Date Printed: 9/25/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5045-24 — Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY — Applicant Name
4/10/2026 — Application Date
10/27/2026 — Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	22,918.27
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		9,409.76
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		32,853.03
7. Total Interest Accrued by Tax Collector		985.59
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]		95.56
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)]		160.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		34,307.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		1,998.34
19. Total of Lines 17 & 18		36,305.52
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}		10.00
22. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}		7.00
23. TOTAL AMOUNT TO REDEEM*	$	36,328.77

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

PAYOFF GOOD THROUGH: 10/2/2026

Redemption Date: 9/28/26

Name & Address: Storey Law Group PA Edward A Storey III
Jamie Storey
221 NE Ivanhoe Blvd Ste 300
Orlando FL 32804-6449

REFUND TO CLERK: **$16.00**

Created by: JN

CL-0922-2301

9/28/2026 2:40:12 PM
Instrument# 2026177271 1 page
Book: 8910 Page: 1126
Electronically Recorded By
Volusia County Clerk of the Court

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED
CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY

Pursuant to § 197.502(5)(c), Florida Statutes, the Clerk of the Circuit Court Volusia County fully releases the Notice of Tax Deed Application recorded at

Book: **8875**

Page: **1415**

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

Certificate No. **5045-24** Year of Issuance **JUNE 1, 2024**

Description of Property **424228040300**
LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112

Name in which assessed **OCEAN BLUE APARTMENTS LLC**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

Dated: 9/28/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/28/2026 2:40 PM
Receipt: 303177690 Drawer: 155850

TAX DEEDS DELAND
Operator: slabaw

Instrument #: 2026177271 Type: RE
Book #: 8910 Page #: 1126 Time: 2:40 PM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 5045-24 FIG 20 LLC FIG 20 LLC FBO SEC PTY

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 9/25/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5045-24	Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY	Applicant Name
4/10/2026	Application Date
10/27/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	22,918.27
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		9,409.76
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		32,853.03
7. Total Interest Accrued by Tax Collector		985.59
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]		95.56
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)]		160.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		34,307.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		1,998.34
19. Total of Lines 17 & 18		36,305.52
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**36,328.77**

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

PAYOFF GOOD THROUGH: 10/2/2026

Redemption Date: _____

Name & Address: _____

_____

_____

REFUND TO CLERK:

$16.00

Created by: _____

CL-0922-2301

Date Printed: 9/17/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5045-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
10/27/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	22,918.27
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		9,409.76
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		32,853.03
7. Total Interest Accrued by Tax Collector		985.59
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]		95.56
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)]		160.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		34,307.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		1,998.34
19. Total of Lines 17 & 18		36,305.52
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**36,328.77**

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

PAYOFF GOOD THROUGH: 9/25/2026

Redemption Date: _____

Name & Address: _____

_____

_____

REFUND TO CLERK:

$16.00

Created by:

_____

CL-0922-2301

Date Printed: 9/9/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5045-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

10/27/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	22,918.27
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		9,409.76
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		32,853.03
7. Total Interest Accrued by Tax Collector		985.59
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]		95.56
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)]		160.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		34,307.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		1,998.34
19. Total of Lines 17 & 18		36,305.52
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	$	**36,328.77**
24. _____		-
25. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
26. Total of Lines 19, 24 & 25.....		36,305.52
27. MINIMUM BID AMOUNT (required for public auction)*	$	**36,305.52**

***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 10/27/2026

REFUND TO CLERK:

$16.00

Created by: SP

CL-0192-2301

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 9, 2026

Email legals@beacononlinenews.com

The West Volusia Beacon
Attn: Legal Ads Department

RE: TAX DEED APPLICATION FOR ONE-TIME PUBLICATION

Enclosed is a Tax Deed Application for **One-Time Publication** in your OCTOBER 15, 2026 issue.

The Certificate Number is: **5045-24.**

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: SPearson

Samantha Pearson
Deputy Clerk

CL-0085-1701

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **5045-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112**

Name in which assessed **OCEAN BLUE APARTMENTS 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 **27TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 9TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: _____
S PEARSON
Deputy Clerk

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

OCTOBER 15, 2026

CL-0916-1803

Date Printed: 7/27/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5045-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	22,918.27
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		9,409.76
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		32,853.03
7. Total Interest Accrued by Tax Collector		985.59
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]		79.56
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)]		160.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		34,291.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		1,498.75
19. Total of Lines 17 & 18		35,789.93
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	$	**35,813.18**

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

PAYOFF GOOD THROUGH: 8/3/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

Date Printed: 7/27/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

5045-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant		$	22,918.27
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		$	-
3. Total of Current Taxes Paid by Tax Deed Applicant		$	9,409.76
4. Property Information Report Fee		$	300.00
5. Tax Deed Application Fee		$	225.00
6. Total Interest Accrued by Tax Collector		$	985.59
7. Total (Lines 1-6)		$	33,838.62
8. Clerk of Court Statutory fee [per Sect. 28.24]	**{REFUND TO CLERK}**	$	60.00
9. Record Notice of Application fee [per Sect. 197.502]	**{REFUND TO CLERK}**	$	10.00
10. Record Release of Notice of Application [per 197.502]	**{REFUND TO CLERK}**	$	10.00
11. Prepare Release of Notice of Application [per Sect. 28.24]	**{REFUND TO CLERK}**	$	7.00
12. Interest Computed by Clerk of Courts [per Sect. 197.542]		$	492.80
13. Total of Lines 7-10		$	34,418.42
14. Tax Collector's Redemption Fee		$	6.25
15. TOTAL AMOUNT TO REDEEM*		**$**	**34,424.67**

This payoff good through 7/28/2026

BP

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Accepted by:

_____

CL-0924-2101

Date Printed: 7/23/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5045-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	22,918.27
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		9,409.76
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		32,853.03
7. Total Interest Accrued by Tax Collector		985.59
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]		79.56
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)]		160.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
14. Clerk of Court Certificate [per Sect. 28.24].....		7.00
15. Notice for Newspaper [per Sect. 28.24].....		7.00
16. _____		-
17. Total of Lines 6 thru 16		34,291.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		1,498.75
19. Total of Lines 17 & 18		35,789.93
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**35,813.18**
24. _____		-
25. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
26. Total of Lines 19, 24 & 25.....		35,789.93
27. MINIMUM BID AMOUNT (required for public auction)*	**$**	**35,789.93**

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

Must be paid by 9:00 AM on 9/29/2026

Rescheduled due to sheriffs not served.
9-9-26
SP.

Created by:

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **5045-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112**

Name in which assessed **OCEAN BLUE APARTMENTS 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 **29TH** day of **SEPTEMBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

AUGUST 27, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 424228040300
Tax Deed #: 32058
Situs Address: 509 WALKER ST

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C.:

Tax Deed Applicant
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

Owner on Current Tax Roll
OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE, FL 32092

Billing Address on Current Tax Roll

Additional Parties, Per Search

BWIRA, LLC — Mortgage Holder
2120 INTRACOASTAL DRIVE
FORT LAUDERDALE, FL 33305

BOBBY WILLIAMS, REGISTERED AGENT O/B/O BWIRA, LLC — Mortgage Holder's Agent/Rep
809A CORAL RIDGE DR
CORAL SPRINGS, FL 33071

OCEAN BLUE APARTMENTS LLC — Title Holder
C/O LUCY LEQUIN
2800 N 6TH STREET
1-329

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

ST AUGUSTINE, FL 32084

OCEAN BLUE APARTMENTS, LLC — Title Holder
52 TUSCAN WAY STE. 202 #366
SAINT AUGUSTINE, FL 32092

KENNETH DOERR, REGISTERED AGENT O/B/O OCEAN BLUE APARTMENTS LLC — Title Holder's Agent/Rep
2200 N PONCE DE LEON
SUITE 9
ST AUGUSTINE, FL 32080

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, CA 07101-3411	Application date	Apr 10, 2026
Situs address	509 WALKER ST HOLLY HILL 32117	Yr Issued/Certificate #	2024 / 5045
Parcel owner	OCEAN BLUE APARTMENTS LLC 52 TUSCAN WAY STE 202 #366 SAINT AUGUSTINE, FL 32092	Date certificate issued	06/01/2024
		Deed application number	32058
Property description	See last page.	Account number	424228040300

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)
# 2024/5045	05/31/2024	10,644.40	1,428.12	12,072.52
			Part 2: Total*	**12,072.52**

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)
# 2025/4797	05/31/2025	10,185.90	6.25	653.60	10,845.75
				Part 3: Total*	**10,845.75**

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)	22,918.27
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	9,409.76
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)	985.59
7. **Total Paid** (Lines 1-6)	33,838.62

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

Sign here: Tim Brownson
Signature, Tax Collector or Designee

Volusia, Florida

Date 06/18/2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. **Total Paid** (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	33,838.62
18. Redemption fee	6.25
19. Total amount to redeem	33,844.87

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 424228040300, 2023

Property description (continued from Page 1):

LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112

LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1 (Full legal attached.)

TDA #: 32058

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
424228040300	3194080	509 WALKER ST HOLLY HILL 32117

Legal Description

LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-5045	$465,217	No	No	Yes	No

Owner of Record on Current Tax Roll

OCEAN BLUE APARTMENTS LLC

Billing Name & Address

52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 05/12/2026 **Search covers** **20 years** **through:** 05/05/2026

James Bennett
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
OCEAN BLUE APARTMENTS, LLC 52 TUSCAN WAY STE. 202 #366 SAINT AUGUSTINE FL 32092	Warranty Deed Bk:7657 Pg:112	
OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN 2800 N 6TH STREET 1-329 ST AUGUSTINE FL 32084	Sunbiz ATH	
KENNETH DOERR, REGISTERED AGENT O/B/O OCEAN BLUE APARTMENTS LLC 2200 N PONCE DE LEON SUITE 9 ST AUGUSTINE FL 32080	Sunbiz ATH	

Related Documents (for Reference)

Warranty Deed
Bk:4705 Pg:3860

Warranty Deed
Bk:7143 Pg:1054

Warranty Deed
Bk:7546 Pg:2195

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
BWIRA, LLC 2120 INTRACOASTAL DRIVE FORT LAUDERDALE FL 33305	Mortgage Bk:8612 Pg:3667	
BOBBY WILLIAMS, REGISTERED AGENT O/B/O BWIRA, LLC 809A CORAL RIDGE DR CORAL SPRINGS FL 33071	Sunbiz Mortgage	

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

2/15/2019 11:11:27 AM Instrument #2019031339 #1 Book:7657 Page:112
Doc Stamps $0.70 Transfer Amt $10.00

Prepared by and after recording return to:

Michael S. Slick, P.A.
200 Magnolia Avenue
Daytona Beach, FL 32114
(386) 257-0606

WARRANTY DEED
(Without Opinion of Title)

Parcel #: 424228040300

(Space above this line reserved for recording office use only.)

THIS WARRANTY DEED is made this 11 day of February, 2019, by and between Mickey Strong and Lucy Lee Strong, as husband and wife, whose address is 72 Honey Branch Lane, Saint Augustine, Florida 32092 (hereinafter "Grantors"), and Ocean Blue Apartments, LLC, a Florida Limited Liability Company, with a mailing address of 52 Tuscan Way, Ste. 202 #366, Saint Augustine, Florida 32092 (hereinafter "Grantee"). The property herein conveyed is not the Homestead of the Grantors.

Whenever used herein, the terms "Grantor" and "Grantee" shall include both 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 Grantors, for the sum of $10.00, paid in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs, executors, administrators, and assigns forever, all the right, title, interest, claim and demand of the Grantors in and to the following described land situated in the County of Volusia, State of Florida:

LOT 30, 31, 32 AND 33, BLOCK D, POWERS ALLOTMENT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 142, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

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

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

(Space above this line reserved for recording office use only.)

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

Mickey Strong, Grantor

Lucy Lee Strong, Grantor

WITNESSES:

[Witness Signature]
Name: Ripal Bipinchandra Patel
Address: 52 Tuscan way Ste. 202
City, State, Zip: St. Augustine FL 32092

[Witness Signature]
Name: Michael Lilly
Address: 52 Tuscan way Ste. 202
City, State, Zip: St Augustine, FL 32092

STATE OF Florida)
COUNTY OF St. Johns)

BEFORE ME, the undersigned authority, personally appeared, Mickey Strong and Lucy Lee Strong, who provided FL Driving Lic. and FL Driving Lic., respectively as identification and who are known to be the persons described herein and who executed the foregoing instrument and they acknowledged before me that they executed same.

WITNESS my hand and official seal in this 11 day of February, 2019.

Notary Public

RIPAL BIPINCHANDRA PATEL
Notary Public - State of Florida
Commission # GG 261926
My Comm. Expires Sep 25, 2022
Bonded through National Notary Assn.

Division of Corporations

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

Detail by Entity Name

Florida Limited Liability Company
OCEAN BLUE APARTMENTS LLC

Filing Information

Document Number	L18000243507
FEI/EIN Number	83-2214747
Date Filed	10/16/2018
Effective Date	10/16/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/28/2022

Principal Address

509 WALKER ST
HOLLY HILL, FL 32117

Mailing Address

c/o LUCY LEQUIN
2800 N 6TH STREET
1-329
ST AUGUSTINE, FL 32084

Changed: 04/25/2025

Registered Agent Name & Address

DOERR, KENNETH
2200 N Ponce de Leon
SUITE 9
ST AUGUSTINE, FL 32080

Name Changed: 09/28/2022

Address Changed: 09/28/2022

Authorized Person(s) Detail

Name & Address

Title MGR

NATIVE COAST PROPERTY MANAGEMENT LLC
C/O LUCY LEQUIN
2800 N 6TH STREET
1-329
SAINT AUGUSTINE, FL 32084

Annual Reports

Report Year	Filed Date
2025	04/04/2025
2025	04/25/2025
2026	04/30/2026

Document Images

04/30/2026 -- ANNUAL REPORT	View image in PDF format
04/25/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
09/28/2022 -- REINSTATEMENT	View image in PDF format
04/24/2021 -- ANNUAL REPORT	View image in PDF format
06/25/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- LC Amendment	View image in PDF format
10/29/2018 -- LC Name Change	View image in PDF format
10/16/2018 -- Florida Limited Liability	View image in PDF format

06/29/2001 07:56
Doc stamps 1085.00
(Transfer Amt $ 155000)
Instrument # 2001-131196
Book: 4705
Page: 3860
Diane M. Matousek
Volusia County, Clerk of Court

Prepared By:
Walter E. Foster, III.
315 S. Palmetto Avenue
Daytona Beach, FL 32115

Parcel Number: 4242-28-04-0300

WARRANTY DEED

THIS INDENTURE, made this 26, day of June, 2001, between, **RUDY DUBOVEC, a married man**, of the County of Volusia, State of Florida, herein called Grantor(s),
and **LEASEMASTERS, INC., a Florida Corporation**, whose address is 1501 Ridgewood Avenue, City of Holly Hill, State of Florida, herein called Grantee(s).

