

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5271-24  
JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO  
4/28/2026  
11/3/2026

Certificate Number  
Applicant Name  
Application Date  
Tax Deed Sale Date

|                                                                               |              |
|-------------------------------------------------------------------------------|--------------|
| 1. Total Cost of Certificates held by Applicant & Redeemed by Applicant ..... | \$ 8,383.23  |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant .....                 | -            |
| 3. Total of Current Taxes Paid by Tax Deed Applicant .....                    | 3,950.86     |
| 4. Property Information Report Fee .....                                      | 300.00       |
| 5. Tax Deed Application Fee .....                                             | 225.00       |
| 6. Total Certified By Tax Collector to Clerk of Court .....                   | 12,859.09    |
| 7. Total Interest Accrued by Tax Collector .....                              | 578.66       |
| 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] .....                        | 96.88        |
| 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       |
| 14. Sheriff's Return Postage Fee [per Sect. 197.522(2)] .....                 | 4.00         |
| 15. Clerk of Court Certificate [per Sect. 28.24] .....                        | 7.00         |
| 16. Notice for Newspaper [per Sect. 28.24] .....                              | 7.00         |
| 17. ....                                                                      | -            |
| 18. Total of Lines 6 thru 17 .....                                            | 13,907.63    |
| 19. Interest Computed by Clerk of Courts [per Sect. 197.542] .....            | 799.74       |
| 20. Total of Lines 18 & 19 .....                                              | 14,707.37    |
| 21. Tax Collector's Redemption Fee .....                                      | 6.25         |
| 22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}           | 10.00        |
| 23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}            | 7.00         |
| 24. TOTAL AMOUNT TO REDEEM* .....                                             | \$ 14,730.62 |

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

PAYOFF GOOD THROUGH: 10/27/2026

Redemption Date: 10/21/26  
Name & Address: 1260 mason of Daytona LLC  
1248 mason Ave  
DB FL 32117

Created by: BP JM

**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: 8896

Page: 3367

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

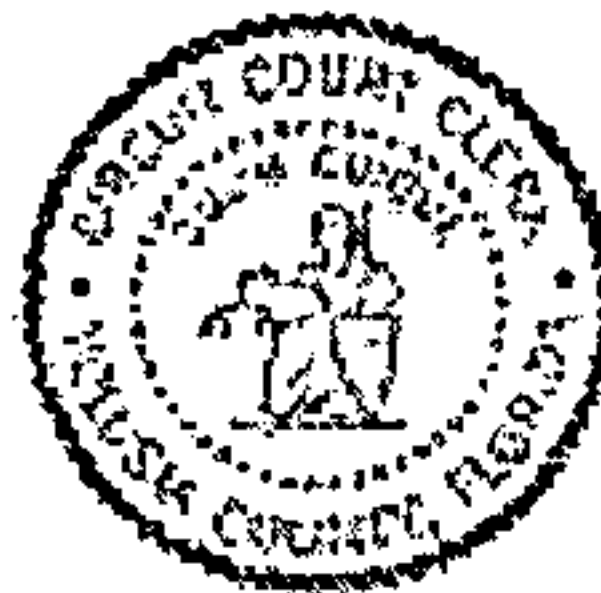
Certificate No. 5271-24

Year of Issuance JUNE 1, 2024

Description of Property 521200000030

12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR 4691 PGS 4754-4755 &  
OR 5344 PG 3065 PER OR 8447 PG 4184

Name in which assessed 1260 MASON OF DAYTONA LLC



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

By: B Poitras

**B POITRAS**  
**Deputy Clerk**

Dated: 10/21/2026

Laura E. Roth  
Clerk of Court Volusia County, Florida  
Official Records: 10/21/2026 2:48 PM  
Receipt: 303191195 Drawer: 156121

TAX DEEDS DELAND  
Operator: bpoitras

Instrument #: 2026193428 Type: RE  
Book #: 8920 Page #: 350 Time: 2:48 PM  
Recording Fee: \$10.00  
1 Tax Deed Certificate Sign and Seal - \$7.00  
CERT# 5271-24 / JPL INVESTMENTS CORP AND U  
CEAN BANK JOSE PICO

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

ESCROW: 330 \$17.00

CL-0404-1810

**TAX COLLECTOR'S CERTIFICATION WORKSHEET****5271-24****JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO****4/28/2026****11/3/2026**

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Applicant Name

Application Date

Tax Deed Sale Date

|                                                                               |              |
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| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant .....                 | -            |
| 3. Total of Current Taxes Paid by Tax Deed Applicant .....                    | 3,950.86     |
| 4. Property Information Report Fee .....                                      | 300.00       |
| 5. Tax Deed Application Fee .....                                             | 225.00       |
| 6. Total Certified By Tax Collector to Clerk of Court .....                   | 12,859.09    |
| 7. Total Interest Accrued by Tax Collector .....                              | 578.66       |
| 8. Clerk of Court Statutory Fee [per Sect. 28.24] .....                       | 60.00        |
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| 12. Recorded Notice of Application Fee .....                                  | 10.00        |
| 13. Sheriff's Fee [per Sect. 197.522(2)] .....                                | 160.00       |
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| 18. Total of Lines 6 thru 17 .....                                            | 13,907.63    |
| 19. Interest Computed by Clerk of Courts [per Sect. 197.542] .....            | 799.74       |
| 20. Total of Lines 18 & 19 .....                                              | 14,707.37    |
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| 23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}            | 7.00         |
| 24. TOTAL AMOUNT TO REDEEM* .....                                             | \$ 14,730.62 |

\*The Redemption Amount &amp; Minimum Bid Amount are subject to change without notice.

Call (386) 736-5938 to determine the current totals.

**PAYOFF GOOD THROUGH: 10/27/2026**

Redemption Date: \_\_\_\_\_

Name &amp; Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Created by: BP

**TAX COLLECTOR'S CERTIFICATION WORKSHEET****5271-24****JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO****4/28/2026****11/3/2026**

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| 4. Property Information Report Fee .....                                      | 300.00       |
| 5. Tax Deed Application Fee .....                                             | 225.00       |
| 6. Total Certified By Tax Collector to Clerk of Court .....                   | 12,859.09    |
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| 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       |
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| 15. Clerk of Court Certificate [per Sect. 28.24] .....                        | 7.00         |
| 16. Notice for Newspaper [per Sect. 28.24] .....                              | 7.00         |
| 17. _____ .....                                                               | -            |
| 18. Total of Lines 6 thru 17 .....                                            | 13,907.63    |
| 19. Interest Computed by Clerk of Courts [per Sect. 197.542] .....            | 799.74       |
| 20. Total of Lines 18 & 19 .....                                              | 14,707.37    |
| 21. Tax Collector's Redemption Fee .....                                      | 6.25         |
| 22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}           | 10.00        |
| 23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}            | 7.00         |
| 24. TOTAL AMOUNT TO REDEEM* .....                                             | \$ 14,730.62 |
| 25. _____ .....                                                               | -            |
| 26. Amount to Add if Homestead Property [per Sect. 197.502(6)c] .....         | -            |
| 27. Total of Lines 20, 25 & 26.....                                           | 14,707.37    |
| 28. MINIMUM BID AMOUNT (required for public auction)* .....                   | \$ 14,707.37 |

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

**Must be paid by 9:00 AM on 11/3/2026**

Created by:



DR-512  
R. 5/88

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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. **5271-24**

Year of Issuance

**JUNE 1, 2024**

Description of Property      **Parcel # 521200000030      12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR 4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184**

Name in which assessed      **1260 MASON OF DAYTONA 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 **3RD** day of **NOVEMBER, 2026** at **9:00 O'CLOCK A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

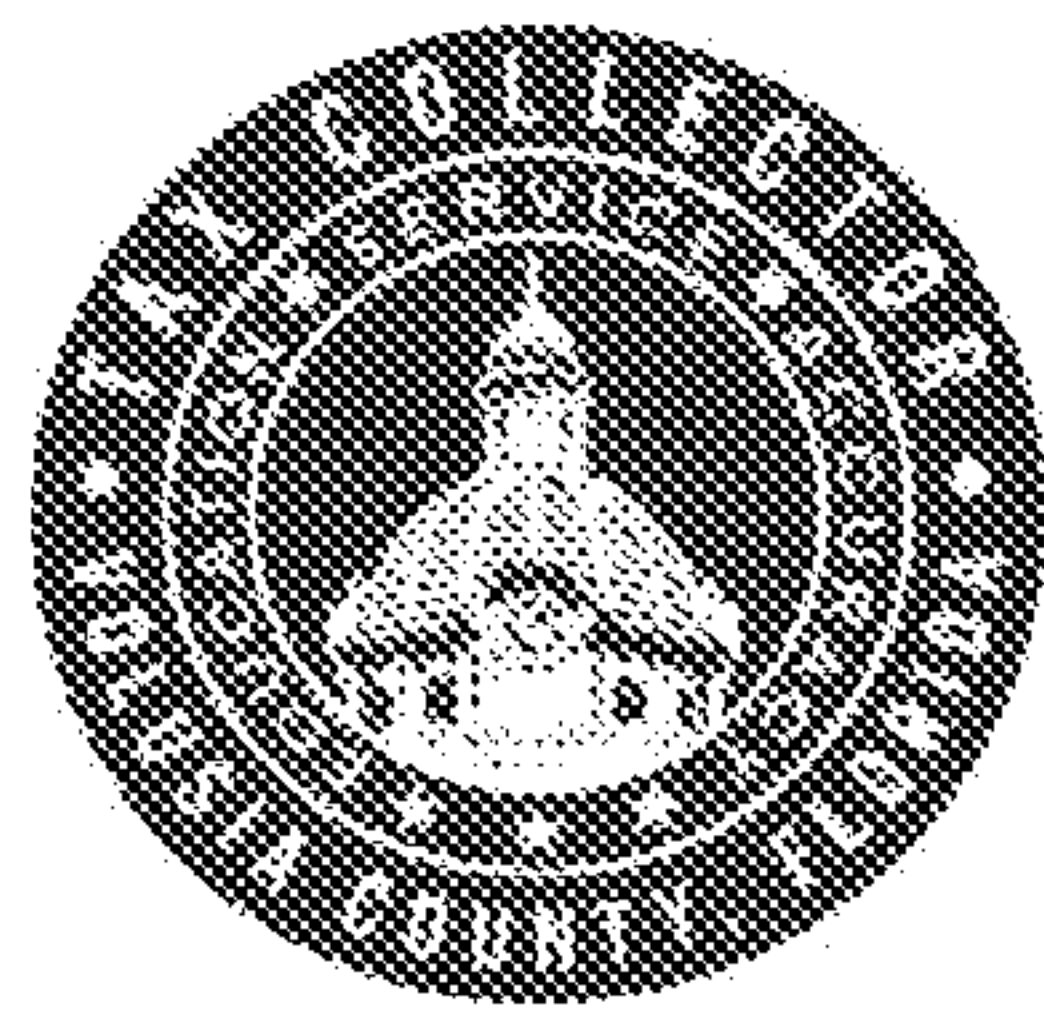


**LAURA E. ROTH**  
**CLERK OF THE CIRCUIT COURT**

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

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

**OCTOBER 1, 2026**



# **WILL ROBERTS**

## **TAX COLLECTOR**

*Serving to make a difference*

### **TAX DEED APPLICATION COVER LETTER**

**Account #:** 521200000030

**Tax Deed #:** 32320

**Situs Address:** 812 BERKSHIRE RD

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**

JPL INVESTMENTS CORP AND OCEAN BANK

JOSE PICO

8724 SW 72 ST # 382

MIAMI, FL 33173

**Owner on Current Tax Roll**

1260 MASON OF DAYTONA LLC

1248 MASON AVE

DAYTONA BEACH, FL 32117-4552

**Billing Address on Current Tax Roll**

**Additional Parties, Per Search**

PETRA NORTH, INC.

