOLLY HILL FL 32117,
TITLE ARCHITECTS LLC JAIMON H PERRY ESQ THE PERRY LAW GROUP LLC	at	5401 SOUTH KIRKMAN ROAD SUITE 310, ORLANDO FL 32819,
JAIMON H PERRY REGISTERED AGENT O/B/O TITLE ARCHITECTS LLC	at	5401 SOUTH KIRKMAN ROAD SUITE 310, ORLANDO FL 32819,
MICHAEL DAWSON REGISTERED AGENT O/B/O DAWSON FINANCIAL SERVICES INC	at	2295 S HIAWASSEE RD SUITE 207, ORLANDO FL 32835,
SAMSULA DEMOLITION	at	363 S STATE RD 415, NSB FL 32168,
JIMMY VAN LLC	at	7563 CHARLIN PARKWAY, ORLANDO FL 32822,

Witness my hand and official seal this 14TH 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: SPearson
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 #5026-24_____ _____Jimmy Van LLC_____ the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____ _____September 3, 10, 17 & 24, 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.

Sworn to and subscribed before me this __24th_day of __September, 2026___,

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 5024 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. 5026-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 424222220100 LOTS 10 & 11 BLK 22 FLOMICH GARDENS MB 10 PG 93 PER OR 2089 PG 1895 PER OR 7690 PGS 4133 THRU 4134 INC PER OR 8214 PG 3721 PER OR 8323 PG 1476
Name in which assessed: JIMMY VAN LLC

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 6TH day of OCTOBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ S LABAW
Deputy Clerk

Attention: Persons with Disabilities: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Services at 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, within seven (7) working days of this bid date. If you are hearing or voice impaired, call 711.
September 3, 10, 17 & 24, 2026

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 5026-24

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 14TH of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

JIMMY VAN REGISTERED AGENT O/ B/O JIMMY VAN LLC at 317 W CENTRAL AVENUE, WINTER HAVEN FL 33880,

JIMMY VAN LLC at 1539 CENTER AVE, HOLLY HILL FL 32117,

Witness my hand and official seal this 14TH 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: _____
Samantha Pearson
Deputy Clerk