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

Lot 30 through 33, inclusive, Block "D", POWER'S ALLOTMENT, according to the map or plat thereof as recorded in Plat Book 6, page 142, Public Records of Volusia County, Florida.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR HEREIN WHO RESIDES AT: 822 Whipporwill Drive, Port Orange, Fl 32119 .

Subject to restrictions of record, if any.

Said Grantor(s) do hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set his hand and seal this day and year first above written.

SIGNED SEALED AND DELIVERED
in our presence:

Walter E. Foster III

RUDY DUBOVEC

Janet M. Richmond

Witnesses

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 26 day of June, 2000 by **RUDY DUBOVEC, a married man** is personally known to me or who have produced _____ as identification and who did not take an oath.

Notary Public, State of Florida

Janet M Richmond
My Commission DD008044
Expires April 20, 2005

7/24/2015 02:31 PM Instrument # 2015135992 # 1 Book: 7143 Page: 1054
Doc Stamps $2,310.00 Transfer Amt $330,000.00

Prepared By and Return To:
Lighthouse Title of East Florida, Inc.
104 LaCosta Lane Suite 100
Daytona Beach, FL 32114

Parcel No. 4242-28-04-0300

WARRANTY DEED

THIS WARRANTY DEED dated July 24, 2015 by **Leasemasters, Inc., a Florida Corporation,** hereinafter called the grantor, to **Arthur A. Pinto and Maria H. Pinto, husband and wife,** whose post office address is **3900 Devrne Drive, College Station, TX 77845,** hereinafter called the grantee:

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

WITNESSETH, that the said grantor, for and in consideration of the sum of $330,000.00, and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Volusia, State of Florida, viz:

Lots 30, 31, 32, and 33, Block "D", POWER'S ALLOTMENT, according to the Map or Plat thereof as recorded in Map Book 6, Page 142, of the Public Records of Volusia County, Florida.

Parcel ID#: 4242-28-04-0300

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2014.

WARRANTY DEED
(Continued)

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:

WITNESSETH:

(Witness Signature)

Mary Jiunta-Summers
(Print Name of Witness)

Breanne Keefe
(Witness Signature)

Breanne Keefe
(Print Name of Witness)

Leasemasters, Inc.

Arthur Kowitz, President

1501 Ridgewood Avenue, Suite 217
Holly Hill, FL 32117

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged ~~before me this~~ 24th day of July, 2015, by **Arthur Kowitz, President of Leasemasters, Inc.**, who is / ~~are~~ personally known to me or who has / have produced _____ as ~~identification~~ and who did take an oath.

MARY JIUNTA-SUMMERS
Commission # EE 140244
Expires December 21, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

My Commission Expires: _____

5/16/2018 3:17:27 PM Instrument #2018099839 #1 Book:7546 Page:2195
Doc Stamps $2,940.00 Transfer Amt $420,000.00

Prepared By:
Olde Florida Title, LLC
2561 Moody Blvd., Suite A-213 , PO BOX 813
Flagler Beach, FL 32136

Return To:
Mickey Strong and Lucy Lee Strong
72 Honey Branch Lane
Saint Augustine, FL 32092

Order No.: FN180083

Property Appraiser's Parcel I.D. (folio) Number:
424228040300

WARRANTY DEED

THIS WARRANTY DEED dated May 11, 2018, by Arthur A. Pinto and Maria H. Pinto, husband and wife, whose post office address is 3900 Devrne Drive, College Station, Texas 77845 (the "Grantor"), to Mickey Strong and Lucy Lee Strong, husband and wife , whose post office address is 72 Honey Branch Lane, Saint Augustine, Florida, 32092 (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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Volusia, State of Florida, viz:

Lot (s) 30, 31, 32 and 33, Block D, Powers Allotment, according to the map or plat thereof, as recorded in Map Book 6, Page 142, of the Public Records of Volusia County, Florida.

Grantor Warrants That Property Does Not Constitute Their Homestead Property

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2017.

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

Arthur A. Pinto

Maria H. Pinto

Signed, sealed and delivered in presence of:

Witness Signature

CINDY H. WICHT

Printed Name of First Witness

Witness Signature

Elva Evans

Printed Name of Second Witness

Grantor Address:
3900 Devrne Drive
College Station, TX 77845

STATE OF TEXAS

COUNTY OF Brazos

I, Paige Childs, a Notary Public for the State of Texas, do hereby certify that Arthur A. Pinto and Maria H. Pinto, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

PAIGE CHILDS
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 13108640-2
04/11/2021

9/24/2024 11:28:57 AM Instrument #2024186620 #1 Book:8612 Page:3667
Doc Stamps $1,078.00

This instrument prepared by:
Daniel P. Saba
Locklin, Saba, Locklin & Jones, P.A.
4557 Chumuckla Highway
Pace, FL 32571

STATE OF FLORIDA
COUNTY OF VOLUSIA

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT, dated the 9 day of Sept, 2024, from **Ocean Blue Apartments, LLC**, a Florida limited liability company, whose address is 509 Walker Street, Holly Hill, Florida 32117 (hereinafter the "**Mortgagor**"), to **BWIRA, LLC**, a Florida limited liability company, (herein called the "**Mortgagee**"), whose mailing address is 2120 Intracoastal Drive, Fort Lauderdale, Florida 33305, for the following uses and purposes:

WITNESSETH:

SECTION 1.

1.01 PREMISES. Mortgagor, for and in consideration of the premises, as security for the Secured Indebtedness, as that term is hereinafter defined, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, convey and grant unto the Mortgagee, its successors and assigns, the following (hereinafter collectively the "Premises"):

A. **REAL PROPERTY.** That certain real property lying and being in Volusia County, Florida and being more particularly described as follows:

LOT 30, 31, 32 AND 33, BLOCK D, POWERS ALLOTMENT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 142, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

B. **IMPROVEMENTS**. All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Real Property, all building materials, plans, specifications, drawings and books and records pertaining to design or construction of any buildings, structures and improvements now or hereafter situated on the Real Property, and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, carpeting and other floor coverings, fire extinguishers and any other safety equipment required by governmental regulation or law, washers, dryers, water heaters, mirrors, mantles, air conditioning apparatus, refrigeration plants, refrigerators, cooking apparatus and appurtenances, window screens, awnings and storm sashes which are or shall be attached to said buildings, structures or improvements and all other furnishings, fixtures, machinery, equipment, appliances, materials, chattels, inventory, accounts, farm products, consumer goods, general intangibles and personal property of every kind and nature whatsoever, now or hereafter owned by Mortgagor and located in, on or about, or used or intended to be used with or in connection with the use, operation and enjoyment of the Real Property, including all extensions, additions, improvements, betterments, after-acquired property, renewals, replacements and substitutions, or proceeds from a permitted sale of any of the foregoing, and all the right, title and interest of Mortgagor in any such furnishings, furniture, fixtures, machinery, equipment, appliances, and personal property subject to or covered by any prior security agreements, conditional sales contract, chattel mortgage or similar liens or claims, all of which are hereby declared and shall be deemed to be fixtures and accessions to the Real Property and a part of the Premises as between the parties hereto and all persons claiming by, through or under them.

C. **APPURTENANCES**. All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, and passages, sewer rights, water rights and powers, minerals, flowers, shrubs, trees and other emblements now or hereafter located on the Real Property or under or above the same or any part or parcel thereof and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversions and remainders, whatsoever, in any way belonging, relating or appertaining to the Real Property or Improvements or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and

appurtenances thereunto belonging or in anywise appertaining, to Mortgagee, its successors and assigns in fee simple forever.

1.02 PERMITTED ENCUMBRANCES. Mortgagor, for itself and its successors, assigns and legal representatives, covenants with Mortgagee, its successors and assigns, that: (i) Mortgagor is indefeasibly seized of the Premises in fee simple; that Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for Mortgagor, its successors and assigns at all times peaceably and quietly to enter upon, hold, occupy and enjoy the Premises and every part thereof; that the Premises and every part thereof is free from all encumbrances of every kind and character except for taxes assessed for the year of closing (the "Permitted Encumbrances"); that the Mortgagor will make such further assurances to perfect the fee simple title to the Premises in Mortgagee, its successors and assigns, as may reasonably be required; that the Mortgagor does hereby fully warrant the title to the Premises and every part thereof and will defend the same against the lawful claims of all persons whomsoever except for the Permitted Encumbrances; (ii) Mortgagor shall duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of this Mortgage; (iii) the Premises and its use fully complies with all applicable building and zoning codes and other land use regulations, any applicable environmental laws or regulations, and any other applicable laws or regulations; (iv) no part of the Real Property has been artificially filled; and (v) Mortgagor has lawful access to the Premises from a public road.

1.03 SECURED INDEBTEDNESS. This conveyance shall be a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note (the "Note") of dated July 30, 2024, for the sum of **Three Hundred Eight Thousand dollars ($308,000.00)** made by **Eagle Peak Apartments, LLC**, a Florida limited liability company (the **"Borrower")** payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Borrower, and also, the payment of any and all notes, liabilities, and obligations of the Borrower to Mortgagee, its successors or assigns, whether as maker, endorser, guarantor or otherwise, and whether such notes, liabilities or obligations, or any of them, be now in existence or accrue or arise hereafter, or be now owned or held by Mortgagee, or be acquired hereafter, it being the intent and purpose of the Mortgagor to secure, by the Mortgage, all notes, claims, demands, liabilities and obligations which Mortgagee, its successors or assigns, may have, hold or acquire at any time during the life of this Mortgage against the Borrower. Provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of Six Hundred Sixteen Thousand dollars ($616,000.00); and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself and his successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statutes 697.04(1)(b); and

C. The compliance with all the covenants, agreements and stipulations of this Mortgage, the Note, and any and all documents or instruments evidencing, securing or otherwise executed in connection with the Secured Indebtedness.

1.04 ASSIGNMENT OF LEASES AND RENTS. Mortgagor hereby assigns, transfers, sets over and pledges to Mortgagee, its successors and assigns, as further security and means for the discharge of the Secured Indebtedness, all leases of all or any part of the Premises now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, and all of the rents, issues and profits of the Premises and the improvements now or hereafter thereon, which rents, issues and profits may become due and payable at any time during the life of this Mortgage when any amount shall be due and unpaid by the Borrower or when the Borrower or Mortgagor shall otherwise be in default hereunder or under the Note or any other documents or instruments evidencing or securing the Secured Indebtedness, whether said rents, issues and profits shall be due from the present or any future tenants or leases thereof, with full power and authority in Mortgagee or its assigns to collect and receive the same from said

tenants or leases or from any real estate agent or other person collecting the same, and to give proper receipts and acquittances therefor and after paying all commissions of any rental agent collecting the same and any attorney's fees and other expenses incurred in collecting the same to apply the net proceeds of such collections upon any and all indebtedness, obligations, undertakings or liabilities of the Mortgagor or Borrower.

SECTION 2.

Mortgagor further covenants and agrees as follows:

2.01 PAYMENT OF INDEBTEDNESS. To pay or cause to be paid all and singular the principal and interest and other sums of money payable by virtue of the Secured Indebtedness, as in the Note, any instrument or instruments evidencing one or more future or additional advances, and/or this Mortgage provided, promptly on the days that the same respectively become due.

2.02 MAINTENANCE AND REPAIR: To keep perfect and unimpaired the security hereby given and to permit, commit or suffer no waste, impairment or deterioration of the Premises or any part thereof. Mortgagor shall comply with all restrictive covenants, statutes, ordinances and requirements of any governmental authority relating to the Premises, and shall not join in, consent to or initiate any change in such restrictive covenants, statutes, ordinances or requirements without the express written consent of Mortgagee.

2.03 TAXES, LIENS AND OTHER CHARGES. To pay all and singular the taxes, assessments, obligations and encumbrances of every nature now on the Premises or that hereafter may be levied, assessed or imposed thereon when due and payable according to law and before they become delinquent; and if the same not be promptly paid Mortgagee may, at any time either before or after delinquency, pay the same without waiving or affecting its right to foreclose this Mortgage or any other right hereunder and all sums so paid shall become a part of the Secured Indebtedness and at the option of Mortgagee, shall bear interest from the date of each such payment at the maximum rate allowed by law. Upon notification from Mortgagee, Mortgagor shall pay to Mortgagee, together with and in addition to the payments of principal and interest payable under the terms of the Note secured hereby, on installment paying dates in the Note, until said Note is fully paid or until notification from Mortgagee to the contrary, an amount reasonably sufficient (as estimated by Mortgagee) to provide Mortgagee with funds to pay said taxes, assessments, insurance premiums, rents and other charges next due so that Mortgagee will have sufficient funds on hand to pay the same thirty (30) days before the date upon which they become past due. In no event shall Mortgagee be liable for any interest on any amount paid to it as herein required, and the money so received shall be held in a separate account, pending payment or application thereof as herein provided. As required by Mortgagee, Mortgagor shall furnish to Mortgagee, at least thirty (30) days before the date on which same will become past due, an official statement of the amount of said taxes, assessments, insurance premiums and rents next due, and Mortgagee shall pay said charges to the amount of the then unused credit therefor as and when they become severally due and payable. An official receipt therefor shall be conclusive evidence of such payment and the validity of such charges.

2.04 INSURANCE. Mortgagor will keep the Premises insured against loss or damage by fire, flood and such other risks and matters including, without limitation, business interruption, rental loss, public liability and boiler insurance, as Mortgagee may from time to time require in amounts required by Mortgagee, not exceeding in the aggregate 100% of the full insurable value of the Premises and shall pay the premiums for such insurance as same become due and payable. All policies of insurance (the "Policies") shall be issued by an insurer acceptable to Mortgagee and shall contain the standard New York Mortgagee non-contribution provision naming Mortgagee as the person to which all payments made by such insurance company shall be paid. Mortgagor will assign and deliver the Policies to Mortgagee. Not later than thirty (30) days prior to the expiration date of each of the Policies, Mortgagor will deliver to Mortgagee evidence satisfactory to Mortgagee of the renewal of each of the Policies. If the Premises shall be damaged or destroyed, in whole or in part, by fire or other casualty, Mortgagor shall give prompt notice thereof to Mortgagee. Sums paid to Mortgagee by any insurer may be retained and applied by Mortgagee toward payment of the Secured Indebtedness in such priority and proportions as Mortgagee in its discretion shall deem proper or, at the discretion of Mortgagee, the same may be paid, either in whole or in part, to Mortgagor for such purposes as Mortgagee shall designate. If Mortgagee shall receive and retain such insurance money, the lien of this Mortgage shall be reduced only by the amount thereof received after expenses of collection and retained by Mortgagee and actually applied by Mortgagee in reduction of the Secured Indebtedness.