Mortgage Holder

CITY OF DAYTONA BEACH

ATTN: LEGAL DEPARTMENT

301 S RIDGEWOOD AVE

DAYTONA BEACH, FL 32114

Lien Holder

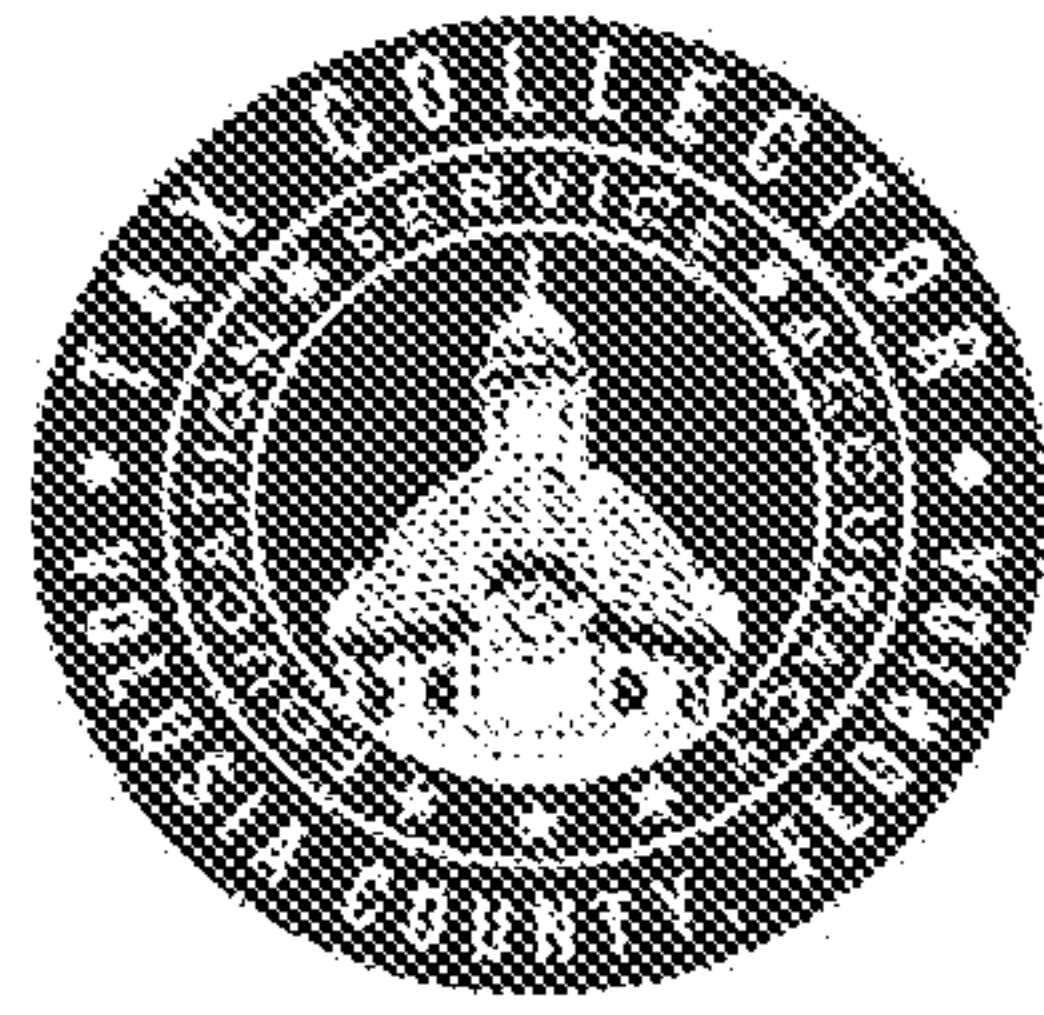
BASSAM AL-KHATEEB, REGISTERED

AGENT O/B/O PETRA NORTH, INC.

104 HORSESHOE TRAIL

ORMOND BEACH, FL 32174

Mortgage Holder's Agent/Rep



# **WILL ROBERTS**

## **TAX COLLECTOR**

*Serving to make a difference*

1260 MASON OF DAYTONA LLC  
1260 MASON AVE  
DAYTONA BEACH, FL 32117

Title Holder

1260 MASON OF DAYTONA, LLC  
1248 MASON AVE  
DAYTONA BEACH, FL 32117

Title Holder

MICHAEL C WRIGHT, REGISTERED  
AGENT O/B/O 1260 MASON OF  
DAYTONA LLC  
1256 MASON AVE  
DAYTONA BEACH, FL 32117

Title Holder's Agent/Rep

### **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                                                                                                                                                                                                      | JPL INVESTMENTS CORP AND OCEAN BANK<br>JOSE PICO<br>8724 SW 72 ST # 382<br>MIAMI, FL 33173 | Application date                             | Apr 28, 2026                    |                                          |                                           |
| Situs address                                                                                                                                                                                                  | 812 BERKSHIRE RD<br>DAYTONA BEACH 32117                                                    | Yr Issued/Certificate #                      | 2024 / 5271                     |                                          |                                           |
| Parcel owner                                                                                                                                                                                                   | 1260 MASON OF DAYTONA LLC<br>1248 MASON AVE<br>DAYTONA BEACH, FL 32117-4552                | Date certificate issued                      | 06/01/2024                      |                                          |                                           |
|                                                                                                                                                                                                                |                                                                                            | Deed application number                      | 32320                           |                                          |                                           |
| Property description                                                                                                                                                                                           | See last page.                                                                             | Account number                               | 521200000030                    |                                          |                                           |
| Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application                                                                                                                                    |                                                                                            |                                              |                                 |                                          |                                           |
| Column 1<br>Yr Issued/Certificate #                                                                                                                                                                            | Column 2<br>Date of Certificate Sale                                                       | Column 3<br>Face Amount of Certificate       | Column 4<br>Interest            | Column 5: Total<br>(Column 3 + Column 4) |                                           |
| # 2024/5271                                                                                                                                                                                                    | 05/31/2024                                                                                 | 3,669.07                                     | 183.45                          | 3,852.52                                 |                                           |
| Part 2: Total*                                                                                                                                                                                                 |                                                                                            |                                              |                                 | 3,852.52                                 |                                           |
| Part 3: Other Certificates Redeemed by Applicant (Other than County)                                                                                                                                           |                                                                                            |                                              |                                 |                                          |                                           |
| Column 1<br>Yr Issued/Certificate #                                                                                                                                                                            | Column 2<br>Date of Other Certificate Sale                                                 | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest                     | Total<br>(Column 3 + Column 4 + Column 5) |
| # 2025/5019                                                                                                                                                                                                    | 05/31/2025                                                                                 | 4,260.82                                     | 6.25                            | 263.64                                   | 4,530.71                                  |
| Part 3: Total*                                                                                                                                                                                                 |                                                                                            |                                              |                                 |                                          | 4,530.71                                  |
| 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)                                                                               |                                                                                            |                                              |                                 | 8,383.23                                 |                                           |
| 2. Delinquent taxes paid by the applicant                                                                                                                                                                      |                                                                                            |                                              |                                 | 0.00                                     |                                           |
| 3. Current taxes paid by the applicant                                                                                                                                                                         |                                                                                            |                                              |                                 | 3,950.86                                 |                                           |
| 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)                                                                                                            |                                                                                            |                                              |                                 | 578.66                                   |                                           |
| 7. Total Paid (Lines 1-6)                                                                                                                                                                                      |                                                                                            |                                              |                                 | 13,437.75                                |                                           |
| I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached. |                                                                                            |                                              |                                 |                                          |                                           |
| Sign here: Tim Brownson                                                                                                                                                                                        |                                                                                            |                                              | Volusia, Florida                |                                          |                                           |
| Signature, Tax Collector or Designee                                                                                                                                                                           |                                                                                            |                                              | Date 07/23/2026                 |                                          |                                           |

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

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>                                                                                                          |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 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. <b>Total Paid</b> (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)                                                                                           | 13,437.75 |
| 18. Redemption fee                                                                                                                                                    | 6.25      |
| 19. Total amount to redeem                                                                                                                                            | 13,444.00 |
| <div style="display: flex; justify-content: space-between;"> <div>Sign here:<br/>_____<br/>Signature, Clerk of Court or Designee</div> <div>Date of sale</div> </div> |           |

## INSTRUCTIONS

### **Tax Collector (complete Parts 1-4)**

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

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

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

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

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

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

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

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

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

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

### **Clerk of Court (complete Part 5)**

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

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

Property description (continued from Page 1):

12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR  
4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184

12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR  
4691 PGS 4754-4755 & OR 5344 PG 3065 PE (Full legal attached.)

# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

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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                        |
|-----------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------|
| 521200000030                                                                                                          | 3240227  | 812 BERKSHIRE RD<br>DAYTONA BEACH 32117 |
| <b>Legal Description</b>                                                                                              |          |                                         |
| 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR 4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184 |          |                                         |

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## Other Parcel Info

| Certificate #                                 | Assessed Value | Homestead | Mobile Home            | Improved | Bankruptcy |
|-----------------------------------------------|----------------|-----------|------------------------|----------|------------|
| 2024-5271                                     | \$212,511      | No        | No                     | Yes      | No         |
| Owner of Record on Current Tax Roll           |                |           | Billing Name & Address |          |            |
| 1260 MASON OF DAYTONA LLC                     |                |           |                        |          |            |
| 1248 MASON AVE<br>DAYTONA BEACH FL 32117-4552 |                |           |                        |          |            |

# PROPERTY INFORMATION REPORT

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

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

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

**Report Date:** 06/25/2026      **Search covers**    **20 years**      **through:** 06/09/2026

*Brian Johnson*  
Title Examiner

---

**General Examiner Comments:**

**APPARENT TITLE HOLDER**

| <b>Name &amp; Address of Record</b>                                                                               | <b>Document</b>                  | <b>Examiner Comments</b> |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------|
| 1260 MASON OF DAYTONA, LLC<br>1248 MASON AVE<br>DAYTONA BEACH FL 32117                                            | Warranty Deed<br>Bk:8447 Pg:4184 |                          |
| 1260 MASON OF DAYTONA LLC<br>1260 MASON AVE<br>DAYTONA BEACH FL 32117                                             | Sunbiz-Owner                     |                          |
| MICHAEL C WRIGHT, REGISTERED AGENT<br>O/B/O 1260 MASON OF DAYTONA LLC<br>1256 MASON AVE<br>DAYTONA BEACH FL 32117 | Sunbiz-Owner                     |                          |

**Related Documents (for Reference)**

Quit Claim Deed  
Bk:5344 Pg:3065

**MORTGAGE HOLDER**

| <b>Name &amp; Address of Record</b>                                                                            | <b>Document</b>             | <b>Examiner Comments</b>      |
|----------------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------------|
| PETRA NORTH, INC.                                                                                              | Mortgage<br>Bk:8447 Pg:4187 | No address found on document. |
| BASSAM AL-KHATEEB, REGISTERED AGENT<br>O/B/O PETRA NORTH, INC.<br>104 HORSESHOE TRAIL<br>ORMOND BEACH FL 32174 | Sunbiz-Mortgage             |                               |

**Related Documents (for Reference)**

None found.

**LIEN HOLDER**

| <b>Name &amp; Address of Record</b>                                                              | <b>Document</b>        | <b>Examiner Comments</b> |
|--------------------------------------------------------------------------------------------------|------------------------|--------------------------|
| CITY OF DAYTONA BEACH<br>ATTN: LEGAL DEPARTMENT<br>301 S RIDGEWOOD AVE<br>DAYTONA BEACH FL 32114 | Lien<br>Bk:8497 Pg:444 |                          |

| Name & Address of Record | Document               | Examiner Comments |
|--------------------------|------------------------|-------------------|
|                          | Lien<br>Bk:8497 Pg:445 |                   |

**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 |

## Corporate Warranty Deed

**This Indenture, made , August 14, 2023 A.D.**

**Between**

**Petra North, Inc., a Florida corporation whose post office address is: 104  
Horseshoe Trail, Ormond Beach, Florida 32174 a corporation existing under the  
laws of the State of , Grantor and 1260 Mason of Daytona, LLC, a Florida  
limited liability company whose post office address is: 1248 Mason Ave, Daytona  
Beach, Florida 32117, Grantee,**

**Witnesseth, that the said Grantor, for and in consideration of the sum of Three Hundred Thirty Thousand dollars & no cents  
Dollars (\$330,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold  
to the said Grantee forever, the following described land, situate, lying and being in the County of Volusia, State of Florida, to wit:**

**A part of Fractional Section 12, Township 15 South, Range 32 East, described as follows: As a Point of Beginning  
commence at the Southeast corner of Sunset Hill Memorial Park Cemetery as recorded in Map Book 11, Page 277,  
Public Records of Volusia County, Florida; thence run Easterly along the Northerly right of way of Mason Avenue  
a distance of 129.45 feet to a point on the Westerly right of way of Berkshire Road; thence Northerly along the  
Westerly right of way of said Berkshire Road a distance of 129.00 feet to a point on the Southeast corner of Lot 1,  
Mason Heights Subdivision, Section No. 2 as per Map Recorded in Map Book 23, Page 181, Public Records of  
Volusia County, Florida; thence Westerly along the Southerly line of said Lot 1, a distance of 100.00 feet to the  
Southwest corner of said Lot 1; thence Northerly along the Westerly line of said Lot 1 a distance of 65.00 feet to  
the Northwest corner of said Lot 1; thence Westerly along the extended Northerly line of said Lot 1 a distance of  
28.85 feet to a point on the Easterly line of said Sunset Hill Memorial Park Cemetery, thence Southerly along said  
Easterly line a distance of 194.00 feet to the Point of Beginning.**

**Subject to taxes for the current year, covenants, restrictions and easements of record, if any.**

**Parcel Identification Number: 521200000030;521200000040 and 521200000070**

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Petra North, Inc., a Florida corporation

Signed and Sealed in Our Presence:

*Tiana L. Tranowicz*

Witness Print Name: Tiana L. Tranowicz

*Lisa Svanda*

Witness Print Name: Lisa Svanda

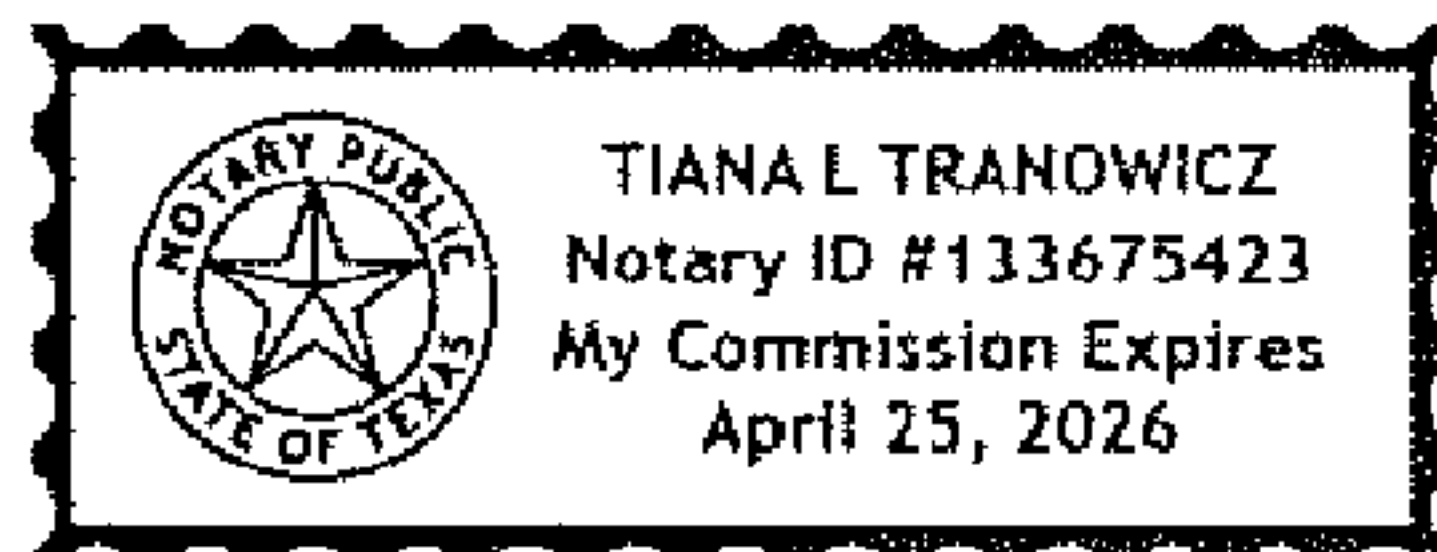
By: Bassam Al-Khateeb, President

Bassam Al-Khateeb  
Its: President

(Corporate Seal)

State of Texas  
County of Denton

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 10 day of August, 2023, by Bassam Al-Khateeb, the President of Petra North, Inc., a Florida corporation A corporation existing under the laws of the State of Florida, on behalf of the corporation He is personally known to me or has produced Drivers License as identification.



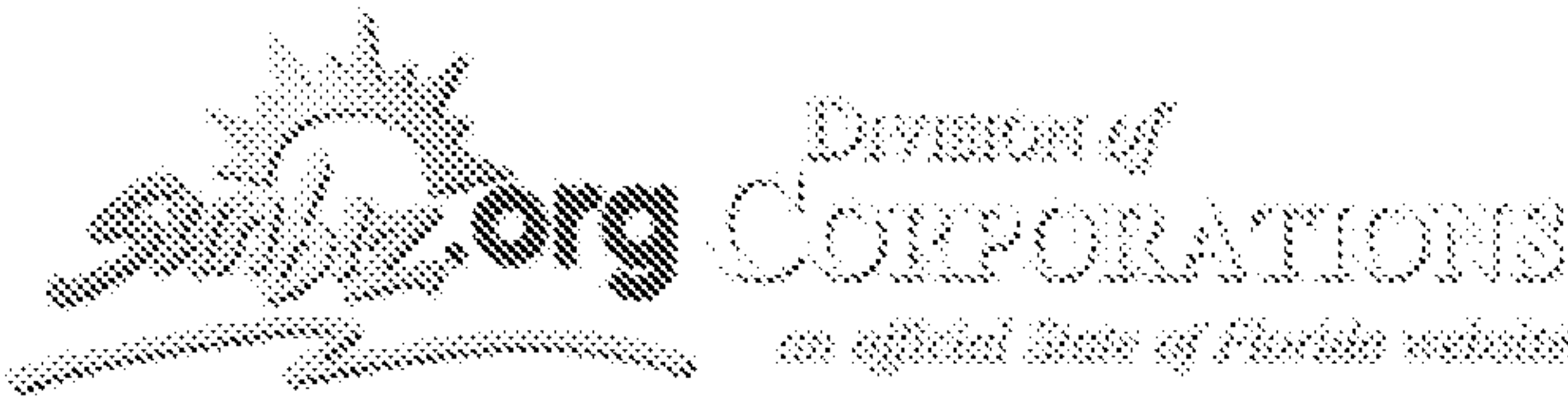
*Tiana L. Tranowicz* (Seal)

Notary Public  
Notary Printed Name: Tiana L. Tranowicz

My Commission Expires: 4/24/2026

Prepared by: Completed via Remote Online Notarization using 2 way Audio/Video technology.  
Lisa Siler, an employee of  
Realty Pro Title,  
900 West Granada Boulevard, Suite 2  
Ormond Beach, Florida 32174

File Number: 231345



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

Detail by Entity Name

Florida Limited Liability Company  
1260 MASON OF DAYTONA LLC

Filing Information

|                      |                                     |
|----------------------|-------------------------------------|
| Document Number      | L23000338593                        |
| FEI/EIN Number       | NONE                                |
| Date Filed           | 07/18/2023                          |
| Effective Date       | 07/17/2023                          |
| State                | FL                                  |
| Status               | INACTIVE                            |
| Last Event           | ADMIN DISSOLUTION FOR ANNUAL REPORT |
| Event Date Filed     | 09/27/2024                          |
| Event Effective Date | NONE                                |

Principal Address

1260 MASON AVE  
DAYTONA BEACH, FL 32117

Mailing Address

1260 MASON AVE  
DAYTONA BEACH, FL 32117

Registered Agent Name & Address

WRIGHT, MICHAEL C  
1256 MASON AVE  
DAYTONA BEACH, FL 32117

Authorized Person(s) Detail

Name & Address

Title MGR

WRIGHT, MICHAEL C  
1256 MASON AVE  
DAYTONA BEACH, FL 32117

Title AMBR

BROWN, ANDRIKA L

1256 MASON AVE  
DAYTONA BEACH, FL 32117

Annual Reports

No Annual Reports Filed

Document Images

07/18/2023 -- Florida Limited Liability

View image in PDF format

Prepared by: Walter J. Snell, Esquire  
SNELL & SNE P.A.  
436 N. Peninsula Dr.  
Daytona Beach, FL 32118  
(386) 255-5334

Return to: Same as Above

06/22/2004 10:44 AM  
Doc stamps .70  
(Transfer Amt \$ 10)  
Instrument# 2004-151944  
Book: 5344  
Page: 3065

QUIT CLAIM DEED

THIS INDENTURE, made this 6<sup>th</sup> day of April, 2004, between BASSAM AL-KHATEEB and YAZEEN A. ALDAMAN, husband and wife, Grantor\* and PETRA NORTH, INC., a Florida corporation, whose post office address is 812 Berkshire Road, Daytona Beach, FL 32117, Grantee\*,

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN DOLLARS, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand, which the said Grantor has in and to the following described land, situate, lying and being in VOLUSIA County, FLORIDA, to-wit:

SEE EXHIBIT A ATTACHED HERETO.

PARCEL # 521200000070  
521200000030  
521200000010

This Quit-Claim Deed was prepared at the request of the Grantor and Grantee and without the benefit of any title search or examination.

\*"Grantor" and "Grantee" are used for singular or plural as context requires.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and  
Delivered in our presence:

Walter J. Snell  
First Witness Signature

WALTER J. SNELL  
First Witness Printed Name

Robin Kent Gardner  
Second Witness Signature

Robin Kent Gardner  
Second Witness Printed Name

Bassam Al-Khateeb (Seal)  
BASSAM AL-KHATEEB, Grantor

Yazeen A. Aldaman (Seal)  
YAZEEN A. ALDAMAN, Grantor  
6 Creek Bluff Way  
Ormond Beach, FL 32174