2.05 EXPENSES. To pay all and singular the costs, charges and expenses, including reasonable attorneys' fees and costs of abstracts of title, incurred or paid at any time by Mortgagee or its assigns in collecting or attempting to collect the Secured Indebtedness or in foreclosing or attempting to foreclose this Mortgage or in enforcing any of its rights hereunder or incurred or paid by it because of the failure on the part of the Mortgagor or Borrower to promptly and fully

to perform the agreements and covenants of the instrument or instruments evidencing the Secured Indebtedness and this Mortgage; and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this Mortgage.

2.06 CONDEMNATION. Notwithstanding any taking of any property, herein conveyed and agreed to be conveyed, by eminent domain, alteration of the grade of any street or other injury to, or decrease in value of, the Premises by any public or quasi-public authority or corporation, payments of principal and interest shall continue to be made on the Secured Indebtedness, and any reduction in the Secured Indebtedness resulting from the application by Mortgagee of any award or payment for such taking, alterations, injury or decrease in value of the Premises, as hereinafter set forth, shall be deemed to take effect only on the date of such receipt; and said award or payment may, at the option of Mortgagee, be retained and applied by Mortgagee toward payment of the Secured Indebtedness, or be paid over, wholly or in part, to Mortgagor for the purpose of altering, restoring or rebuilding any part of the Premises which may have been altered, damaged or destroyed as a result of any such taking, alteration of grade, or other injury to the Premises, or for any other purpose or object satisfactory to Mortgagee, but Mortgagee shall not be obligated to see to the application of any amount paid over to Mortgagor. If, prior to the receipt by Mortgagee of such award or payment, the Premises shall have been sold on foreclosure of this Mortgage, Mortgagee shall have the right to receive said award or payment to the extent of any deficiency found to be due upon such sale, with legal interest thereon, whether or not a deficiency judgment on this Mortgage shall have been sought or recovered or denied, and of the reasonable counsel fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment.

2.07 REPAIRS BY MORTGAGEE. Mortgagee shall have the right from time to time to expend such sums as it shall deem necessary to keep the Premises in good condition and repair, and all sums so expended shall be added to and become a part of the Secured Indebtedness and shall bear interest and be payable as herein provided for the payment of Secured Indebtedness and interest and the lien of this Mortgage shall extend to and secure the same.

2.08 INDEMNIFICATION. Mortgagor shall protect, indemnify and save harmless Mortgagee from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including without limitation attorneys' fees and expenses) imposed upon or incurred by or asserted against Mortgagee by reason of (a) ownership of this Mortgage, the Premises or any interest therein or receipt of any rents; (b) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Premises or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (c) any use, nonuse or condition in, on or about the Premises or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (d) any failure on the part of Mortgagor to perform or comply with any of the terms of this Mortgage; or (e) performance of any labor or services or the furnishing of any materials or other property in respect of the Premises or any part thereof. Any amounts payable to Mortgagee by reason of the application of this paragraph shall become part of the Secured Indebtedness and shall bear interest and be payable as herein provided for the payment of the Secured Indebtedness and interest and the lien of this Mortgage shall extend to and secure the same. The obligations of Mortgagor under this paragraph shall survive any termination or satisfaction of this Mortgage.

2.09 HAZARDOUS SUBSTANCES. Mortgagor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances (hereinafter defined) on or in the Premises. Mortgagor shall not do, nor allow anyone else to do, anything affecting the Premises that is in violation of any Environmental Law (hereinafter defined). Mortgagor shall promptly give Mortgagee written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Premises and any Hazardous Substance or Environmental Law of which Mortgagor has actual knowledge. If Mortgagor learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Premises is necessary, Mortgagor shall promptly take all necessary remedial actions in accordance with Environmental Law at Mortgagor's expense. As used in this paragraph, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law, and the following substances: (i) gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides and volatile solvents (other than such small quantities thereof as are generally recognized as being appropriate to normal use and to maintenance of the Premises), and (ii) materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph. "Environmental Law" means federal laws and laws of the jurisdiction where the Premises are located that relate to health, safety or environmental protection. To the maximum extent permitted by applicable law, Mortgagor shall indemnify Mortgagee and Mortgagee's successors, assigns, officers, directors, shareholders, employees, affiliates and agents (collectively, the "Indemnitees") against any and all liabilities, losses, damages or expenses suffered or incurred by Indemnitees as the result of Mortgagor's failure to observe or perform any of the provisions of this paragraph, as a result of the failure of Mortgagor or any other person to comply with any Environmental Law affecting the Premises or as a result of the presence, storage, disposal or treatment on the Premises of any Hazardous Substance. The indemnification obligations

of Mortgagor under this paragraph shall survive payment or satisfaction of the Secured Indebtedness and any acquisition of the Premises by Mortgagee by foreclosure of this Mortgage, by conveyance in lieu of foreclosure or otherwise, and such provisions shall remain in full force and effect as long as the possibility exists that Indemnitees may suffer or incur any such liabilities, losses, damages or expenses.

SECTION 3

3.01 EVENT OF DEFAULT. Each of the following events shall constitute an "Event of Default" under this Mortgage: (i) should Borrower fail to pay the Secured Indebtedness or any part thereof, when and as the same shall become due and payable; (ii) should any warranty or representation of Mortgagor or Borrower herein contained, or contained in any instrument, transfer, certificate, statement, conveyance, assignment or loan agreement given with respect to the Secured Indebtedness, prove untrue or misleading in any material aspect; (iii) should the Premises be subject to actual or threatened waste, or any part thereof be removed, demolished or materially altered so that the value of the Premises be diminished; (iv) should any federal tax lien or claim of lien for labor or material be filed of record against Mortgagor or Borrower or the Premises and not be removed by payment or bond within thirty (30) days from date of recording; (v) should any claim of priority to this Mortgage by title, lien or otherwise be asserted in any legal or equitable proceeding which is not fully covered by applicable title insurance; (vi) should Mortgagor, Borrower, or any guarantor of the Secured Indebtedness make any assignment for the benefit of creditors, or should a receiver, liquidator or trustee of Mortgagor, Borrower, or any guarantor of the Secured Indebtedness or of any of Mortgagor's, Borrower's, or any guarantor's of the Secured Indebtedness property be appointed, or should any petition for the bankruptcy, reorganization or arrangement of Mortgagor, Borrower, or any guarantor of the Secured Indebtedness pursuant to the Federal Bankruptcy Act or any similar statute, be filed, or should Mortgagor, Borrower, or any guarantor of the Secured Indebtedness be adjudicated a bankrupt or insolvent, or should Mortgagor, Borrower, or any guarantor of the Secured Indebtedness in any proceeding admit his insolvency or inability to pay his debts as they fall due or should Mortgagor or Borrower, if a corporation, be liquidated or dissolved; (vii) should Mortgagor or Borrower fail to keep, observe, perform, carry out and execute in every particular the covenants, agreement, obligations and conditions set out in this Mortgage, or in the Note or in any instrument given with respect to the Secured Indebtedness; (viii) should Mortgagor transfer, convey, encumber, mortgage, grant a security interest in or otherwise convey any interest in the Premises whatsoever without the prior written consent of Mortgagee excluding the creation of a purchase money security interest for household appliances, a transfer by devise, descent or by operation of law upon the death of a joint tenant or the grant of any leasehold interest of three (3) years or less not containing an option to purchase; (ix) should there occur, without the prior written consent of Mortgagee, any change in the ownership of Mortgagor, if Mortgagor is not an individual; (x) should an event of default or an event that but for the passage of time or giving of notice would constitute an event of default occur under the terms of any mortgage or any note secured by said mortgage or any other document or security instrument given in connection therewith given from Mortgagor or Borrower to Mortgagee; (xi) should an event of default or an event that but for the passage of time or giving of notice would constitute an event of default occur under the terms of any other mortgage encumbering all or any portion of the Premises; or (xii) should Mortgagor hereafter attempt to limit the maximum principal amount which may be secured by this Mortgage.

3.02 REMEDIES. If an Event of Default occurs and remains uncured, then in either or any such event, the aggregate sum or sums secured hereby then remaining unpaid, with interest accrued at that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of Mortgagee, or its assigns, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such date, anything in the Note or any instrument or instruments or in this Mortgage to the contrary notwithstanding; and thereupon, or thereafter, at the option of Mortgagee, or its assigns, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee, or its assigns, may do either or both of the following as to the amount so declared due and payable: (i) bring an action to enforce payment of the amount so declared due and payable, with or without bringing an action to foreclose this Mortgage; and/or (ii) foreclose this Mortgage as to the amount so declared due and payable, and the Premises, or any part or parts thereof, in one or more sales as determined by Mortgagee, shall be sold to satisfy and pay the same with costs, expenses and allowances. In addition, Mortgagee shall also be entitled to take such action and avail itself of such remedies as may be available under the Uniform Commercial Code in effect in the State of Florida.

3.03 RECEIVER. In the event a suit shall be instituted to foreclose this Mortgage, Mortgagee, its successors or assigns, shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver for all and singular the Premises and of all the rents, income, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases and such appointment shall be made by such court as a matter of strict right to Mortgagee, its successors or assigns, without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency

of the Mortgagor, Mortgagor's legal representatives, successors or assigns, and that such rents, profits, incomes, issues, and revenues shall be applied by such receiver to the payment of the Secured Indebtedness, costs, and charges, according to the order of said court. The Mortgagor hereby specifically waives the right to object to the appointment of a receiver as described herein and hereby expressly consents that such appointment shall be made as an admitted equity and is Mortgagee's absolute right, and that the appointment may be done without notice to the Mortgagor. Mortgagor further consents to the appointment of Mortgagee or any officer or employee of Mortgagee as receiver.

SECTION 4

4.01 PRIOR LIENS, LEASEHOLD, OR CONDOMINIUM. If this is a junior Mortgage, or if this is a mortgage on a leasehold estate, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage or the lease. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at the maximum rate allowed by law, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this Mortgage. If this is a junior Mortgage and Mortgagor increases the amount due on any prior mortgage without Mortgagee's prior written consent, Mortgagee may, at its option, immediately or thereafter declare this Mortgage and the indebtedness secured hereby due and payable forthwith and thereupon may, at its option, proceed to foreclose this Mortgage. If this is a Mortgage on a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or governing the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Mortgagor and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

4.02 NOTICES. Any notice, election, or other communication required or permitted hereunder shall be in writing and shall be either: (i) delivered in person; (ii) sent by overnight courier service; or (iii) sent by certified or registered United States mail, return receipt requested, to the addresses for Mortgagor and Mortgagee set forth on the first page of this Mortgage. Any notice, election, or other communication delivered or mailed as aforesaid shall, if delivered in person, be effective upon date of delivery, if couriered by overnight delivery service be effective on the date of delivery and if mailed, such notice shall be effective upon date of actual receipt. Any notice delivered to the address or addresses set forth above to the respective party shall be deemed delivered if delivery thereof is rejected or refused at the address provided. Each party hereto may change its address and addressee for notice, election, and other communication from time to time by notifying the other parties hereto of the new address and addressee in the manner provided for giving notice herein.

4.03 SUBROGATION. To the extent of the Secured Indebtedness, Mortgagee is hereby subrogated to the lien or liens and to the rights of the owners and holders thereof of each and every mortgage, lien or other encumbrance on the Premises which is paid or satisfied, in whole or in part, from the proceeds of the loan evidenced by the Secured Indebtedness or from the proceeds of any future or additional advances, and the liens of said mortgages or other encumbrances, shall be and the same and each of them hereby are preserved and shall pass to and be held by Mortgagee herein as security for the Secured Indebtedness, to the same extent that it would have been preserved and would have been passed to and been held by Mortgagee had it been duly and regularly assigned, transferred, set over and delivered unto Mortgagee by separate deed of assignment, notwithstanding the fact that the same may be satisfied and canceled of record, it being the intention that the same will be satisfied and canceled of record by the holders thereof at or about the time of the recording of this Mortgage.

4.04 GENERAL. The provisions hereof shall be binding upon and shall inure to the benefit of Mortgagor, the heirs, executors, administrators, legal representatives, successors and assigns (including without limitation subsequent owners of the Premises) and shall be binding upon and inure to the benefit of Mortgagee, its successors and assigns and any future holder of the Secured Indebtedness hereby secured, and any successors or assigns of any future holder of the Secured Indebtedness. This Mortgage may not be changed, terminated or modified orally or in any other manner than by an instrument in writing signed by the party against whom enforcement is sought. The captions or headings at the beginning of each Section hereof are for the convenience of the parties and are not a part of this Mortgage. In no event shall all charges in the nature of interest charged or taken on this Mortgage or in connection with the Secured Indebtedness exceed the maximum allowed by law and in the event such charges cause the interest to exceed said maximum allowed by law, such interest shall be recalculated, and such excess shall be credited to principal, it being the intent of the parties that under no circumstances shall the Mortgagor be required to pay any charges in the nature of interest in excess of the maximum rate allowable by law. In the case any one or more of the covenants, agreements, terms, or provisions contained in this Mortgage or in the Note shall be held or found invalid, illegal, or unenforceable in

any respect, the validity of the remaining covenants, agreements, terms, or provisions contained herein and in the Note shall in no way be affected, prejudiced, or disturbed thereby. This Mortgage shall be governed and construed by the laws of the State of Florida. No act of Mortgagee shall be construed as an election to proceed under any one provision of the Mortgage or of the applicable statutes of the State of Florida to the exclusion of any other such provision, anything herein otherwise to the contrary notwithstanding. Time is of the essence of this Mortgage. No waiver of any covenant herein or in the obligations secured hereby shall at any time hereafter be held to be a waiver of any of the other terms hereof or of the Secured Indebtedness secured hereby, or future waiver of the same covenant. The use of any gender shall include all other genders. The singular shall include the plural. Mortgagor will execute and deliver promptly to Mortgagee on demand at any time or times hereafter, any and all further instruments reasonably acquired by Mortgagee to carry out the provisions of this Mortgage.

4.05 ENTIRE AGREEMENT, WAIVER OF JURY TRIAL. It is understood and agreed that: ANY CONTEMPORANEOUS OR PRIOR REPRESENTATIONS, STATEMENTS, UNDERSTANDINGS AND AGREEMENTS, ORAL OR WRITTEN, BETWEEN MORTGAGOR AND MORTGAGEE ARE MERGED INTO THIS MORTGAGE, WHICH ALONE FULLY AND COMPLETELY EXPRESSES THEIR AGREEMENT, AND THAT THE SAME IS ENTERED INTO AFTER FULL INVESTIGATION, NEITHER PARTY RELYING ON ANY STATEMENT OR REPRESENTATION MADE BY THE OTHER WHICH IS NOT EMBODIED IN THIS MORTGAGE. MORTGAGEE AND MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF EITHER PARTY. THIS PARAGRAPH IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE MAKING THE LOAN TO BORROWER.

IN WITNESS WHEREOF, the Mortgagor has executed these presents by causing his name and seal to be to be affixed hereto the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness sign: Amanda Smith
Print name: Amanda Smith
Witness address: 2800 N. 6th St. Unit 1 St. Augustine, FL 32084

Witness sign: Donna Wiseman
Print name: Donna Wiseman
Witness address: 2800 N. 6th St Unit 1 St. Augustine, FL 32084

MORTGAGOR:

By: Lucy Lee Lequin,
formerly known as Lucy Lee Strong,
as Manager of Native Coast Property Management LLC, a Florida limited liability company,
being the Manager of Ocean Blue Apartments, LLC, a Florida limited liability company

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me in my physical presence on this 9 day of Sept, 2024, by Lucy Lee Lequin, formerly known as Lucy Lee Strong, as Manager of Native Coast Property Management LLC, a Florida limited liability company, being the Manager of Ocean Blue Apartments, LLC, a Florida limited liability company, who ( ) is personally known to me or (✓) has shown me a FL Drivers License as identification.

NOTARY PUBLIC STATE OF FLORIDA
AMANDA SMITH
Commission # HH 514913
Expires April 11, 2028

(NOTARIAL SEAL)

NOTARY PUBLIC
Commission number: HH514913
My Commission expires: April 11, 2028

Division of Corporations

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

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
BWIRA, LLC

Filing Information

Document Number	L18000018064
FEI/EIN Number	82-4175390
Date Filed	01/22/2018
State	FL
Status	ACTIVE

Principal Address

809A Coral Ridge Dr
Coral Springs, FL 33071

Changed: 03/13/2025

Mailing Address

809A Coral Ridge Dr
Coral Springs, FL 33071

Changed: 03/13/2025

Registered Agent Name & Address

WILLIAMS, BOBBY
809A Coral Ridge Dr
Coral Springs, FL 33071

Address Changed: 03/13/2025

Authorized Person(s) Detail

Name & Address

Title MGR

WILLIAMS, BOBBY
809A Coral Ridge Dr
Coral Springs, FL 33071

Annual Reports

Report Year	Filed Date
2025	03/04/2025

2025	03/13/2025
2026	01/13/2026

Document Images

01/13/2026 -- ANNUAL REPORT	View image in PDF format
03/13/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
03/04/2025 -- ANNUAL REPORT	View image in PDF format
03/06/2024 -- ANNUAL REPORT	View image in PDF format
02/01/2023 -- ANNUAL REPORT	View image in PDF format
02/09/2022 -- ANNUAL REPORT	View image in PDF format
03/25/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
06/14/2019 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- Florida Limited Liability	View image in PDF format

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:	3194080
Parcel ID:	424228040300
Township-Range-Section:	14 - 32 - 42
Subdivision-Block-Lot:	28 - 04 - 0300
Owner(s):	OCEAN BLUE APARTMENTS LLC - FS - Fee Simple - 100%
Mailing Address On File:	52 TUSCAN WAY STE 202 #366 SAINT AUGUSTINE FL 32092
Physical Address:	509 WALKER ST, HOLLY HILL 32117
Building Count:	7
Living Units:	0
Neighborhood:	7010 - COTTAGE APTS
Subdivision Name:	
Property Use:	0800 - MFR <10 UNITS
Tax District:	203-HOLLY HILL
2025 Final Millage Rate:	17.7803
Homestead Property:	No
Agriculture Classification:	No
Short Description:	LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112

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:	$332,075	$330,217	$342,187
Land Value:	$135,000	$135,000	$135,000
Just/Market Value:	$467,075	$465,217	$477,187

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.

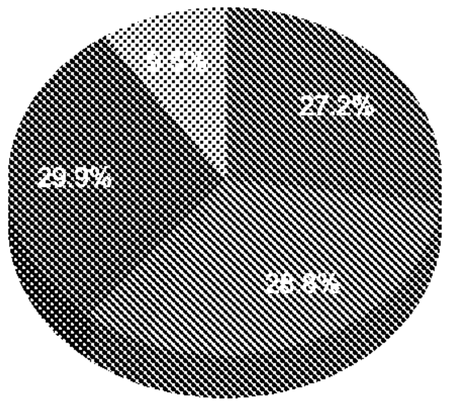
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$467,075	$467,075	$0	$467,075	1.5000	$700.61
0012	DISCRETIONARY	$467,075	$467,075	$0	$467,075	0.7480	$349.37
0011	REQ LOCAL EFFORT	$467,075	$467,075	$0	$467,075	3.0310	$1,415.70
0050	GENERAL FUND	$467,075	$467,075	$0	$467,075	3.2007	$1,494.97
0053	LAW ENFORCEMENT FUND	$467,075	$467,075	$0	$467,075	1.5994	$747.04
0055	LIBRARY	$467,075	$467,075	$0	$467,075	0.3697	$172.68
0520	MOSQUITO CONTROL	$467,075	$467,075	$0	$467,075	0.1573	$73.47
0530	PONCE INLET PORT AUTHORITY	$467,075	$467,075	$0	$467,075	0.0660	$30.83
0058	VOLUSIA ECHO	$467,075	$467,075	$0	$467,075	0.2000	$93.42
0057	VOLUSIA FOREVER	$467,075	$467,075	$0	$467,075	0.2000	$93.42
0065	FLORIDA INLAND NAVIGATION DISTRICT	$467,075	$467,075	$0	$467,075	0.0270	$12.61
0100	HALIFAX HOSPITAL AUTHORITY	$467,075	$467,075	$0	$467,075	0.7019	$327.84
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$467,075	$467,075	$0	$467,075	0.1793	$83.75
0200	HOLLY HILL	$467,075	$467,075	$0	$467,075	5.8000	$2,709.04
						17.7803	$8,304.73

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
0203-HOLLY HILL STORMWATER	9.00	$96.00	$864.00

Estimated Ad Valorem Tax:	$8,304.73
Estimated Non-Ad Valorem Tax:	$864.00
Estimated Taxes:	**$9,168.73**
Estimated Tax Amount without SOH/10CAP ⓘ	$9,168.73

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	$135,000	$330,217	$465,217	$465,217	$0	$465,217	$0
2024	$135,000	$342,187	$477,187	$477,187	$0	$477,187	$0
2023	$108,000	$383,116	$491,116	$491,116	$0	$491,116	$0
2022	$99,000	$367,048	$466,048	$451,783	$0	$451,783	$0
2021	$85,500	$325,212	$410,712	$410,712	$0	$410,712	$0
2020	$85,500	$331,769	$417,269	$417,269	$0	$417,269	$0
2019	$36,000	$323,751	$359,751	$359,751	$0	$359,751	$0
2018	$36,000	$263,453	$299,453	$299,453	$0	$299,453	$0
2017	$36,000	$248,227	$284,227	$284,227	$0	$284,227	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0300-MULTI FAM - OVER 10		U-UNIT	9					15,000	$135,000
									Total Land Value:	$135,000

Building(s) - Residential

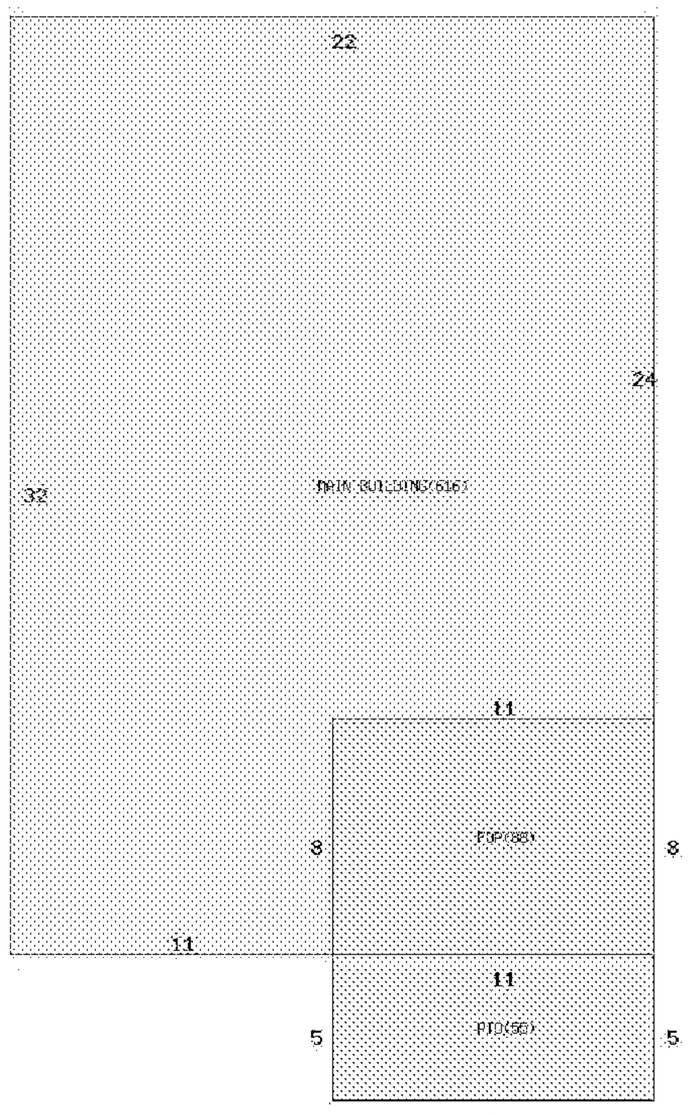
Card (Bldg) #: 1

Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	1
Quality Grd:	300	**Floor Type:**	03 - CONCRETE FINISHED	**4 Fixture Baths:**	0
Arch Design:				**5 Fixture Baths:**	0
Year Built:	1956	**Wall Type:**	1 - MASONRY	**6 Fixture Baths:**	0
Total SFLA:	616	**Exterior Wall:**	17 - CONCRETE BLOCK STUCCO	**7 Fixture Baths:**	0
HVAC:	N - NONE			**Add'l Fixtures:**	0
Heat Method:	1 - NONE	**Foundation:**	3 - CONCRETE SLAB		
Heat Source:	4 - NONE	**Roof Cover:**	1 - ASPHALT ROLLED		
		Roof Type:	01 - FLAT		
		FPL:	/ /		

Total Building Value: $41,886

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

Description	Area	Year Built
MAIN BUILDING	616	
Porch, Open Finished	88	
Patio	55	1989
Total Building Area	759	



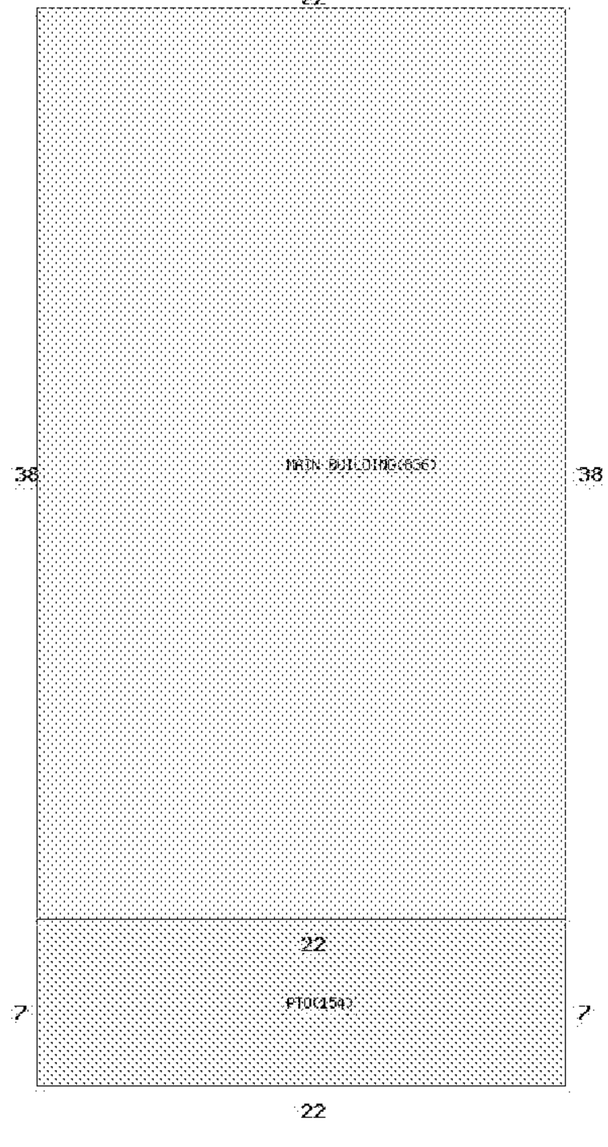
Card (Bldg) #: 2

Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R2 - Two Family	**# Bedrooms:**	2	**3 Fixture Baths:**	2
Quality Grd:	300	**Floor Type:**	03 - CONCRETE	**4 Fixture Baths:**	0
Arch Design:			FINISHED	**5 Fixture Baths:**	0
Year Built:	1956	**Wall Type:**	1 - MASONRY	**6 Fixture Baths:**	0
Total SFLA:	836	**Exterior Wall:**	17 - CONCRETE BLOCK	**7 Fixture Baths:**	0
HVAC:	N - NONE		STUCCO	**Add'l Fixtures:**	0
Heat Method:	1 - NONE	**Foundation:**	3 - CONCRETE SLAB		
Heat Source:	4 - NONE	**Roof Cover:**	1 - ASPHALT ROLLED		
		Roof Type:	01 - FLAT		
		FPL:	/ /		