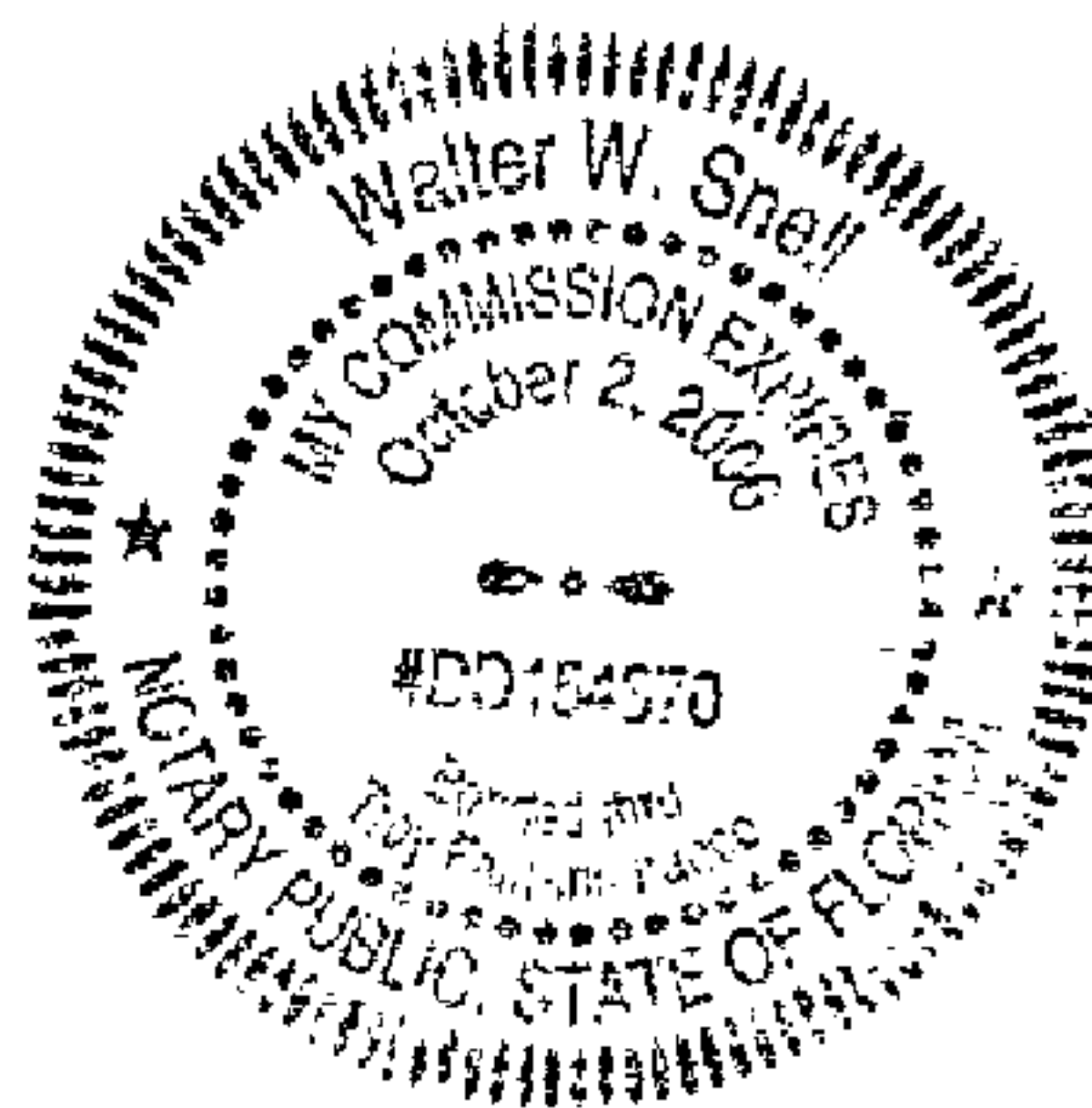
STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2004, by BASSAM AL-KHATEEB and YAZEEN A. ALDAMAN, husband and wife, who are personally known to me or who have produced N/A and N/A as identification and who took oaths.

Walter W. Snell  
Notary Public  
My commission expires:

Stamp/Seal



Book : 5344

Page : 3066

Diane M. Matousek

Volusia County, Clerk of Court

EXHIBIT "A"

LEGAL DESCRIPTION:

A PART OF FRACTIONAL SECTION 12, TOWNSHIP 15 SOUTH, RANGE 32 EAST, DESCRIBED AS FOLLOWS: AS A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SUNSET HILL MEMORIAL PARK CEMETERY AS RECORDED IN MAP BOOK 11, PAGE 277, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF MASON AVENUE A DISTANCE OF 129.45 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BERKSHIRE ROAD; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BERKSHIRE ROAD A DISTANCE OF 129.00 FEET TO A POINT ON THE SOUTHEAST CORNER OF LOT 1, MASON HEIGHTS SUBDIVISION, SECTION NO. 2 AS PER MAP RECORDED IN MAP BOOK 23, PAGE 181, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE EXTENDED NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 28.85 FEET TO A POINT ON THE EASTERLY LINE OF SAID SUNSET HILL MEMORIAL PARK CEMETERY; THENCE SOUTHERLY ALONG SAID EASTERLY LINE A DISTANCE OF 194.00 FEET TO THE POINT OF BEGINNING.

This Instrument Prepared By:

John P. Ferguson, Esq.  
Cobb Cole  
149 South Ridgewood Avenue  
Suite 700  
Daytona Beach, Florida 32114

**Parcel I.D. Nos.:** 521200000030, 521200000040, and 521200000070

### **PURCHASE MONEY MORTGAGE**

THIS MORTGAGE (the "Mortgage") is executed this 14<sup>th</sup> day of August, 2023 by **1260 MASON OF DAYTONA, LLC**, a Florida limited liability company, (hereinafter referred to as the "Mortgagor") to **PETRA NORTH, INC.**, a Florida corporation (hereinafter referred to as the "Mortgagee"):

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum named in that certain Secured Promissory Note of even date herewith (the "Note"), in the original principal amount of TWO HUNDRED THOUSAND AND 00/100 DOLLARS ("Principal Amount"), Mortgagor hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Mortgagee all that certain land of which Mortgagor is now seized and in possession situate in Volusia County, Florida, viz (the "Mortgaged Property"):

See Exhibit A for legal description of Mortgaged Property

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments, and appurtenances thereto belonging, and the rents, issues, and profits thereof, unto Mortgagee, in fee simple.

AND Mortgagor covenants with Mortgagee that Mortgagor is indefeasibly seized of said land in fee simple; that Mortgagor has good right and lawful authority to convey said land as aforesaid; that Mortgagor will make such further assurances to perfect the fee simple title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

PROVIDED that if said Note be paid in full and if Mortgagor shall perform and comply with all agreements and conditions herein, then this Mortgage and the estate hereby created shall cease and terminate.

AND Mortgagor hereby further covenants and agrees to pay promptly when due the Principal Amount and other sums of money provided for in said Note and this Mortgage, or either; to pay before they become delinquent or in default, all and singular, the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said Mortgaged Property; to permit, commit, or suffer no waste, impairment, or deterioration of said Mortgaged Property or the improvements thereon at any time; to keep the buildings now or hereafter on said Mortgaged Property fully insured in a sum of not less than the full insurable amount (which amount will equal

or exceed the original Principal Amount), and to provide general liability insurance (listing Mortgagee as an additional insured), and in the event any sum of money becomes payable by virtue of such insurance, Mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to Mortgagor for any surplus; to pay all costs, charges, and expenses, including attorneys' fees, reasonably incurred or paid by Mortgagee because of the failure of Mortgagor to promptly and fully comply with the agreements, stipulations, conditions, and covenants of said Note and this Mortgage, or either; and to perform, comply with, and abide by each and every agreement, stipulation, condition, and covenant set forth in said Note and this Mortgage, or either. In the event Mortgagor fails to pay when due any tax, assessment, insurance premium, or other sum of money payable by virtue of said Note and this Mortgage, or either, Mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder.

If any sum of money herein referred to be not promptly paid within ninety (90) days after the same becomes due or if each and every one of the agreements, stipulations, conditions, and covenants of said Note and this Mortgage, or either, are not fully performed, complied with, and abided by, then the entire unpaid balance of said Note and this Mortgage shall forthwith or thereafter, at the option of Mortgagee, become and be due and payable, anything in said Note or this Mortgage to the contrary notwithstanding. Failure by Mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said Note or this Mortgage accrued or thereafter accruing. Mortgagee shall, in Mortgagee's sole and complete discretion, have the right to assign said Note and this Mortgage, or either, without the consent of Mortgagor, and Mortgagor shall comply with and execute any and all documents necessary to facilitate such assignment by Mortgagor, and all liabilities and obligations of Mortgagor under said Note and this Mortgage shall remain as originally contemplated therein.

**PROHIBITION OF FURTHER ENCUMBRANCE.** Mortgagor shall not, without the written consent of Mortgagee, obtain additional financing of any kind relating to the Mortgaged Property or cause or permit any further lien of any kind to be imposed on the Mortgaged Property. Any violation of this provision will, at the option of the Mortgagee constitute a default under this Mortgage and said Note.

**TRANSFER OF THE PROPERTY.** Said Note and this Mortgage are not assumable without the prior written consent of Mortgagee, which consent may be withheld in Mortgagee's sole and complete discretion. If all or any part of the Mortgaged Property, or an interest therein, is sold or transferred, including, but not limited to, additional financing, by Mortgagor without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable.

**FUTURE ADVANCES.** Said Note and this Mortgage are given not only to secure the existing debt but also to secure such future advances that may be made by Mortgagee, in Mortgagee's sole and complete discretion, within twenty (20) years from the date hereof to the same extent as if such future advances were made on the date of the execution of said Note and this Mortgage. The total amount of debt that may be so secured may increase and decrease from time to time but in no event shall the amount of outstanding principal debt exceed an amount equal to two times the Principal Amount of the Note, plus disbursements made for the payment of insurance, levies, and taxes on the Mortgaged Property.

**MORTGAGEE'S COSTS; INDEMNIFICATION.** Mortgagor agrees to pay the reasonable costs and expenses incurred by Mortgagee, including without limitation legal fees and expenses, in

connection with the preparation, recording and enforcement of said Note, this Mortgage and any other documents related to the loan contemplated in said Note and this Mortgage. To the maximum extent provided by law, Mortgagor shall at all times indemnify and hold harmless Mortgagee against and from any and all claims, suits, actions, debts, damages, costs, losses, obligations, judgments, charges, injuries (including personal injury and property devaluation), and expenses, of any nature whatsoever (including all legal fees and related costs and expenses) suffered or incurred by Mortgagee related to the Mortgaged Property or arising from Mortgagor's ownership or use of the Mortgaged Property.

PROVIDED ALWAYS, that if Mortgagor shall pay unto Mortgagee all amounts due and owing under said Note, including without limitation the Principal Amount and late fees, if any, and shall perform, comply with, and abide by each and every of the agreements, stipulations, conditions, and covenants of said Note and this Mortgage, then this Mortgage and the estate hereby created shall cease, terminate, and be null and void.

DOCUMENTARY STAMP TAX. The Documentary Stamp Tax required by Section 201.08, Florida Statutes, in the amount of \$700.00 has been paid by Mortgagor upon the recording of this Mortgage.

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

Signed, sealed, and delivered  
in our presence:

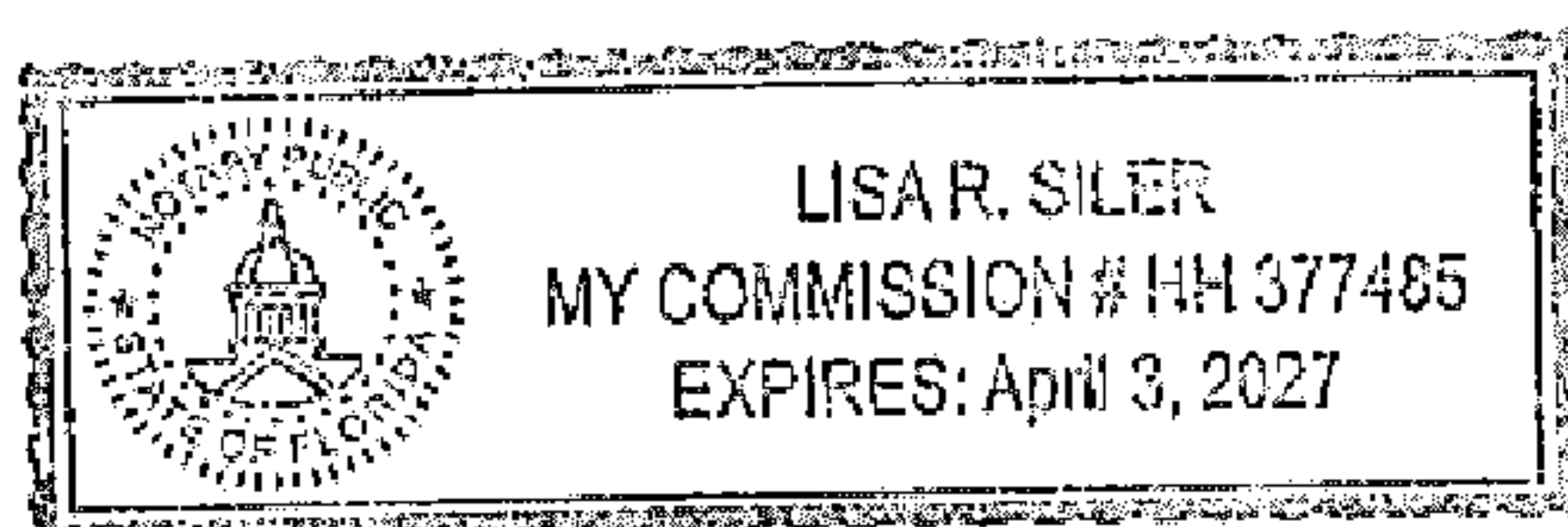
**"MORTGAGOR"**

*Lisa R. Siler*  
LISA R. SILER  
(Name and Signature of Witness 1)  
*Ashley Schriber*  
Ashley Schriber  
(Name and Signature of Witness 2)

By: *Michael C. Wright*  
Name: Michael C. Wright  
Title: Manager

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of August, 2023 by MICHAEL C. WRIGHT, who is personally known to me or have produced A VALID DRIVER LICENSE as identification.