Total Building Value: $60,867

Additions to Base Area - Card (Bldg) #: 2

Description	Area	Year Built
MAIN BUILDING	836	
Patio	154	1989
Total Building Area	990	



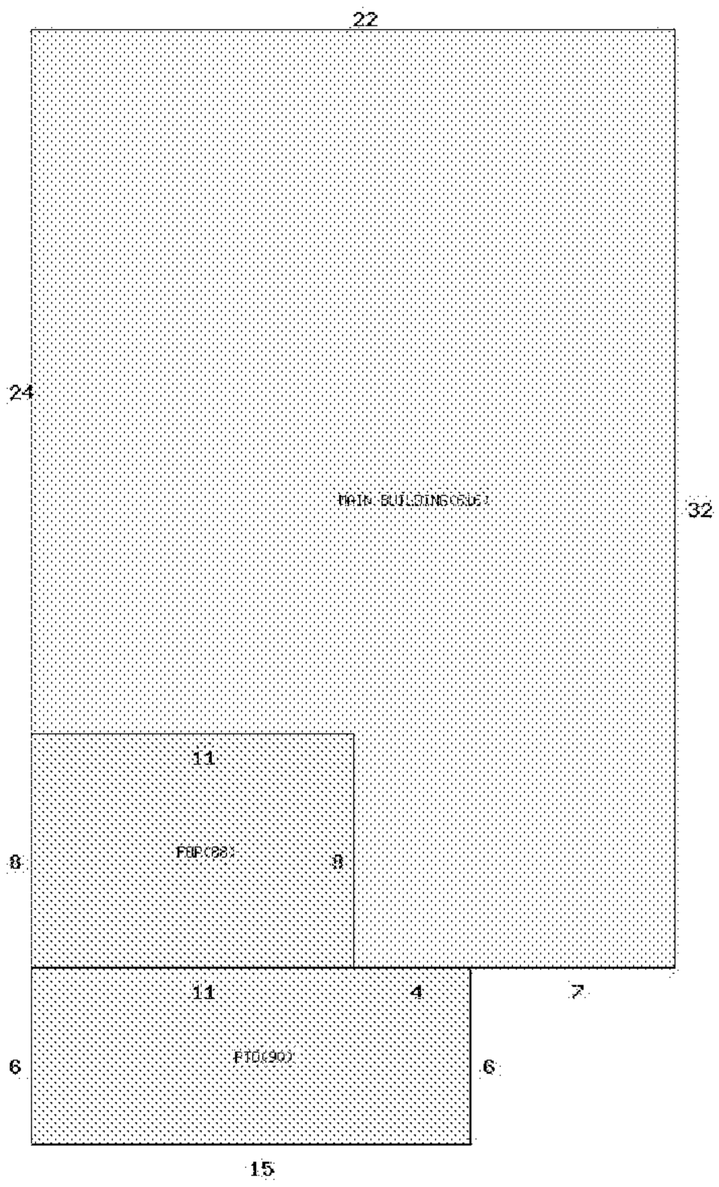
Card (Bldg) #: 3

Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	1
Quality Grd:	300	**Floor Type:**	03 - CONCRETE	**4 Fixture Baths:**	0
Arch Design:			FINISHED	**5 Fixture Baths:**	0
Year Built:	1956	**Wall Type:**	1 - MASONRY	**6 Fixture Baths:**	0
Total SFLA:	616	**Exterior Wall:**	17 - CONCRETE BLOCK	**7 Fixture Baths:**	0
HVAC:	N - NONE		STUCCO	**Add'l Fixtures:**	0
Heat Method:	1 - NONE	**Foundation:**	3 - CONCRETE SLAB		
Heat Source:	4 - NONE	**Roof Cover:**	4 - TAR AND GRAVEL		
		Roof Type:	01 - FLAT		
		FPL:	/ /		

Total Building Value: $42,049

Additions to Base Area - Card (Bldg) #: 3

Description	Area	Year Built
MAIN BUILDING	616	
Porch, Open Finished	88	
Patio	90	1989
Total Building Area	794	



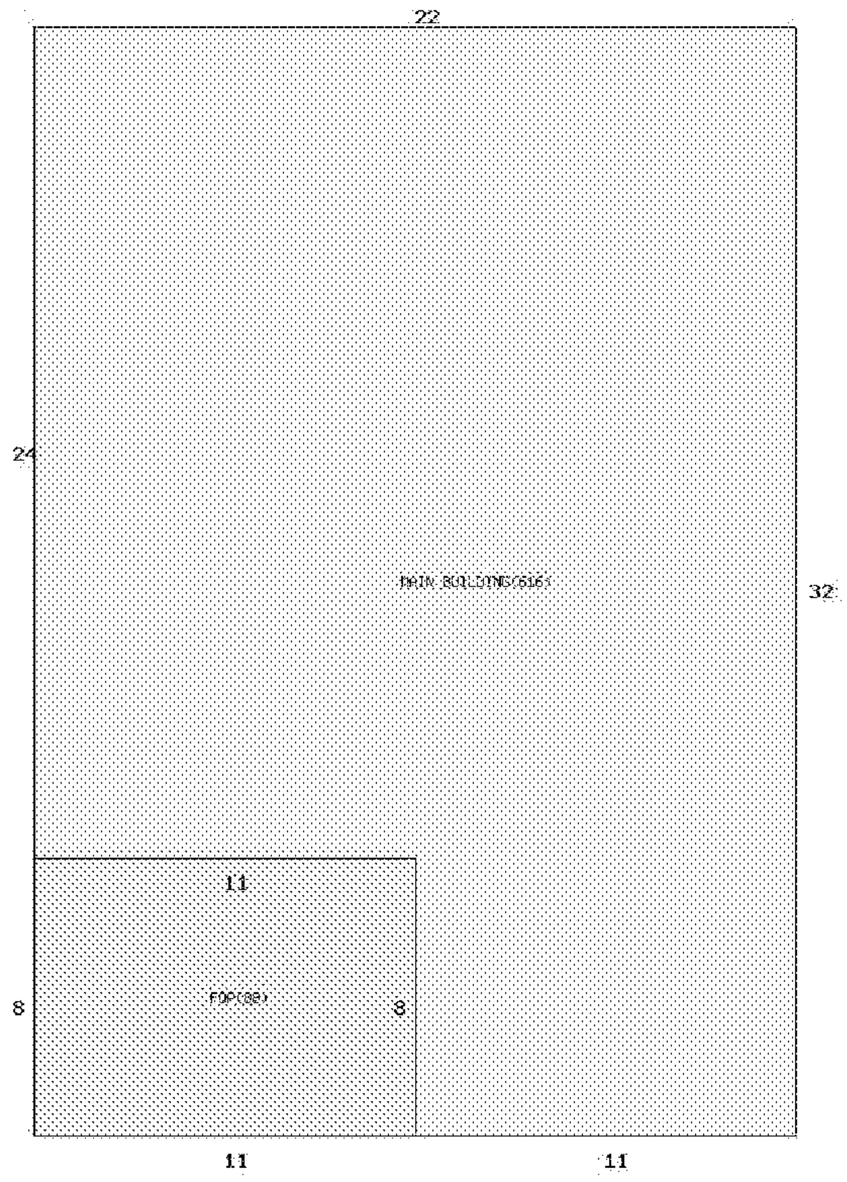
Card (Bldg) #: 4

Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	1
Quality Grd:	300	**Floor Type:**	03 - CONCRETE	**4 Fixture Baths:**	0
Arch Design:			FINISHED	**5 Fixture Baths:**	0
Year Built:	1950	**Wall Type:**	1 - MASONRY	**6 Fixture Baths:**	0
Total SFLA:	616	**Exterior Wall:**	15 - CONCRETE -	**7 Fixture Baths:**	0
HVAC:	N - NONE		CINDER BLOCK	**Add'l Fixtures:**	0
Heat Method:	1 - NONE	**Foundation:**	3 - CONCRETE SLAB		
Heat Source:	4 - NONE	**Roof Cover:**	1 - ASPHALT ROLLED		
		Roof Type:	01 - FLAT		
		FPL:	/ /		

Total Building Value: $41,630

Additions to Base Area - Card (Bldg) #: 4

Description	Area	Year Built
MAIN BUILDING	616	
Porch, Open Finished	88	
Total Building Area	704	



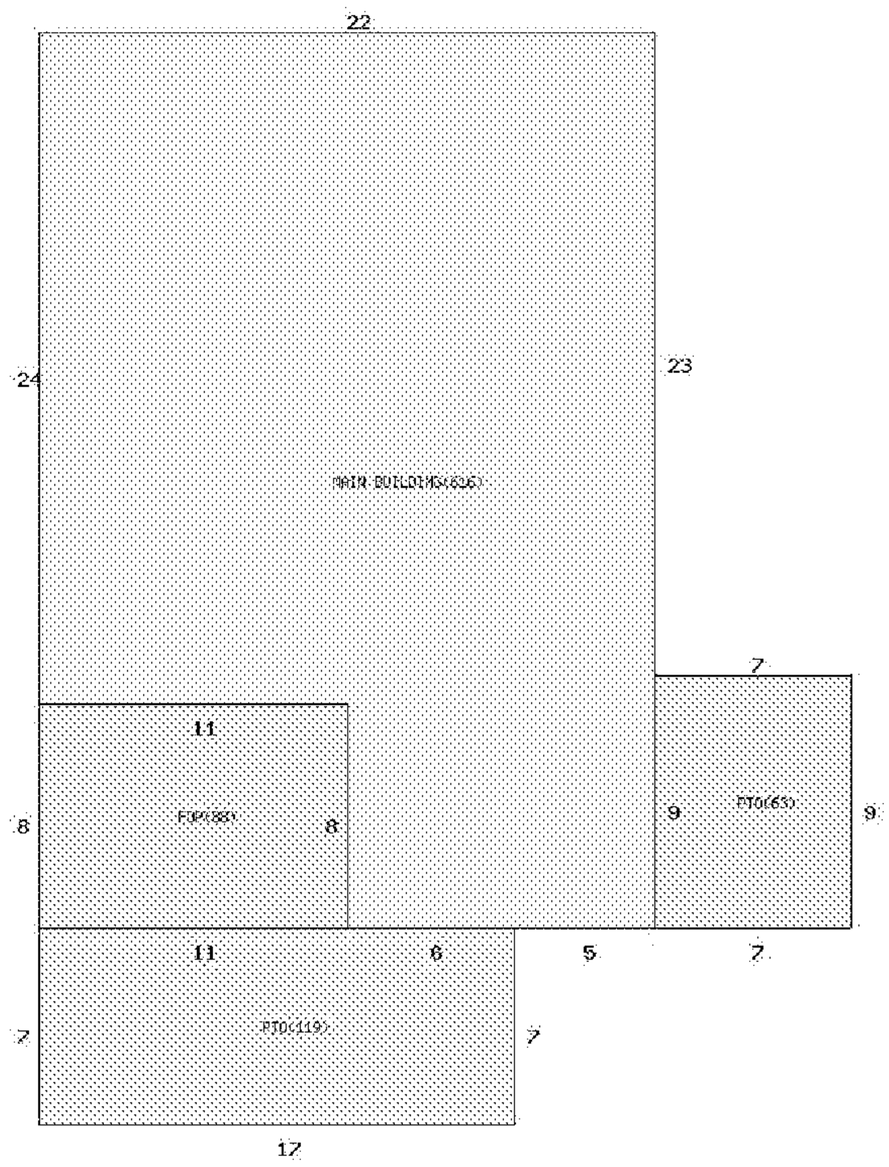
Card (Bldg) #: 5

Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	1
Quality Grd:	300	**Floor Type:**	03 - CONCRETE	**4 Fixture Baths:**	0
Arch Design:			FINISHED	**5 Fixture Baths:**	0
Year Built:	1956	**Wall Type:**	1 - MASONRY	**6 Fixture Baths:**	0
Total SFLA:	616	**Exterior Wall:**	17 - CONCRETE BLOCK	**7 Fixture Baths:**	0
HVAC:	N - NONE		STUCCO	**Add'l Fixtures:**	0
Heat Method:	1 - NONE	**Foundation:**	3 - CONCRETE SLAB		
Heat Source:	4 - NONE	**Roof Cover:**	1 - ASPHALT ROLLED		
		Roof Type:	01 - FLAT		
		FPL:	/ /		

Total Building Value: $42,476

Additions to Base Area - Card (Bldg) #: 5

Description	Area	Year Built
MAIN BUILDING	616	
Porch, Open Finished	88	
Patio	119	1989
Patio	63	1989
Total Building Area	886	



12

Card (Bldg) #: 6

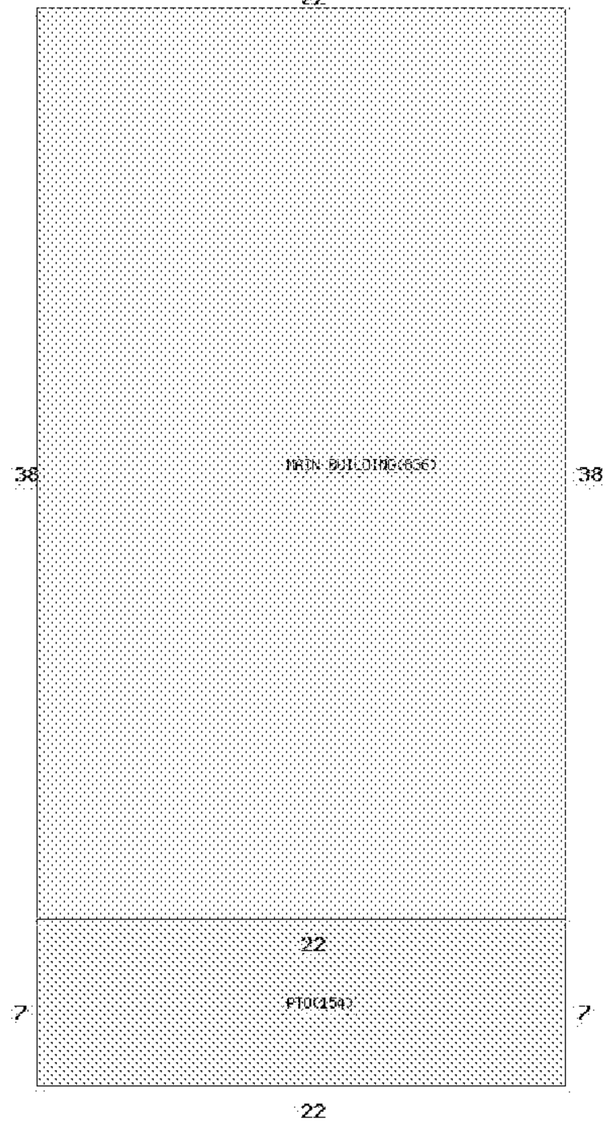
Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R2 - Two Family	**# Bedrooms:**	2	**3 Fixture Baths:**	2
Quality Grd:	300	**Floor Type:**	03 - CONCRETE	**4 Fixture Baths:**	0
Arch Design:			FINISHED	**5 Fixture Baths:**	0
Year Built:	1956	**Wall Type:**	1 - MASONRY	**6 Fixture Baths:**	0
Total SFLA:	836	**Exterior Wall:**	17 - CONCRETE BLOCK	**7 Fixture Baths:**	0
HVAC:	N - NONE		STUCCO	**Add'l Fixtures:**	0
Heat Method:	1 - NONE	**Foundation:**	3 - CONCRETE SLAB		
Heat Source:	4 - NONE	**Roof Cover:**	1 - ASPHALT ROLLED		
		Roof Type:	01 - FLAT		
		FPL:	/ /		

Total Building Value: $60,867

Additions to Base Area - Card (Bldg) #: 6

Description	Area	Year Built
MAIN BUILDING	836	
Patio	154	1989
Total Building Area	990	

22



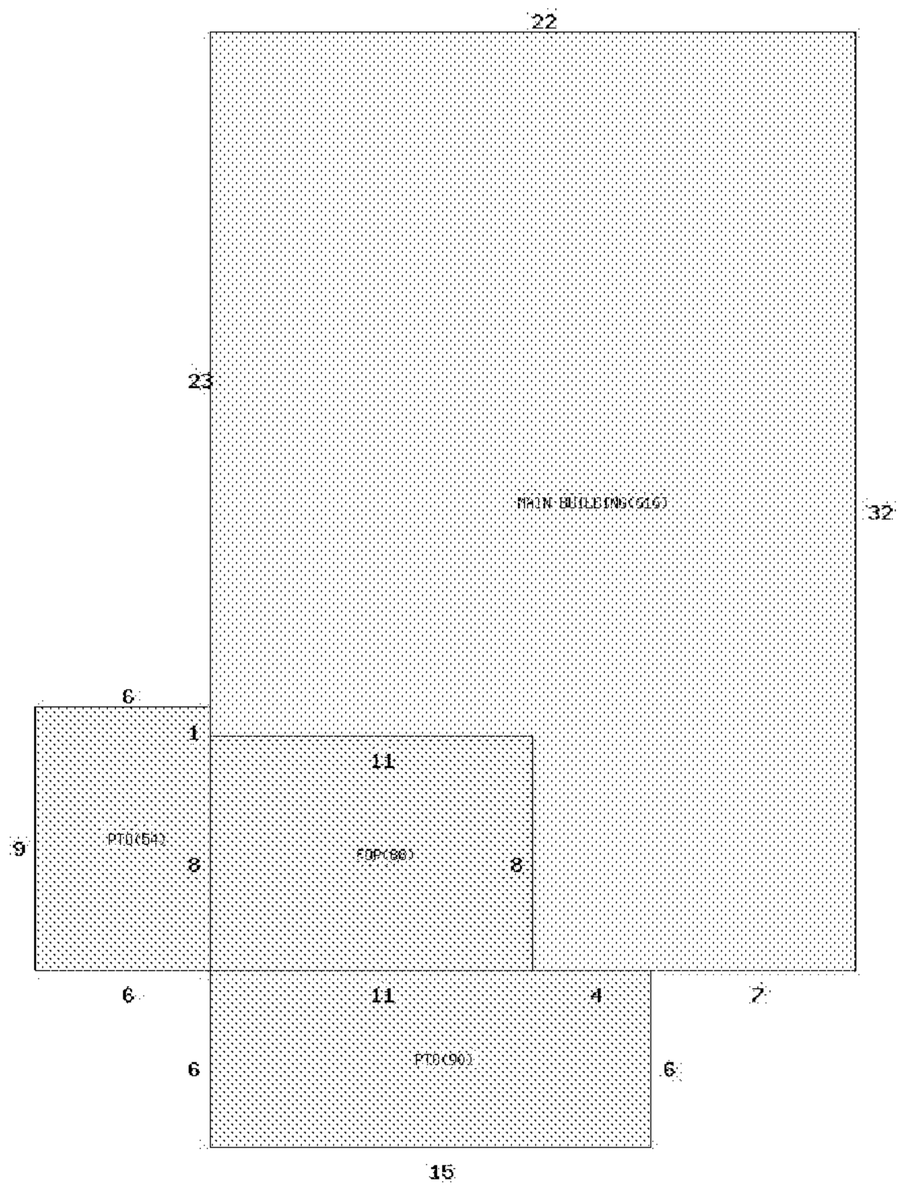
Card (Bldg) #: 7

Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	1
Quality Grd:	300	**Floor Type:**	03 - CONCRETE	**4 Fixture Baths:**	0
Arch Design:			FINISHED	**5 Fixture Baths:**	0
Year Built:	1950	**Wall Type:**	1 - MASONRY	**6 Fixture Baths:**	0
Total SFLA:	616	**Exterior Wall:**	17 - CONCRETE BLOCK	**7 Fixture Baths:**	0
HVAC:	N - NONE		STUCCO	**Add'l Fixtures:**	0
Heat Method:	1 - NONE	**Foundation:**	3 - CONCRETE SLAB		
Heat Source:	4 - NONE	**Roof Cover:**	1 - ASPHALT ROLLED		
		Roof Type:	01 - FLAT		
		FPL:	/ /		

Total Building Value: $42,300

Additions to Base Area - Card (Bldg) #: 7

Description	Area	Year Built
MAIN BUILDING	616	
Porch, Open Finished	88	
Patio	90	1989
Patio	54	1959
Total Building Area	848	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
				Total Miscellaneous Value:		$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7657 / 0112	2019031389	02/11/2019	WD-WARRANTY DEED		IMPROVED	$100
7546 / 2195	2018039883	05/11/2018	WD-WARRANTY DEED		IMPROVED	$420,000
7143 / 1054	2015135392	07/24/2015	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$330,000
4705 / 3860	2001131196	06/15/2001	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$155,000
4705 / 3859	2001131195	06/15/2001	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$10
4397 / 2209	1999035127	01/15/1999	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$10
4033 / 0075	1995138133	08/15/1995	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	$100
3626 / 0349	1991033882	05/15/1991	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$150,000
3464 / 1434	1990032851	04/15/1990	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$149,000
2279 / 1374		07/15/1981	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$75,000

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112	203	14 - 32 - 42	28 - 04 - 0300	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
06/15/2015	15-895	REROOF	$24,000

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 424228040300
Tax Deed #: 32058
Situs Address: 509 WALKER ST

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C.:

Tax Deed Applicant
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

Owner on Current Tax Roll
(1) SN (ST. JOHNS) ★
OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE, FL 32092

Billing Address on Current Tax Roll

Additional Parties, Per Search

(2) BWIRA, LLC — Mortgage Holder
2120 INTRACOASTAL DRIVE
FORT LAUDERDALE, FL 33305

(3) BOBBY WILLIAMS, REGISTERED AGENT O/B/O BWIRA, LLC — Mortgage Holder's Agent/Rep
809A CORAL RIDGE DR
CORAL SPRINGS, FL 33071

(4) SN (ST JOHNS) ★
OCEAN BLUE APARTMENTS LLC — Title Holder
C/O LUCY LEQUIN
2800 N 6TH STREET
1-329

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

ST AUGUSTINE, FL 32084

OCEAN BLUE APARTMENTS, LLC 52 TUSCAN WAY STE. 202 #366 SAINT AUGUSTINE, FL 32092	Title Holder
KENNETH DOERR, REGISTERED AGENT O/B/O OCEAN BLUE APARTMENTS LLC 2200 N PONCE DE LEON SUITE 9 ST AUGUSTINE, FL 32080	Title Holder's Agent/Rep

S SN (ST JOHNS)

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Thursday, June 18, 2026 12:01 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #5045-24 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 #5045-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE, FL 32092

Also the owner of Record for the base tax year is as follows:
OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE, FL 32092

(6) SN (VOL) **SITUS ADDRESS**
509 WALKER ST,
HOLLY HILL,
32117

OCEAN BLUE APARTMENTS LLC

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

June 23, 2026

Payment Due: July 23, 2026

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

RE: CERTIFICATE NUMBER: **5045-24**
PARCEL ID NUMBER: **424228040300**

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]		79.56
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		160.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		10.00
Clerk of Court Certificate [per Sect. 28.24]		7.00
Notice for Newspaper [per Sect. 28.24]		7.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02]		240.10
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**711.16**

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.: **5045-24**
AMOUNT ENCLOSED: **$711.16**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

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.: **5045-24**

AMOUNT ENCLOSED: **$711.16**

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

FILED

Applicant's Name & Address:

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

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

Applicant's Deposit

CERTIFICATE NUMBER: 5045-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	79.56
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	160.00
Sheriff's Return Postage Fee	(PO)	4.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	240.10
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 711.16

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/7/2026 11:27 AM
Receipt: 303131743 Drawer: 154941

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

Instrument #: 2026121366 Type: NO
Book #: 8875 Page #: 1415 Time: 11:27 AM

Recording Fee:	$10.00
1 Tax Deed Processing Fee - $60.00	$60.00
7956 Postage - $0.01	$79.56
5600 Advertising Fee - $0.01	$56.00
16000 Sheriffs Fee/Tax Deed - $0.01	$160.00
400 Postage - $0.01	$4.00
1 Tax Deed Proof of Pub / Cert Mail Record - $10.00	$10.00
1 Tax Deed Certificate Sign and Seal - $7.00	$7.00
1 Notice for Newspaper Sign and Seal - $7.00	$7.00
1 Recording - $8.50	$8.50
24010 Tax Deed Deposit Escrow Doc Stamps only - $0.01	$240.10
6900 Tax Deed Auction Fee - $0.01	$69.00

CERT#5045-24 / FIG 20 LLC FIG 20 LLC FBO SEC PTY

Subtotal:	$711.16
Sales Tax:	$0.00
Due:	$711.16
CHK# 28885	$711.16

7/7/2026 11:27:09 AM
Instrument# 2026121366 1 page
Book: 8875 Page: 1415
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **5045-24** Year of Issuance **JUNE 1, 2024**

Description of Property **424228040300**
LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112

Name in which assessed **OCEAN BLUE APARTMENTS 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 **29TH** day of **SEPTEMBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/7/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

AUGUST 27, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

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

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

Tax Deed Sale Date: **SEPTEMBER 29, 2026**

7-28-26 Updated and checked SZ

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

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

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

10183-24	323107000170	PKG PROPERTIES OF VOLUSIA TR PKG LAND TRUST	PKG PROPERTIES OF VOLUSIA TR PKG LAND TRUST 9 NEEDLES LN ORMOND BEACH FL 32174
10946-24	422530002000	RLRR HOLDINGS LLC	RLRR HOLDINGS LLC 912 CHEROKEE LN FRANKLIN LAKES NJ 07417
12075-24	950400000016	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: 7/27/2026

Pages: 4

Completed by: Laura Huff

Date: 07/28/2026

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

Tax Deed Sale Date: **SEPTEMBER 29, 2026**

7-28-26 NO Changes SH

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

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

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

12075-24	950400000016	NO ✓	$186,176

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 5045-24

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.

OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

DATED THIS 7TH DAY OF AUGUST, 2026.

5045-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93

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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4926 80

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

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

Certified Mail Fee
$

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

Postage
$

DELAND POSTAL STORE DELAND FL
AUG 07 2026
USPS 32724

Postmark Here

To
OCEAN BLUE APARTMENTS LL
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

Street and Apt. No., or PO Box No.
5045-24 SEPTEMBER 29, 2026

City, State, ZIP+4®

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 0345 4926 80

FIRST-CLASS

8 AUG 2026

US POSTAGE PITNEY BOWES

ZIP 32724
02 7W
0008028897 AUG. 07. 2026

$ 010.98⁰

FILED
2026 AUG 21 AM 8:00
CLERK OF THE CIRCUIT
CT. COURT VOLUSIA CTY. FL
CC 40

UTF

OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

5045-24 SEPTEMBER 29, 2026

UTF
32721>6043

NIXIE 326 FE 1 0008/18/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2191-01662-18-27

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 5045-24

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

BWIRA LLC
2120 INTRACOASTAL DRIVE
FORT LAUDERDALE FL 33305

5045-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93

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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

BWIRA LLC
2120 INTRACOASTAL DRIVE
FORT LAUDERDALE FL 33305

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4926 97

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

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

Certified Mail Fee

$

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

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

Postage

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

BWIRA LLC
2120 INTRACOASTAL DRIVE
FORT LAUDERDALE FL 33305

5045-24 SEPTEMBER 29, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

BWIRA LLC
2120 INTRACOASTAL DRIVE
FORT LAUDERDALE FL 33305

5045-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1182 17

9589 0710 5270 0345 4926 97

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery
8/14/26

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

☐ Yes
☐ No

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

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

RECEIVED
SEP 17 AM 8:37
CLERK OF THE CIRCUIT COURT
CC: ACCOUNTING

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 5045-24

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

BOBBY WILLIAMS REGISTERED AGENT O/B/O
BWIRA LLC
809A CORAL RIDGE DR
CORAL SPRINGS FL 33071

5045-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93

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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

BOBBY WILLIAMS REGISTERED AGENT O/B/O BWIRA LLC
809A CORAL RIDGE DR
CORAL SPRINGS FL 33071

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4924 75

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

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

Postmark Here

BOBBY WILLIAMS REGISTERED AGENT O/B/O
BWIRA LLC
809A CORAL RIDGE DR
CORAL SPRINGS FL 33071

5045-24 SEPTEMBER 29, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

BOBBY WILLIAMS REGISTERED AGENT O/B/O
BWIRA LLC
809A CORAL RIDGE DR
CORAL SPRINGS FL 33071

5045-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1180 02

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

9589 0710 5270 0345 4924 75

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?
If YES, enter delivery address below:

☐ Yes
☐ No

CLERK OF THE CIRCUIT COURT
BROWARD COUNTY, FLORIDA

2026 AUG 13 AM 8:30

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

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 5045-24

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.

OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

DATED THIS 7TH DAY OF AUGUST, 2026.