NOTARY PUBLIC:  
Sign: *Lisa R. Siler*  
Print: LISA R. SILER  
State of Florida At Large  
(Seal)  
My Commission Expires: 4/3/2027  
Title/Rank: NOTARY/CLOSER

EXHIBIT A  
Legal Description of Mortgaged Property

A PART OF FRACTIONAL SECTION 12, TOWNSHIP 15 SOUTH, RANGE 32 EAST, DESCRIBED AS FOLLOWS: AS A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SUNSET HILL MEMORIAL CEMETERY AS RECORDED IN MAP BOOK 11, PAGE 277, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF MASON AVENUE A DISTANCE OF 129.45 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BERKSHIRE ROAD; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BERKSHIRE ROAD A DISTANCE OF 129.00 FEET TO A POINT ON THE SOUTHEAST CORNER OF LOT 1, MASON HEIGHTS SUBDIVISION, SECTION NO. 2 AS PER MAP RECORDED IN MAP BOOK 23, PAGE 181, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE EXTENDED NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 28.85 FEET TO A POINT ON THE EASTERLY LINE OF SAID SUNSET HILL MEMORIAL PARK CEMETERY; THENCE SOUTHERLY ALONG SAID EASTERLY LINE A DISTANCE OF 194.00 FEET TO THE POINT OF BEGINNING.



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

Detail by Entity Name

Florida Profit Corporation  
PETRA NORTH, INC.

Filing Information

Document Number P04000055040  
FEI/EIN Number 11-3715769  
Date Filed 03/31/2004  
State FL  
Status ACTIVE  
Last Event AMENDMENT  
Event Date Filed 07/22/2005  
Event Effective Date NONE

Principal Address

104 horseshoe trail  
ORMOND BEACH, FL 32174

Changed: 03/03/2022

Mailing Address

104 horseshoe trail  
ORMOND BEACH, FL 32174

Changed: 03/03/2022

Registered Agent Name & Address

Al-khateeb, Bassam  
104 horseshoe trail  
ORMOND BEACH, FL 32174

Name Changed: 04/28/2021

Address Changed: 03/03/2022

Officer/Director Detail

Name & Address

Title President

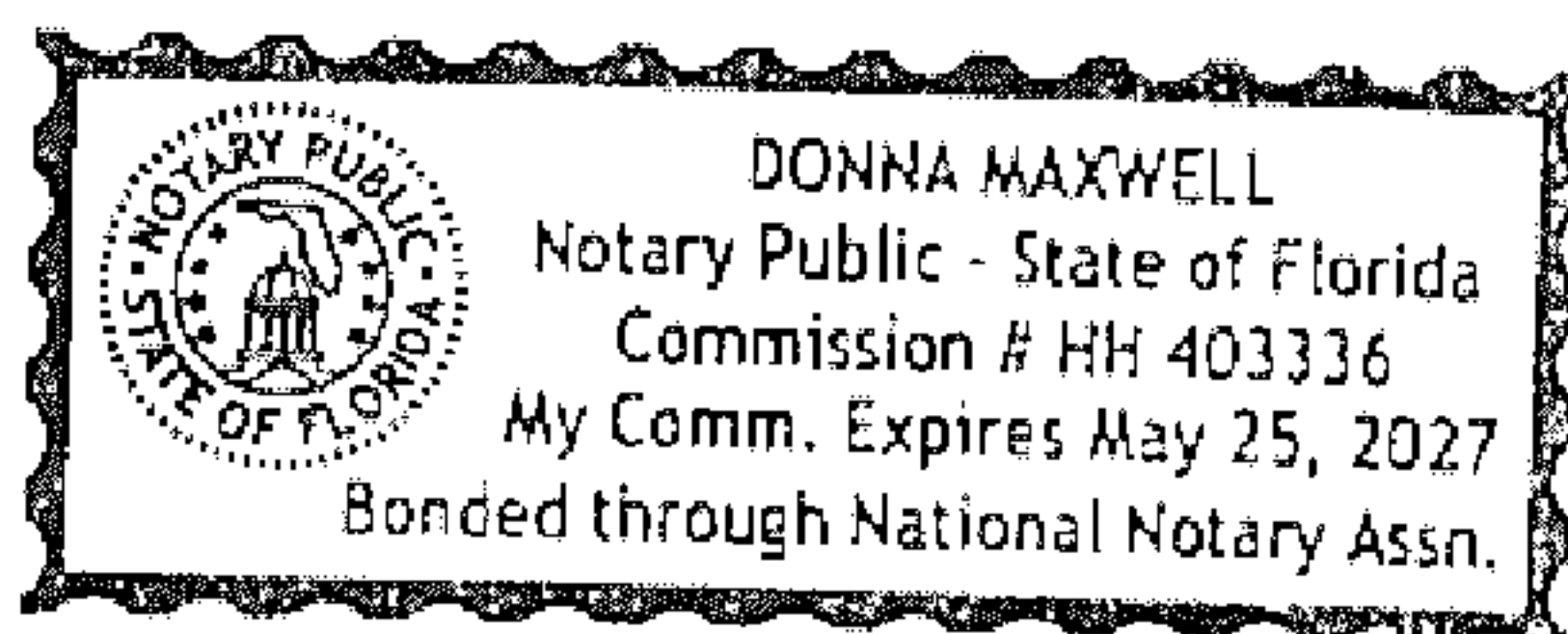
Al-khateeb, Bassam  
104 horseshoe trail  
ORMOND BEACH, FL 32174

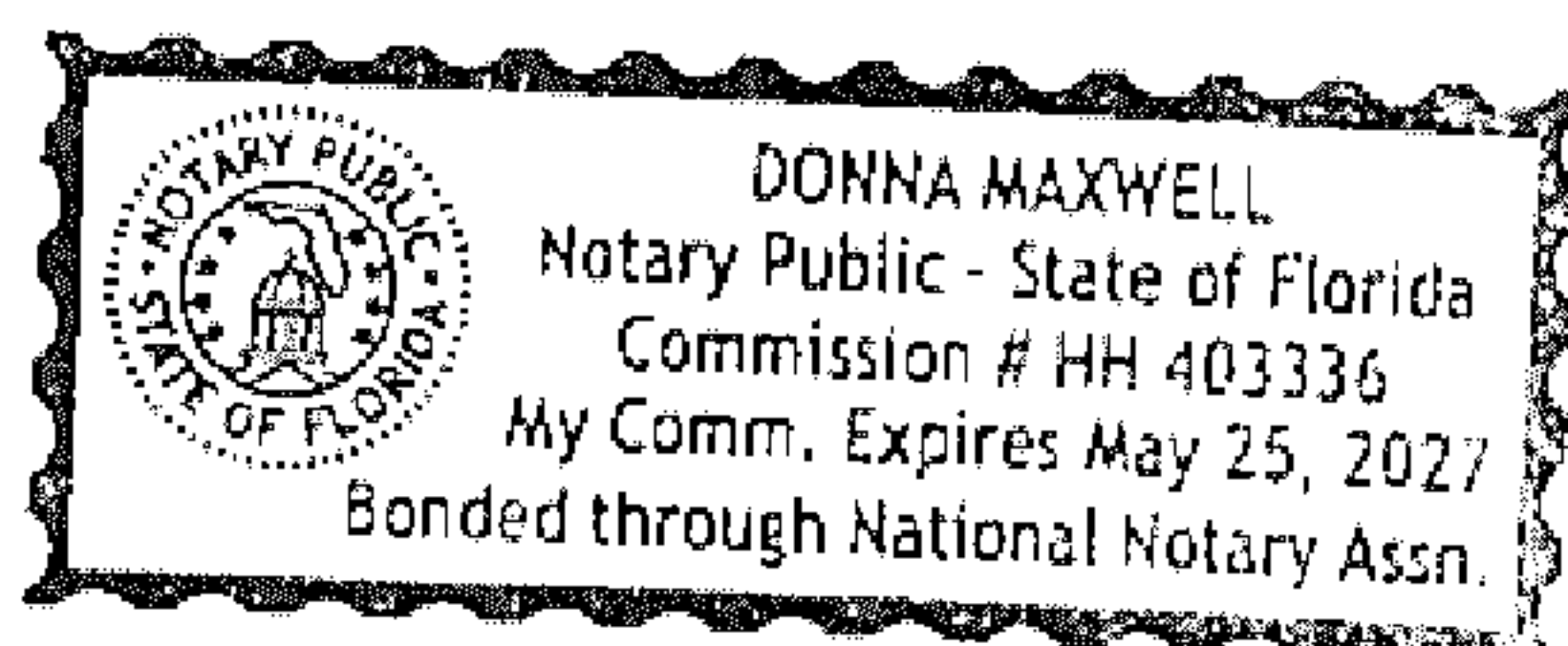
Annual Reports

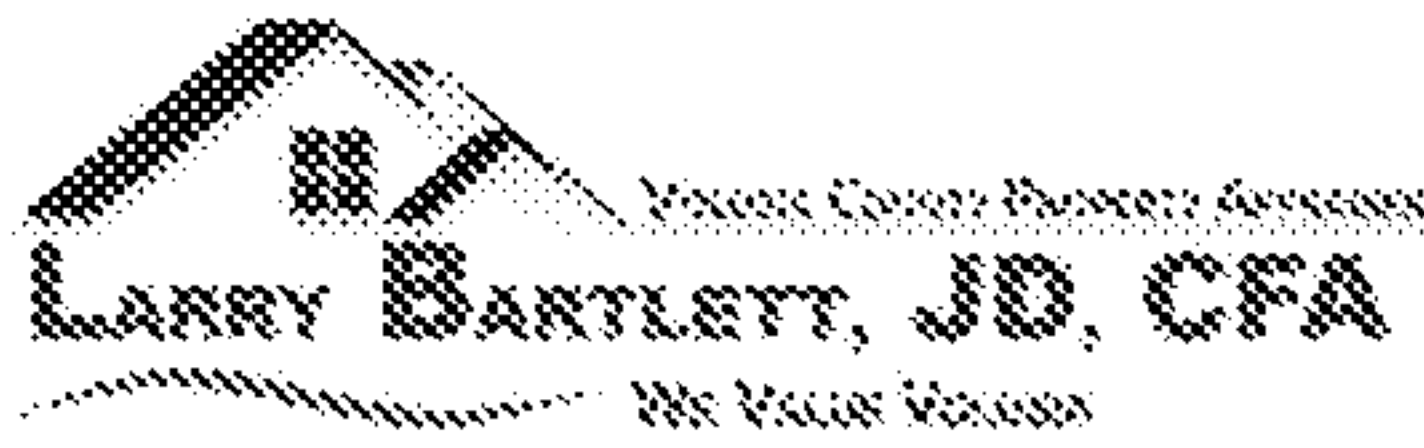
| Report Year | Filed Date |
|-------------|------------|
| 2024        | 05/01/2024 |
| 2025        | 04/29/2025 |
| 2026        | 04/30/2026 |

Document Images

|                                                     |                                          |
|-----------------------------------------------------|------------------------------------------|
| <a href="#">04/30/2026 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/29/2025 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">05/01/2024 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/08/2023 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/03/2022 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/28/2021 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/15/2020 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/16/2019 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/10/2018 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">08/25/2017 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/05/2016 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/27/2015 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">09/19/2014 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/01/2014 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/2013 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/2012 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/29/2011 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/2010 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/07/2009 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/13/2008 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/13/2007 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/29/2006 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">07/22/2005 -- Amendment</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">06/30/2005 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/31/2004 -- Domestic Profit</a>       | <a href="#">View image in PDF format</a> |







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: 3240227  
Parcel ID: 521200000030  
Township-Range-Section: 15 - 32 - 12  
Subdivision-Block-Lot: 00 - 00 - 0030  
Owner(s): 1260 MASON OF DAYTONA LLC - FS - Fee Simple - 100%  
Mailing Address On File: 1248 MASON AVE  
DAYTONA BEACH FL 32117 4552  
Physical Address: 812 BERKSHIRE RD, DAYTONA BEACH 32117  
Additional Address: 1260 MASON AVE, DAYTONA BEACH  
Building Count: 2  
Neighborhood: 7253 - COMMERCIAL/MASON AV FROM  
Subdivision Name:  
Property Use: 1200 - STORE/OFF/RES  
Tax District: 204-DAYTONA BEACH  
2025 Final Millage Rate: 18.0498  
Homestead Property: No  
Agriculture Classification: No  
Short Description: 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR  
4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184

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: | \$164,444              | \$166,716              | \$169,365              |
| Land Value:        | \$45,795               | \$45,795               | \$45,795               |
| Just/Market Value: | \$210,239              | \$212,511              | \$215,160              |

Working Tax Roll Values by Taxing Authority

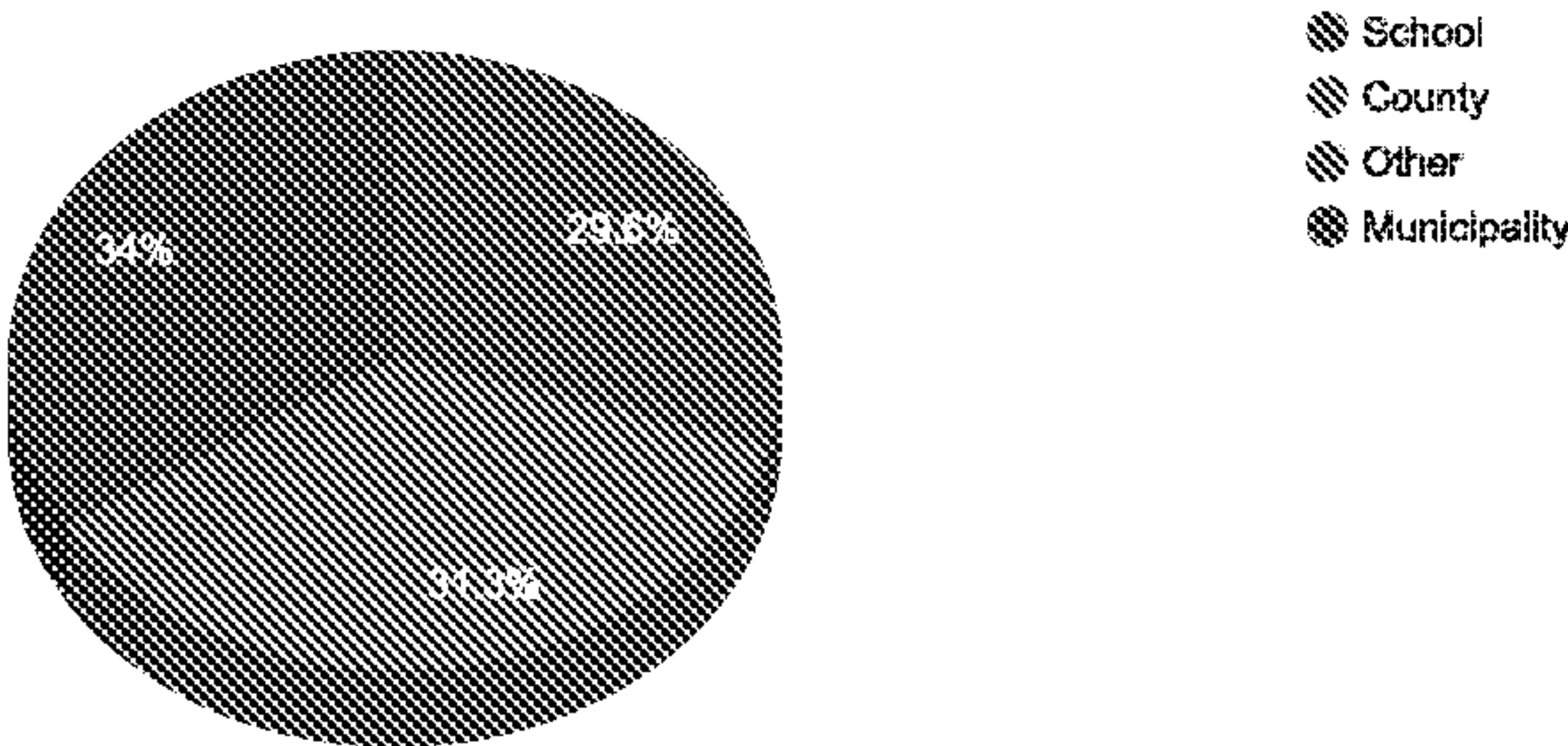
Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of 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                 | \$210,239         | \$210,239      | \$0      | \$210,239     | 1.5000       | \$315.36        |
| 0012          | DISCRETIONARY                       | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.7480       | \$157.26        |
| 0011          | REQ LOCAL EFFORT                    | \$210,239         | \$210,239      | \$0      | \$210,239     | 3.0310       | \$637.23        |
| 0050          | GENERAL FUND                        | \$210,239         | \$210,239      | \$0      | \$210,239     | 3.2007       | \$672.91        |
| 0053          | LAW ENFORCEMENT FUND                | \$210,239         | \$210,239      | \$0      | \$210,239     | 1.5994       | \$336.26        |
| 0055          | LIBRARY                             | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.3697       | \$77.73         |
| 0520          | MOSQUITO CONTROL                    | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.1573       | \$33.07         |
| 0530          | PONCE INLET PORT AUTHORITY          | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.0660       | \$13.88         |
| 0058          | VOLUSIA ECHO                        | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.2000       | \$42.05         |
| 0057          | VOLUSIA FOREVER                     | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.2000       | \$42.05         |
| 0065          | FLORIDA INLAND NAVIGATION DISTRICT  | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.0270       | \$5.68          |
| 0100          | HALIFAX HOSPITAL AUTHORITY          | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.7019       | \$147.57        |
| 0060          | ST JOHN'S WATER MANAGEMENT DISTRICT | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.1793       | \$37.70         |
| 0210          | DAYTONA BEACH                       | \$210,239         | \$210,239      | \$0      | \$210,239     | 5.9300       | \$1,246.72      |
| 0211          | DAYTONA BEACH IS&S 2004             | \$210,239         | \$210,239      | \$0      | \$210,239     | 0.1395       | \$29.33         |
|               |                                     |                   |                |          |               | 18.0498      | \$3,794.77      |

Non-Ad Valorem Assessments

| Project | #Units | Rate | Amount | Estimated Ad Valorem Tax:                | \$3,794.77 |
|---------|--------|------|--------|------------------------------------------|------------|
|         |        |      |        | Estimated Non-Ad Valorem Tax:            | \$0.00     |
|         |        |      |        | Estimated Taxes:                         | \$3,794.77 |
|         |        |      |        | Estimated Tax Amount without SOH/10CAP ☺ | \$3,794.77 |

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Asse | County Exemptions | County Taxable | HX Savings |
|------|------------|------------|------------|--------------|-------------------|----------------|------------|
| 2025 | \$45,795   | \$166,716  | \$212,511  | \$212,511    | \$0               | \$212,511      | \$0        |
| 2024 | \$45,795   | \$169,365  | \$215,160  | \$215,160    | \$0               | \$215,160      | \$0        |
| 2023 | \$45,795   | \$150,442  | \$196,237  | \$183,917    | \$0               | \$183,917      | \$0        |
| 2022 | \$45,795   | \$134,235  | \$180,030  | \$167,197    | \$0               | \$167,197      | \$0        |
| 2021 | \$38,700   | \$113,297  | \$151,997  | \$151,997    | \$0               | \$151,997      | \$0        |
| 2020 | \$38,700   | \$115,796  | \$154,496  | \$154,496    | \$0               | \$154,496      | \$0        |
| 2019 | \$38,700   | \$112,223  | \$150,923  | \$150,923    | \$0               | \$150,923      | \$0        |
| 2018 | \$38,700   | \$109,938  | \$148,638  | \$148,638    | \$0               | \$148,638      | \$0        |
| 2017 | \$38,700   | \$100,077  | \$138,777  | \$138,777    | \$0               | \$138,777      | \$0        |

Land Data

| #                 | Land Use                    | Ag | Type          | Units | Acres | Sq Feet | FF | Depth | Rate | Just Value |
|-------------------|-----------------------------|----|---------------|-------|-------|---------|----|-------|------|------------|
| 1                 | 1200-MIXED, STORE and OFFIC | N  | S-SQUARE FEET |       |       | 12,900  |    |       | 3.55 | \$45,795   |
| Total Land Value: |                             |    |               |       |       |         |    |       |      | \$45,795   |

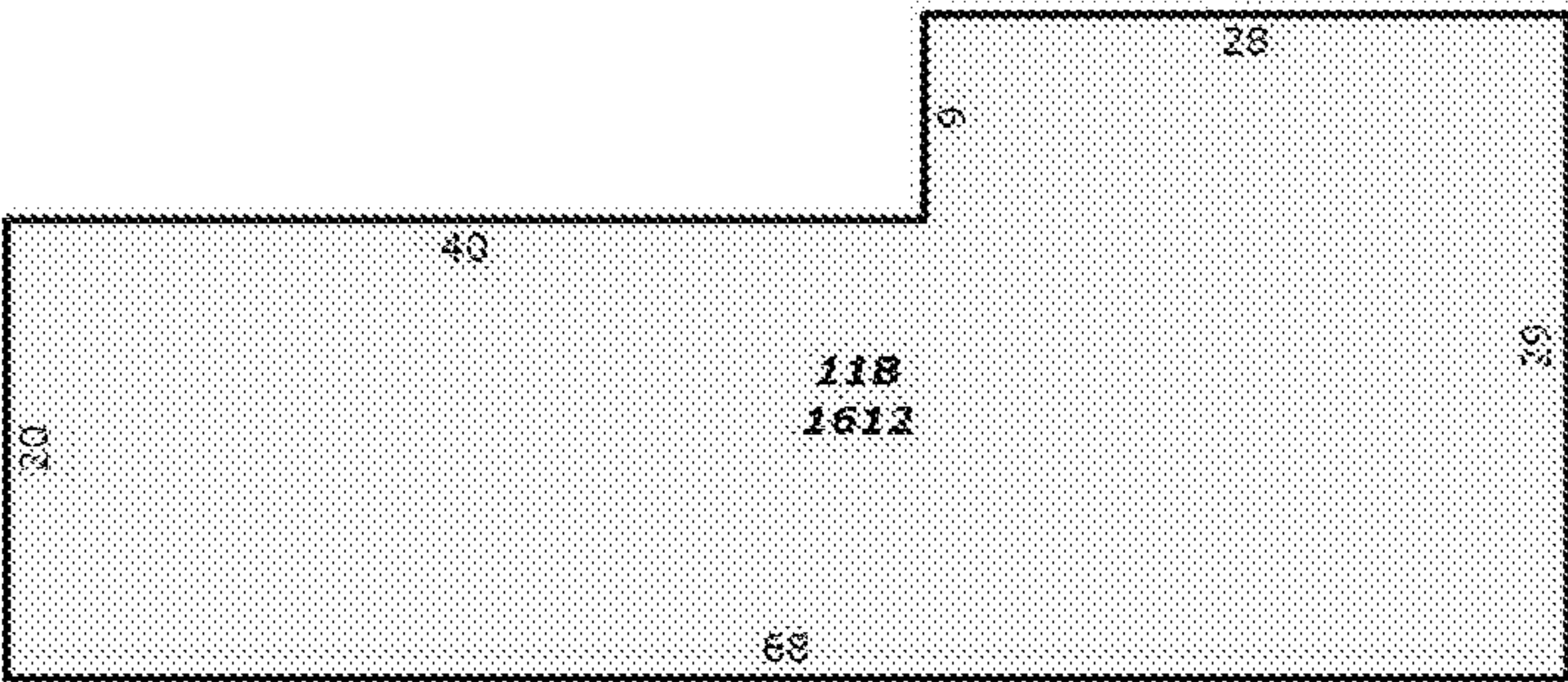
Building(s) - Commercial

Card (Bldg) #1

|                         |                      |               |           |
|-------------------------|----------------------|---------------|-----------|
| Structure Code:         | C - CONCRETE/MASONRY | Base RCN      | \$188,625 |
| Class:                  | -                    | Percent Good  | 37 %      |
| Grade:                  | 250                  | Total RCNLD   | \$69,791  |
| Built / Effective Year: | 1956 / 1982          | Market (NBHD) | 1         |
| Total / Business Area   | 1612 / 1612          | Factor        |           |
|                         |                      | Cost Value    | \$69,791  |