5045-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93

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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4924 82

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 $ _____

DELAND, FLORIDA

AUG 07 2026

Postmark Here

USPS-3272A

Postage

OCEAN BLUE APARTMENTS LLC C/O LUCY
LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

5045-24 SEPTEMBER 29, 2026

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

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:

OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

5045-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1180 19

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

9589 0710 5270 0345 4924 82

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☒ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 8/11/26

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

[illegible] 3 PM 8:38 RECEIVED

3. Service Type

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 5045-24

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

KENNETH DOERR REGISTERED AGENT O/B/O
OCEAN BLUE APARTMENTS LLC
2200 N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

5045-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93

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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

KENNETH DOERR REGISTERED AGENT O/B/O OCEAN BLUE APARTMENTS LLC
2200 N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

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

0345 4924 99

9589 0710 5270

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

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

Postmark Here

KENNETH DOERR REGISTERED AGENT O/B/O
OCEAN BLUE APARTMENTS LLC
2200 N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

5045-24 SEPTEMBER 29, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

KENNETH DOERR REGISTERED AGENT O/B/O
OCEAN BLUE APARTMENTS LLC
2[illegible] N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

5045-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1180 26

9589 0710 5270 0345 4924 99

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MARYANN [illegible] C. Date of Delivery [illegible]

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

[illegible] CIRCUIT COURT
[illegible] 04 CC
[illegible] 7 AM 8:03
[illegible] FILED

3. Service Type

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 5045-24

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.

OCEAN BLUE APARTMENTS LLC
509 WALKER ST
HOLLY HILL FL 32117

DATED THIS 7TH DAY OF AUGUST, 2026.

5045-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93

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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

OCEAN BLUE APARTMENTS LLC
509 WALKER ST
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 0345 4925 05

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

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

Postmark Here

OCEAN BLUE APARTMENTS LLC
509 WALKER ST
HOLLY HILL FL 32117

5045-24 SEPTEMBER 29, 2026

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 0345 4925 05

FIRST-CLASS

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

CLERK OF THE CIRCUIT CTY COURT VOLUSIA FL 40
2026 AUG 31 AM 8:37

Property owner to be notified

FILED HERE

OCEAN BLUE APARTMENTS LLC
509 WALKER ST
HOLLY HILL FL 32117

5045-24 SEPTEMBER 29, 2026

32117-260709 32721>6043

NIXIE 326 FE 1 0008/15/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32721604343 *0532-00259-15-45

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 29, 2026

ST JOHNS COUNTY SHERIFFS DEPT

4015 LEWIS SPEEDWAY
ST AUGUSTINE FL 32084-8611

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, September 29, 2026**
Service of Process must be completed by: **Tuesday, September 08, 2026**

Enclosed are Sheriff's Notice(s) of Application for Tax Deed which require Service of Process together with check(s). If you are unable to make service, please post a copy of the notice in a conspicuous place at the given address. See the following page for the names of the Titleholders requiring Service:

NUMBER OF SERVICES:	3
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$120.00**

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
5045-24	**3**
OCEAN BLUE APARTMENTS LLC	1
OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN	1
KENNETH DOERR REGISTERED AGENT O/B/O OCEA	1
Grand Total	**3**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

5045-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93
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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

5045-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93

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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

KENNETH DOERR REGISTERED AGENT O/B/O
OCEAN BLUE APARTMENTS LLC
2200 N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

5045-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93
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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

KENNETH DOERR REGISTERED AGENT O/B/O OCEAN BLUE APARTMENTS LLC
2200 N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

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

July 29, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, September 29, 2026**
Service of Process must be completed by: **Tuesday, September 08, 2026**

Enclosed are Sheriff's Notice(s) of Application for Tax Deed which require Service of Process together with check(s). If you are unable to make service, please post a copy of the notice in a conspicuous place at the given address. See the following page for the names of the Titleholders requiring Service:

NUMBER OF SERVICES:	67
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$2,680.00**

Send all Return of Services to:

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

ESTATE OF DEBORAH BROCKINGTON DECEASED	1
BROCKINGTON LARANGE BROCKINGTON LAWREN	1
6825-24	**1**
2BRE LLC	1
6850-24	**3**
GAMBLE MARY ANGELA HUDSON TIMOTHY D SR	2
TIMOTHY D HUDSON SR	1
7328-24	**1**
ROWAN KRISTIE JEANETTE TR ROWAN PROPERTY '	1
7548-24	**3**
JACOBSEN KENNETH W TR WCGMI IRREVOCABLE]	2
KENNETH W JACOBSEN AS TRUSTEE OF THE WCGN	1
7667-24	**2**
CONREY JAMISON	1
JAMISON CONREY	1
7833-23	**1**
KLOOS JAMES V & ITALA M	1
7960-24	**4**
ROBERTS GAIL L	1
ROBERTS MARTHA JEANETTE	1
ELLEN B VANDERBURG	1
GAIL L ROBERTS	1
8178-24	**1**
ELEANORE LLC	1
8354-24	**1**
DEARDURFF DUANE DEARDURFF VICKIE JEAN	1
9253-24	**1**
SKROCE BENITO SKROCE ZLATA	1
9267-24	**1**
STARKS EDWARD	1
9340-24	**3**
LEIP TERRY A EST % GORDON LEIP	2
TERRY A LEIP	1

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

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

OCEAN BLUE APARTMENTS LLC
509 WALKER ST
HOLLY HILL FL 32117

5045-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93

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.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

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

OCEAN BLUE APARTMENTS LLC
509 WALKER ST
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 #:
26017376

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: OCEAN BLUE APARTMENTS LLC

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/29/2026	9:00 AM	5045-24

I, Michael J. Chitwood, SHERIFF, in and for said county and state do hereby certify that I have received:

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 10th day of August, 2026 at 8:14 AM, and that I served the same on the 11th day of August, 2026, at the hour of 2:40 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	OCEAN BLUE APARTMENTS 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:	509 WALKER ST 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
& CITY COURT VOLUSIA CO.
2026 AUG 21 AM 11:31
CC 40

FILED

DATE: 8/13/2026
ENTRD BY: CEJONES

BY: D. Currie K. 7933

CURRIE, FORREST 7933, DEPUTY

Pearson, Samantha

From: Labaw, Seleana
Sent: Friday, September 4, 2026 2:56 PM
To: taxdeeds
Subject: Cert# 5045-24

Follow Up Flag: Follow up
Due By: Wednesday, September 9, 2026 8:00 AM
Flag Status: Flagged

Per St Johns County Sheriff's Office their address was changed last year, and we have their old address on file.

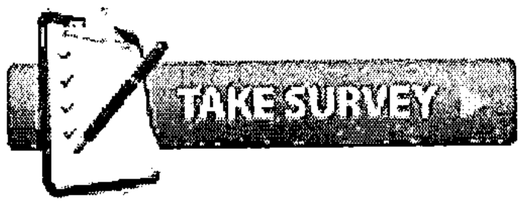
We have 3 ROS ALL for Cert# 5045-24 that is in the 9/29/2026 Tax Deed Sale that had to be served by 9/8/2026 that will not be served in time.

"Believe you can and you're halfway there"

Seleana N. LaBaw Tax Deed Clerk
Tax Deed Department.
LAURA E. ROTH, Clerk of the Circuit Court
Seventh Circuit, Volusia County, Florida
slabaw@clerk.org
386-736-5919 Ext 18408 Office 386-736-5150 FAX

"We Set the Standard for Public Service, because We Love Helping People"

Please take a moment and help us by taking our survey: Thank you!



26017376

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

OCEAN BLUE APARTMENTS LLC
509 WALKER ST
HOLLY HILL FL 32117

5045-24 SEPTEMBER 29, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 29, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:14

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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

Dated this 7TH day of AUGUST, 2026.

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$35,813.18**
OPENING BID AMOUNT: $35,789.93
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.**

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

Certificate No.: **5045-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$35,813.18***

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

OCEAN BLUE APARTMENTS LLC
509 WALKER ST
HOLLY HILL FL 32117

CLERK OF THE CIRCUIT COURT
& CITY COURT VOLUSIA CTY FL
CC 40
2026 AUG 21 AM 11:34
FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

ST. JOHNS COUNTY
SHERIFF'S OFFICE
ROBERT A. HARDWICK, SHERIFF
4015 LEWIS SPEEDWAY, ST. AUGUSTINE, FL 32084 | 904.824.8304 | www.SJSO.org

DATE: 9/17/2026

TO WHOM IT MAY CONCERN:

30.231 (3) The party requesting service of process must furnish to the sheriff the original process, a certified copy of the process, or an electronic copy of the process, which was signed and certified by the clerk of court, and sufficient copies to be served on the parties receiving the service of process. The party requesting service of process shall provide the sheriff with the best known address where the person may be served. (4) All fees collected under paragraphs (1) (a), (b), (c), and (d) shall be nonrefundable and shall be earned when each original request or service of process is made.

We are returning your paperwork for the reason(s) indicated below:

- ☐ No original, certified copy or electronic copy certified by the clerk of court.
- ☐ Original needs to be signed ___, sealed ___, dated ___.
- ☐ No copies for person(s) to be served.
- ☐ Scheduled court date and time has passed.
- ☐ Wrong county, please send to _____.
- ☐ Service fee not enclosed. This must be paid in advance.
- ☐ Check made out wrong. Please make payable to "Sheriff of St. Johns County".
- ☐ Check not signed.
- ☐ Insufficient deposit. We need $_____ more.
- ☐ Overpayment. The fee for this service is only $_____.
- ☐ We do not accept personal checks for payment for cost deposit to cover service fee.

Department of Revenue:

- ☐ Original stamped ***IV-D original.*** ___No service copy.

Other: unable to serve, just received today. Please mail everything to 3955 Lewis Speedway St Augustine FL 32084 Attn:Civil.

Thank you

As soon as we receive the corrected paperwork, we will attempt service of process as soon as possible. Thank you for your cooperation.

Sincerely,
Robert A. Hardwick, Sheriff

By: J HANCOCK 11540

Signature: _____

Civil: (904) 209–1435
Fax: (904) 209–1425

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 16, 2026

ST JOHNS COUNTY SHERIFFS DEPT

3955 LEWIS SPEEDWAY
ST AUGUSTINE FL 32084-8611

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 27, 2026**
Service of Process must be completed by: **Tuesday, October 6, 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:	3
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$120.00**

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 PEARSON

S PEARSON
Deputy Clerk

CL-0386-1701

The following titleholder(s) require Service of Process:

5045-24	Count of Name 1 3
OCEAN BLUE APARTMENTS LLC	1
OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN	1
KENNETH DOERR REGISTERED AGENT O/B/O OCEA	1
Grand Total	**3**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

5045-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 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 9TH DAY OF SEPTEMBER, 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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 27, 2026** at **9:00 o'clock A.M.**

Dated this 9TH day of SEPTEMBER, 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: **$36,328.77**
OPENING BID AMOUNT: $36,305.52

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.: **5045-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$36,328.77***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

5045-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 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 9TH DAY OF SEPTEMBER, 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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 27, 2026** at **9:00 o'clock A.M.**

Dated this 9TH day of SEPTEMBER, 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: **$36,328.77**
OPENING BID AMOUNT: $36,305.52

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.: **5045-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$36,328.77***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

KENNETH DOERR REGISTERED AGENT O/B/O
OCEAN BLUE APARTMENTS LLC
2200 N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

5045-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 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 9TH DAY OF SEPTEMBER, 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 **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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 27, 2026** at **9:00 o'clock A.M.**

Dated this 9TH day of SEPTEMBER, 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: **$36,328.77**
OPENING BID AMOUNT: $36,305.52

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.: **5045-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$36,328.77***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

KENNETH DOERR REGISTERED AGENT O/B/O OCEAN BLUE APARTMENTS LLC
2200 N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101



REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES **If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Services, 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, at least 7 days before the scheduled auction date, or immediately upon receiving this notification if the time before the scheduled auction date is less than 7 days; if you are hearing or voice impaired, call 711.**

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

Si usted es una persona con discapacidad que necesita una adaptación para poder participar en este procedimiento, usted tiene el derecho a que se le proporcione cierta asistencia, sin incurrir en gastos. Comuníquese con Servicios Administrativos, 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, con no menos de 7 días de antelación de su cita de comparecencia ante el juez, o de inmediato al recibir esta notificación si la cita de comparecencia está dentro de un plazo menos de 7 días; si usted tiene una discapacidad del habla o del oído, llame al 711.

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

ST. JOHNS SHERIFF'S OFFICE
RETURN OF SERVICE

Court: County
Case No.: 5045-24
County: VOLUSIA

Plaintiff: VOLUSIA COUNTY CLERK OF COURT TAX DEEDS

Defendant: OCEAN BLUE APARTMENTS LLC, ET AL

Plaintiff/Attorney:
VOLUSIA CO COC - ATTN: TAX DEED DIVISION
P.O BOX 6043
DELAND, FL 32721-6043

Person to Serve: KENNETH DOERR RA OBO OCEAN BLUE APARTMENTS LLC

Service Address: 2200 NORTH PONCE DE LEON STE 9 SAINT AUGUSTINE, FL 32084

Type of Writ:

Notice of Application for Tax Deed/Warning

The above referenced writ was received on September 21, 2026 at 9:59 AM and served by the undersigned officer at 1:05 PM on the 22nd Day of September, 2026, 2200 North PONCE DE LEON STE 9 Saint Augustine, FL 32084 in St. Johns County, Florida.

SUBSTITUTED REGISTERED AGENT

By delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to MaryAnn Hoffman, as an employee of the registered agent, at the registered agent's principal place of business, if the registered agent did not comply with Section 48.091, pursuant to section 48.081 (3)(a), Florida Statutes.