Summary of Commercial Sections Data

| Line # | From-To Floor | Section Finish          | Stories | Area  | Total Area | Business Area | Year Blt |
|--------|---------------|-------------------------|---------|-------|------------|---------------|----------|
| 1      | 01 -01        | 11B - CONVENIENCE STORE | 1       | 1,612 | 1,612      | 1,612         |          |
|        |               |                         |         |       | 1,612      | 1,612         |          |



Building(s) - Residential

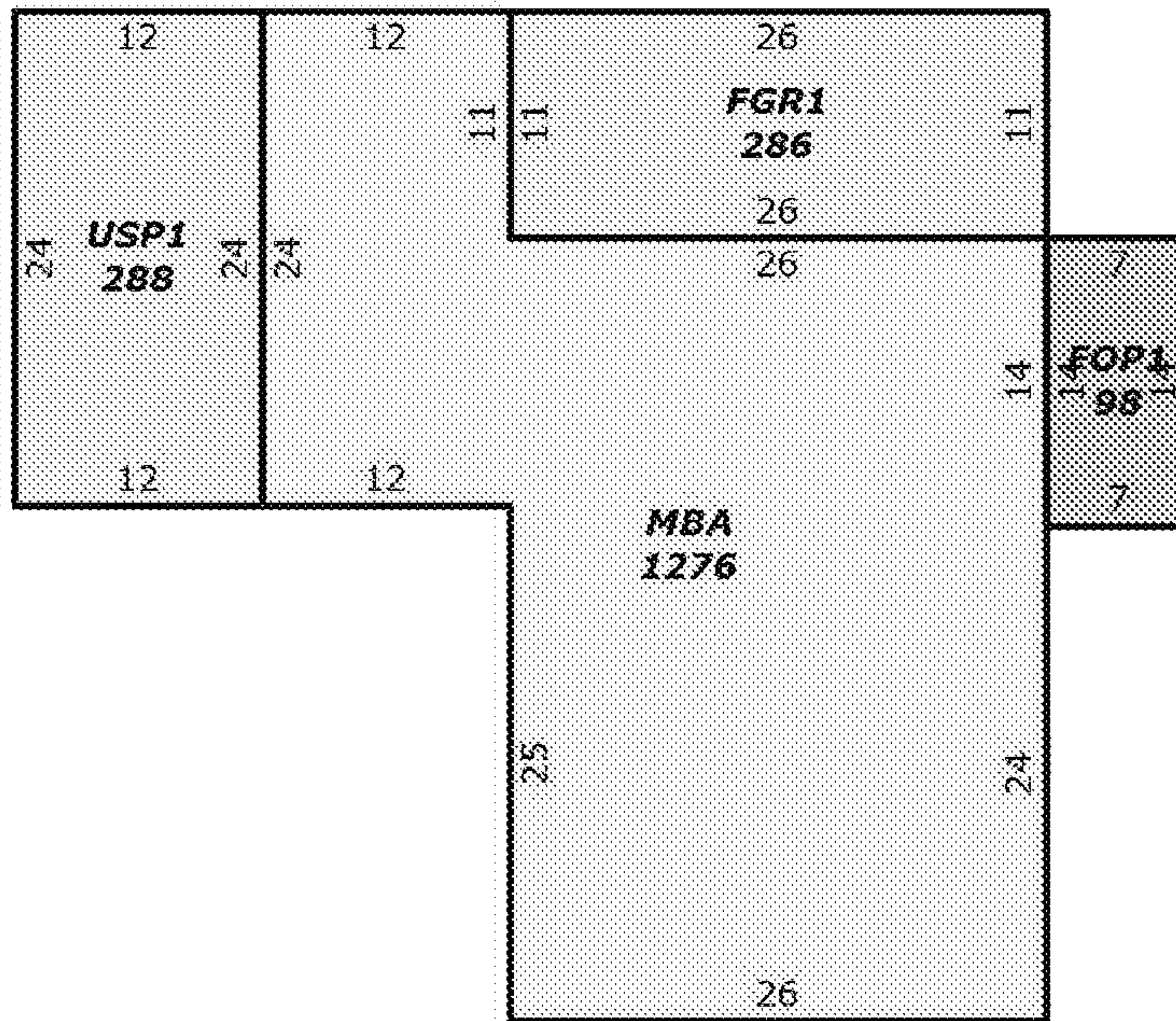
Card (Bldg) #: 2

|               |                    |                |                     |                  |   |
|---------------|--------------------|----------------|---------------------|------------------|---|
| Style:        |                    | # Stories:     | 1                   | 2 Fixture Baths: | 0 |
| Descriptions: | R1 - Single Family | # Bedrooms:    | 3                   | 3 Fixture Baths: | 1 |
| Quality Grd:  | 300                | Floor Type:    | 07 - TILE -         | 4 Fixture Baths: | 0 |
| Arch Design:  |                    |                | VINYL/CORK          | 5 Fixture Baths: | 0 |
| Year Built:   | 1955               | Wall Type:     | 3 - PLASTER         | 6 Fixture Baths: | 0 |
| Total SFLA:   | 1,276              | Exterior Wall: | 15 - CONCRETE -     | 7 Fixture Baths: | 0 |
| HVAC:         | N - NONE           |                | CINDER BLOCK        | Add'l Fixtures:  | 0 |
| Heat Method:  | 5 - FORCED         | Foundation:    | 3 - CONCRETE SLAB   |                  |   |
|               | NONDUCTED          | Roof Cover:    | 3 - ASPHALT SHINGLE |                  |   |
| Heat Source:  | 1 - ELECTRICITY    | Roof Type:     | 03 - GABLE          |                  |   |
|               |                    | FPL:           | //                  |                  |   |

Total Building Value: \$93,054

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

| Description              | Area  | Year Built |
|--------------------------|-------|------------|
| MAIN BUILDING            | 1276  |            |
| Porch, Open Finished     | 98    |            |
| Finished Garage          | 286   |            |
| Porch, Screen Unfinished | 286   |            |
| Total Building Area      | 1,948 |            |



#### Miscellaneous Improvement(s)

| #                          | Type                          | Year | Area  | Units | L x W   | Depreciated Value |
|----------------------------|-------------------------------|------|-------|-------|---------|-------------------|
| 1                          | PVA-PAVING ASPHALT            | 1956 | 1,600 | 1     |         | \$1,236           |
| 2                          | RSH-STORAGE, SHED RESIDENTIAL | 2009 | 100   | 1     | 10 x 10 | \$363             |
| Total Miscellaneous Value: |                               |      |       |       |         | \$1,599           |

#### 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 |
|-------------|----------------|------------|---------------------|-----------------------|-----------------|------------|
| 8447 / 4184 | 2023160408     | 08/10/2023 | WD-WARRANTY DEED    | UNQUALIFIED           | IMPROVED        | \$330,000  |
| 5344 / 3065 | 2004151244     | 04/06/2004 | QC1-QUIT CLAIM DEED | UNQUALIFIED           | IMPROVED        | \$100      |
| 4761 / 4148 | 2001222617     | 10/15/2001 | WD-WARRANTY DEED    | UNQUALIFIED           | IMPROVED        | \$100      |
| 4691 / 4754 | 2001108091     | 05/15/2001 | WD-WARRANTY DEED    | UNQUALIFIED           | IMPROVED        | \$150,000  |
| 2674 / 1138 |                | 04/15/1985 | WD-WARRANTY DEED    | UNQUALIFIED           | IMPROVED        | \$112,950  |
| 1837 / 0187 |                | 05/15/1976 | WD-WARRANTY DEED    | UNQUALIFIED           | IMPROVED        | \$35,200   |

#### 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                                                                                                    | Milage Group | Township-Range-Section | Subdivision-Block-Lot | Date Created |
|----------------------------------------------------------------------------------------------------------------------|--------------|------------------------|-----------------------|--------------|
| 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184 | 204          | 15 - 32 - 12           | 00 - 00 - 0030        | 27-DEC-81    |

#### Permit Summary

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

| Date | Number | Description | Amount |
|------|--------|-------------|--------|
|------|--------|-------------|--------|



# **WILL ROBERTS TAX COLLECTOR**

*Serving to make a difference*

## **TAX DEED APPLICATION COVER LETTER**

**Account #:** 521200000030

**Tax Deed #:** 32320

**Situs Address:** 812 BERKSHIRE RD

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**

JPL INVESTMENTS CORP AND OCEAN BANK

JOSE PICO

8724 SW 72 ST # 382

MIAMI, FL 33173

### **Owner on Current Tax Roll**

① 1260 MASON OF DAYTONA LLC  
SN 1248 MASON AVE  
(VOL) DAYTONA BEACH, FL 32117-4552

### **Billing Address on Current Tax Roll**

### **Additional Parties, Per Search**

② PETRA NORTH, INC. Mortgage Holder

③ CITY OF DAYTONA BEACH Lien Holder  
ATTN: LEGAL DEPARTMENT  
301 S RIDGEWOOD AVE  
DAYTONA BEACH, FL 32114

④ BASSAM AL-KHATEEB, REGISTERED Mortgage Holder's Agent/Rep  
AGENT O/B/O PETRA NORTH, INC.  
104 HORSESHOE TRAIL  
ORMOND BEACH, FL 32174

Will Roberts – Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720

Tel: 386-736-5938 • Fax: 386-822-5729

Web: volusiatax.gov • Email: taxcollector@volusiatax.gov



# WILL ROBERTS TAX COLLECTOR

*Serving to make a difference*

SN (VOL) (S) 1260 MASON OF DAYTONA LLC Title Holder  
★ 1260 MASON AVE  
DAYTONA BEACH, FL 32117

1260 MASON OF DAYTONA, LLC Title Holder  
1248 MASON AVE  
DAYTONA BEACH, FL 32117

SN (VOL) (G) MICHAEL C WRIGHT, REGISTERED Title Holder's Agent/Rep  
★ AGENT O/B/O 1260 MASON OF  
DAYTONA LLC  
1256 MASON AVE  
DAYTONA BEACH, FL 32117

## **Certified By:**

Will Roberts, CFC  
Tax Collector or Authorized Designee

**Poitras, Beth A**

---

**From:** Timothy Brownson <TBrownson@volusiatax.gov>  
**Sent:** Thursday, July 23, 2026 11:21 AM  
**To:** taxdeeds  
**Cc:** taxdeeds  
**Subject:** CERT #5271-24 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 #5271-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

1260 MASON OF DAYTONA LLC  
1248 MASON AVE  
DAYTONA BEACH, FL 32117-4552

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

1260 MASON OF DAYTONA LLC  
1248 MASON AVE  
DAYTONA BEACH, FL 32117-4552

ADV

⑦ SITUS ADDRESS 1260 MASON OF DAYTONA LLC  
SN 812 BERKSHIRE RD,  
(VOL) DAYTONA BEACH,  
32117

Sincerely,

Tim Brownson

Tax Analyst

Office of Will Roberts – Tax Collector

123 W. Indiana Ave., Room 103

DeLand, FL 32720

Ext. 12655

(386) 736-5938

Web: volusiatax.gov

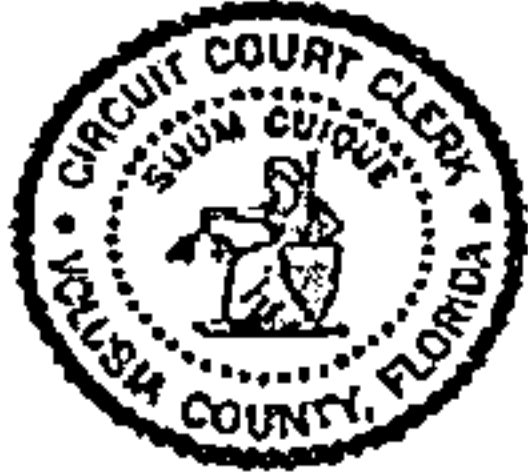
Online services: volusiatax.gov/online

Take our survey!