NOTES:

ROBERT A. HARDWICK, SHERIFF
ST. JOHNS COUNTY, FLORIDA

12226

12226
St. Johns Sheriff's Office

CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY., FL
CC 44
2026 OCT -1 AM 8:31
FILED

Sheriff's Number: 26005858

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

KENNETH DOERR REGISTERED AGENT O/B/O
OCEAN BLUE APARTMENTS LLC
2200 N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

5045-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 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 9TH DAY OF SEPTEMBER, 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

SJSO MOSEP2126 9:59

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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 27, 2026** at **9:00 o'clock A.M.**

Dated this 9TH day of SEPTEMBER, 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: **$36,328.77**
OPENING BID AMOUNT: $36,305.52

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.: **5045-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$36,328.77***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

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

KENNETH DOERR REGISTERED AGENT O/B/O OCEAN BLUE APARTMENTS LLC
2200 N PONCE DE LEON SUITE 9
ST AUGUSTINE FL 32080

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
2026 OCT -1 AM 8:31
FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

ST. JOHNS SHERIFF'S OFFICE
RETURN OF SERVICE

Court: County
Case No.: 5045-24
County: VOLUSIA

Plaintiff: VOLUSIA COUNTY CLERK OF COURT TAX DEEDS

Defendant: OCEAN BLUE APARTMENTS LLC, ET AL

Plaintiff/Attorney:

VOLUSIA CO COC - ATTN: TAX DEED DIVISION
P.O BOX 6043
DELAND, FL 32721-6043

Person to Serve: OCEAN BLUE APARTMENTS LLC

Service Address: 2200 NORTH PONCE DE LEON STREET STE 9 SAINT AUGUSTINE, FL 32084

Type of Writ:

Notice of Application for Tax Deed/Warning

The above referenced writ was received on September 21, 2026, at 9:59 AM and served by the undersigned officer at 2:35 PM on the 23rd Day of September, 2026, 2200 North PONCE DE LEON Street STE 9 Saint Augustine, FL 32084 in St. Johns County, Florida.

LIMITED LIABILITY CORPORATIONS

Service was made by delivering a true copy of this writ together with a copy of the initial pleadings, if any, with date and hour of service endorsed thereon by me, to Mary Ann Hoffman for OCEAN BLUE APARTMENTS LLC as registered agent of the/a member of a member managed/a manager of a manager managed/a designated employee of the/person in charge of the – Limited Liability Company, pursuant to Section 48.062, Florida Statutes.

NOTES:

ROBERT A. HARDWICK, SHERIFF
ST. JOHNS COUNTY, FLORIDA

John Long 12227

John Long 12227
Deputy, St. Johns Sheriff's Office

CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY., FL
CC 44
2026 OCT -2 AM 8:12
FILED

Sheriff's Number: 26005858

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

WARNING
SHERIFF'S NOTICE

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 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.: 5045-24

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.

OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

DATED THIS 9TH DAY OF SEPTEMBER, 2026.

5045-24 OCTOBER 27, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

5J5UHMUSEP2126 9:59

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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 27, 2026** at **9:00 o'clock A.M.**

Dated this 9TH day of SEPTEMBER, 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: **$36,328.77**
OPENING BID AMOUNT: $36,305.52

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.: **5045-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$36,328.77***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

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

OCEAN BLUE APARTMENTS LLC
52 TUSCAN WAY STE 202 #366
SAINT AUGUSTINE FL 32092

CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY.,FL
CC 44
2026 OCT -2 AM 8:12

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

ST. JOHNS SHERIFF'S OFFICE
RETURN OF SERVICE

Court: County
Case No.: 5045-24
County: VOLUSIA

Plaintiff: VOLUSIA COUNTY CLERK OF COURT TAX DEEDS

Defendant: OCEAN BLUE APARTMENTS LLC, ET AL

Plaintiff/Attorney:

VOLUSIA CO COC - ATTN: TAX DEED DIVISION
P.O BOX 6043
DELAND, FL 32721-6043

Person to Serve: OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN

Service Address: 2800 NORTH 6TH STREET SAINT AUGUSTINE, FL 32084

Type of Writ:

Notice of Application for Tax Deed/Warning

The above referenced writ was received on September 21, 2026 at 9:59 AM and served by the undersigned officer at 10:10 AM on the 28th Day of September, 2026, 2800 North 6TH Street Saint Augustine, FL 32084 in St. Johns County, Florida.

SUBSTITUTED-CORPORATE EMPLOYEE

SUBSTITUTED SERVICE was made by delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to Savannah Kennedy, as an employee of the within named corporation at said corporation's place of business because service could not be made on the registered agent for failure to comply with Section 48.091, Florida Statutes, after the provisions as set forth in Section 48.081 (3), Florida Statutes, have been met.

Attempts to serve officer or registered agent:

NOTES: Pack n Post .. Per Sunbiz, Native Coast Properties box 329

FILED
2026 OCT -2 AM 8:12
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY., FL
CC 44

ROBERT A. HARDWICK, SHERIFF
ST. JOHNS COUNTY, FLORIDA

Sheriff's Number: 26005858

10756
Deputy, St. Johns Sheriff's Office

FILED
2026 OCT -2 AM 8:12
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY.,FL
CC 44

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5045-24

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

OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

5045-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 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 9TH DAY OF SEPTEMBER, 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

SJSO MOSEP21'26 9:59

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5045-24** Name in which assessed: **OCEAN BLUE APARTMENTS LLC**
Description of Property: **Parcel # 424228040300 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112.**

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 27, 2026** at **9:00 o'clock A.M.**

Dated this 9TH day of SEPTEMBER, 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: **$36,328.77**
OPENING BID AMOUNT: $36,305.52

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.: **5045-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$36,328.77***

PAYABLE BEFORE: **9:00 AM on OCTOBER 27, 2026**

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

OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN
2800 N 6TH STREET 1-329
ST AUGUSTINE FL 32084

CLERK OF THE CIRCUIT
& CITY COURT VOLUSIA CITY, FL
CC 44

2026 OCT -2 AM 8:12

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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 5045-24

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 9TH of SEPTEMBER AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

OCEAN BLUE APARTMENTS LLC	at	52 TUSCAN WAY STE 202 #366, SAINT AUGUSTINE FL 32092,
BWIRA LLC	at	2120 INTRACOASTAL DRIVE, FORT LAUDERDALE FL 33305,
BOBBY WILLIAMS REGISTERED AGENT O/B/O BWIRA LLC	at	809A CORAL RIDGE DR, CORAL SPRINGS FL 33071,
OCEAN BLUE APARTMENTS LLC C/O LUCY LEQUIN	at	2800 N 6TH STREET 1-329, ST AUGUSTINE FL 32084,
KENNETH DOERR REGISTERED AGENT O/B/O OCEAN BLUE APARTMENTS LLC	at	2200 N PONCE DE LEON SUITE 9, ST AUGUSTINE FL 32080,
OCEAN BLUE APARTMENTS LLC	at	509 WALKER ST, HOLLY HILL FL 32117,

Witness my hand and official seal this 4TH of SEPTEMBER, 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

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 #5045-24_____ _____Ocean Blue Apartments LLC_____ in the ____Circuit__ Court, was published in said newspaper, in the issue(s) of _____October 15, 2026_____

Affiant further says that the said Beacon is a newspaper published at DeLand, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida, each week and has been entered as second-class mail matter at the post office in DeLand in said Volusia County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Barb Shepherd

Sworn to and subscribed before me this __15th_day of __October, 2026___,

Melodie W. Robinson

(SEAL)

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that FIG 20 LLC FIG 20 LLC FBO SEC PTY the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 5045-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 4242280403 00 LOTS 30 TO 33 INC BLK D POWERS ALLOTMNT FITCH GRANT MB 6 PG 142 PER OR 4705 PG 3860 PER OR 7143 PG 1054 PER OR 7546 PGS 2195-2196 PER OR 7657 PG 0112
Name in which assessed: OCEAN BLUE APARTMENTS 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 27TH day of OCTOBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 9TH day of SEPTEMBER, 2026.

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

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

October 15, 2026

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 29, 2026

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

RE: CERTIFICATE NO.: **5045-24**

REFUND OF DEPOSIT

The above listed certificate was redeemed after it was scheduled for Tax Deed Sale but before it was sold at Tax Deed Sale. Therefore, we are refunding to you this unused portion of your deposit. Any additional monies due to you will be sent by the Volusia County Tax Collector's Office:

Recording Affidavit of Publication [Sect 197.512(3) & 28.24]		10.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02].....	$	240.10
TOTAL AMOUNT OF REFUND	**$**	**258.60**

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

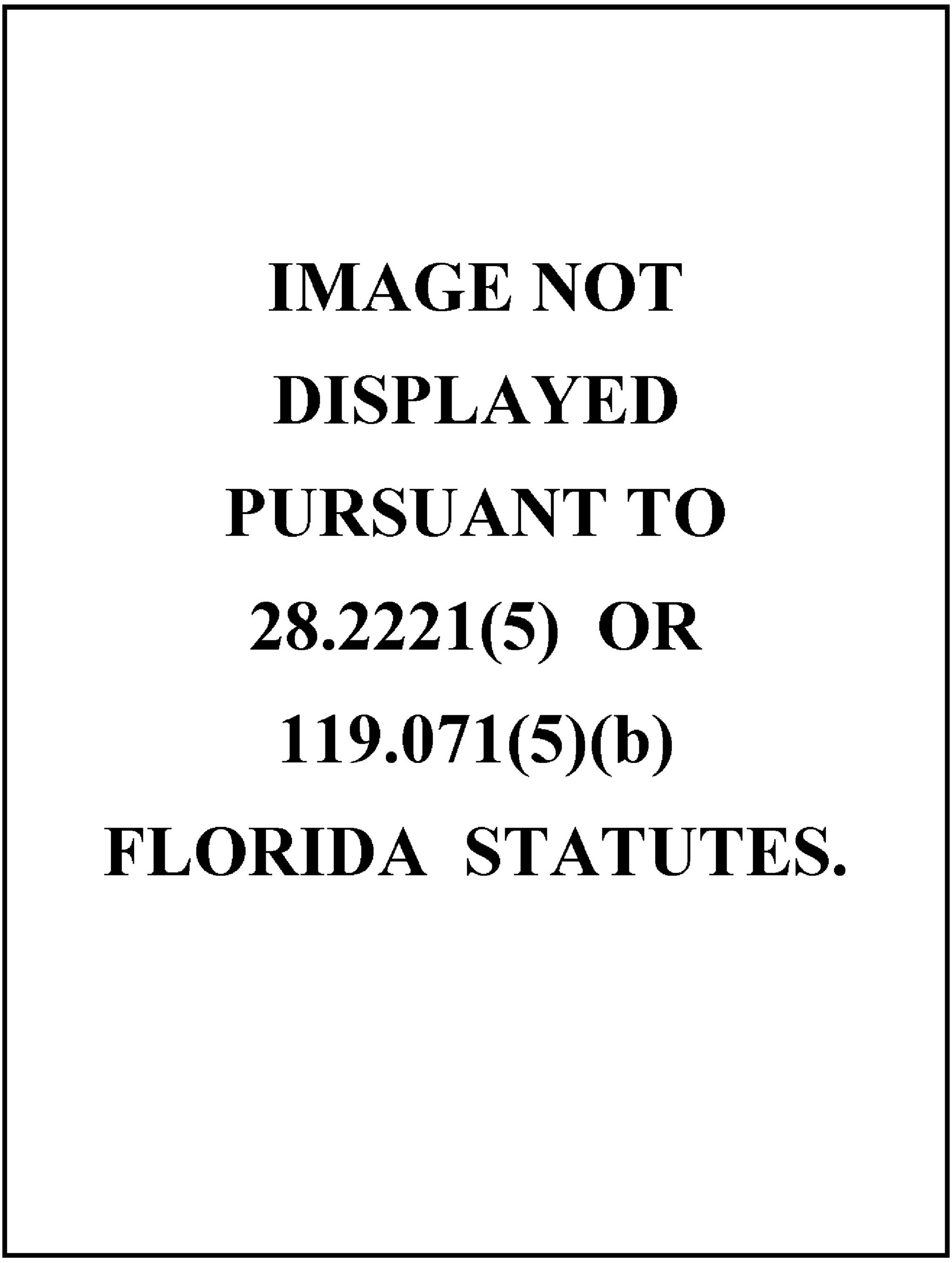
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON

S PEARSON
DEPUTY CLERK

CL-0205-2101


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

Clerk Fees Backup 9/28/26-9/30/26

Allocation Date	Agency Code	Alternate Key	Account Number	Certificate #	Escrow	Clerk	Cancel/Correction	Receipt Number	Transaction #
9/28/2026	VCLERK	3129300	423317010150	4793-24	17.00		No	064-25-0004823	14507578
9/30/2026	VCLERK	3170725	424208010030	4939-24	17.00		No	062-25-0004315	14513626
9/28/2026	VCLERK	3194080	424228040300	5045-24	17.00	16.00	No	110-25-0008957	14507403
9/30/2026	VCLERK	3238753	521119000670	5263-24	17.00		No	064-25-0004890	14514873
9/28/2026	VCLERK	3280598	523818020150	5462-24	17.00		No	122-25-0011669	14507360
9/28/2026	VCLERK	3524110	533958010010	6825-24	17.00		No	110-25-0008971	14509366
9/30/2026	VCLERK	3591003	630603120010	7190-24	17.00		No	110-25-0008998	14513209
9/30/2026	VCLERK	3599918	630802001070	7222-24	17.00		No	120-25-0009390	14514859
9/30/2026	VCLERK	3599926	630802001080	7223-24	17.00		No	120-25-0009390	14514859
9/29/2026	VCLERK	2287268	702008000010	1666-24	17.00	70.00	No	064-25-0004865	14512301
9/29/2026	VCLERK	2525266	710801040270	8592-19	17.00		No	122-25-0011753	14511607
9/28/2026	VCLERK	3779207	740410200041	7960-24	17.00		No	110-25-0008958	14508686
9/29/2026	VCLERK	3868927	744006160290	8178-24	17.00		No	035-25-0005798	14510380
9/30/2026	VCLERK	2896230	813069010020	4164-24	17.00		No	504-25-0005481	14514027
9/28/2026	VCLERK	2937611	910603090030	4300-24	17.00	16.00	No	110-25-0008969	14509229
Grand Total	***VCLERK***				***255.00***	***102.00***	***No***		
					357.00				

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/9/2026 2:42 PM
Receipt: 303184714 Drawer: 155996

TAX DEEDS DELAND

Operator: bpoitras

Type: ND
1600 Advertising Fee - $0.01 $16.00
CERT# 5045-24 / FIG 20 LLC FIG 20 LLC FBO
SEC PTY

Type: ND
1 Tax Deed Processing Fee - $60.00 $60.00
1 Tax Deeds Notice Fee - $10.00 $10.00
CERT# 1666-24 / ATCF II FLORIDA-A LLC

Type: ND
1600 Advertising Fee - $0.01 $16.00
CERT# 4300-24 / FIG 20 LLC FIG 20 LLC FBO
SEC PTY

Subtotal: $102.00
Sales Tax: $0.00
Due: $102.00

CHK# 124205 $102.00