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

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



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

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

Attn: Tax Deed Division

July 28, 2026

**Payment Due: August 27, 2026**

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO  
8724 SW 72 ST # 382  
MIAMI FL 33173

RE: CERTIFICATE NUMBER: **5271-24**  
PARCEL ID NUMBER: **521200000030**

**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] .....                  | 96.88                |
| 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] .....                | 98.00                |
| Electronic Auction Fee [per Sect. 197.542(4)(c)].....         | 69.00                |
| <b>TOTAL DUE \$</b>                                           | <b><u>586.38</u></b> |

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.: **5271-24**  
AMOUNT ENCLOSED: **\$586.38**

MAKE CHECK PAYABLE TO:  
**Clerk of the Circuit Court**

Applicant's Name & Address:

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO  
8724 SW 72 ST # 382  
MIAMI FL 33173

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

Applicant's Deposit

CERTIFICATE NUMBER: 5271-24

Recording & Receipting Payment Breakdown

|                                    |         |    |        |
|------------------------------------|---------|----|--------|
| Clerk of Court Statutory Fee       | (TAXDE) | \$ | 60.00  |
| Postage                            | (PO)    |    | 96.88  |
| 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 |         |    | 10.00  |
| Recording Fee for Tax Deed         | (TDREC) |    | 8.50   |
| Recording Fee for Tax Deed         | (TDREC) |    | -      |
| Documentary Stamp Tax              | (TDESC) |    | 98.00  |
| Electronic Auction Fee             | (TDAUC) |    | 69.00  |
| TOTAL DEPOSIT \$                   |         |    | 586.38 |

Laura E. Roth  
Clerk of Court Volusia County, Florida  
Official Records: 8/24/2026 3:07 PM  
Receipt: 303160192 Drawer: 155497

JPL INVESTMENTS CORP AND OCEAN BANK JOSE  
PICO

Operator: spearson

Instrument #: 2026155720 Type: NO  
Book #: 8896 Page #: 3367 Time: 3:07 PM

Recording Fee: \$10.00  
1 Tax Deed Processing Fee - \$60.00 \$60.00  
9688 Postage - \$0.01 \$96.88  
5600 Advertising Fee - \$0.01 \$56.00  
16000 Sheriff's Fee/Tax Deed - \$0.01 \$160.00

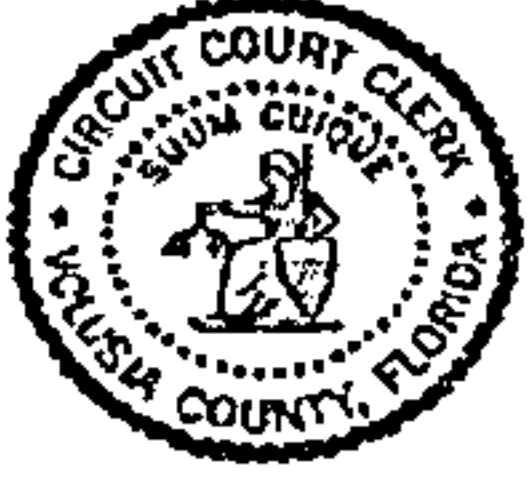
400 Postage - \$0.01 \$4.00  
1 Tax Deed Proof of Pub / Cert Mail Recor  
d - \$10.00 \$10.00

1 Tax Deed Certificate Sign and Seal - \$7.00  
1 Notice for Newspaper Sign and Seal - \$7.00  
1 Recording - \$8.50 \$8.50

9800 Tax Deed Deposit Escrow Doc Stamps o  
nly - \$0.01 \$98.00  
6900 Tax Deed Auction Fee - \$0.01 \$69.00  
CERT#5271-24 / JPL INVESTMENTS CORP AND OC  
EAN BANK JOSE PICO

Subtotal: \$586.38  
Sales Tax: \$0.00  
Due: \$586.38

CHK# 500971 \$586.38



**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 28, 2026

**Payment Due: August 27, 2026**

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8724 SW 72 ST # 382  
MIAMI FL 33173

RE: CERTIFICATE NUMBER: **5271-24**  
PARCEL ID NUMBER: **521200000030**

**REQUEST FOR DEPOSIT**

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|                                                         |                  |
|---------------------------------------------------------|------------------|
| Clerk of Court Statutory Fee [per Sect. 28.24]          | \$ 60.00         |
| Clerk of Court Mail Charge [per 28.24]                  | 96.88            |
| 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]                | 98.00            |
| - Electronic Auction Fee-[per-Sect. 197.542(4)(c)]      | 69.00            |
| <b>TOTAL DUE</b>                                        | <b>\$ 586.38</b> |

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.: **5271-24** MAKE CHECK PAYABLE TO:  
AMOUNT ENCLOSED: **\$586.38** Clerk of the Circuit Court

Applicant's Name & Address:

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO  
8724 SW 72 ST # 382  
MIAMI FL 33173

MAIL TO:

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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:

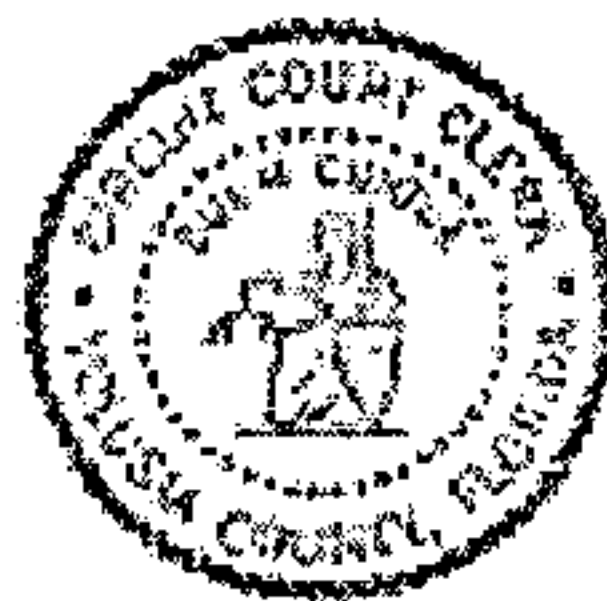
Certificate No. **5271-24** Year of Issuance **JUNE 1, 2024**

Description of Property **521200000030**  
**12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR 4691 PGS 4754-4755 &**  
**OR 5344 PG 3065 PER OR 8447 PG 4184**

Name in which assessed **1260 MASON OF DAYTONA 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 **3RD** day of **NOVEMBER, 2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 8/24/2026.



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

By: *S Pearson*  
**S PEARSON**  
**Deputy Clerk**

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

**OCTOBER 1, 2026**

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

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

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

Tax Deed Sale Date: **NOVEMBER 3, 2026**

Date: 8/31/26

Pages: 4

Completed by: Jodi Truitt

Date: 08/31/26

9-1-26 NO charges 82

| Certificate Number | Parcel ID Number | Name in which assessed in base year                        | Name & Address on Current Tax Roll                                                                                                                                  |
|--------------------|------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2394-23            | 801301000640     | PAYNE ROBERT L<br>L PAYNE PAULA K<br>C/O GEORGE PAYNE      | PAYNE ROBERT L ✓<br>C/O GEORGE PAYNE<br>207 ANDREE AVE<br>INTERLACHEN FL 32148<br><br>PAYNE PAULA K ✓<br>C/O GEORGE PAYNE<br>207 ANDREE AVE<br>INTERLACHEN FL 32148 |
| 2607-24            | 613001020140     | BOYETTE DAVID                                              | SPIRIT ENTERPRISES LLC ✓<br>138 S OLD HWY 61<br>EOLIA MO 63344-1119                                                                                                 |
| 2617-24            | 613001100170     | SANCHEZ SUSAN<br>SANCHEZ JOSE                              | SANCHEZ JOSE ✓<br>115 NW 2ND AVE<br>CAPE CORAL FL 33993-2418                                                                                                        |
| 2636-24            | 613101070020     | BYARS NOBLE H<br>% KAY RAGLAND                             | BYARS NOBLE H ✓<br>C/O KAY RAGLAND<br>PO BOX 132<br>KIRBY AR 71950                                                                                                  |
| 2906-24            | 710601100080     | AHRENDT ANNABELL EST<br>% JOANN HOSSZU &<br>ALBERT AHRENDT | AHRENDT ANNABELL EST ✓<br>C/O JOANN HOSSZU & ALBERT AHRENDT<br>318 DALE RD<br>MOSES LAKE WA 98831                                                                   |
| 3294-24            | 712802110010     | MADDOX CHRIS D                                             | MADDOX CHRIS D ✓<br>1122 MALLARD CREEK RD<br>LOUISVILLE KY 40207                                                                                                    |

|         |              |                                                             |                                                                                                                                              |
|---------|--------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 3569-20 | 611602030270 | EVONDOR<br>PROPERTY INC                                     | EVONDOR PROPERTY INC ✓<br>PO BOX 8028<br>PORT SAINT LUCIE FL 34985                                                                           |
| 5262-24 | 521119000600 | POUNCEY JOS F<br>& DELORIS                                  | POUNCEY JOSEPH F ✓<br>1606 S PATRICK CIR<br>DAYTONA BEACH FL 32117<br><br>POUNCEY DELORIS ✓<br>1606 S PATRICK CIR<br>DAYTONA BEACH FL 32117  |
| 5271-24 | 521200000030 | 1260 MASON OF<br>DAYTONA LLC                                | 1260 MASON OF DAYTONA LLC ✓<br>1248 MASON AVE<br>DAYTONA BEACH FL 32117-4552                                                                 |
| 5381-24 | 523713000440 | HARVEY<br>CYNTHIA<br>BIRTHRONG                              | HARVEY CYNTHIA BIRTHRONG ✓<br>105 VIRGINIA ST<br>EDGEWATER FL 32132-3619                                                                     |
| 5513-24 | 523826010012 | MURPHY<br>BENJAMIN I &<br>GLADYS                            | MURPHY BENJAMIN I ✓<br>370 PARKWAY ST<br>DAYTONA BEACH FL 32114-3032<br><br>MURPHY GLADYS ✓<br>370 PARKWAY ST<br>DAYTONA BEACH FL 32114-3032 |
| 5548-24 | 523836120020 | TRUSTEE<br>SERVICES LLC<br>TR STERN<br>FAMILY LAND<br>TRUST | TRUSTEE SERVICES LLC TR ✓<br>STERN FAMILY LAND TRUST<br>136 S FRANKLIN ST<br>DAYTONA BEACH FL 32114                                          |
| 5789-24 | 722000003660 | CRAYNON<br>RENEE                                            | CRAYNON RENEE ✓<br>2195 MESA DR<br>KINGMAN AZ 86401-7836                                                                                     |
| 5822-24 | 722501031140 | SUPERA ROSE<br>EST % DARLENE<br>L MISTAL                    | SUPERA ROSE EST ✓<br>C/O DARLENE L MISTAL<br>5716 MARIGOLD AVE<br>MILTON FL 32570                                                            |
| 5933-24 | 723601030910 | GALLAGHER<br>HARRY R                                        | GALLAGHER HARRY R ✓<br>1443 SIMONA DR<br>PITTSBURGH PA 15201-2003                                                                            |
| 5999-24 | 920900000021 | MANZULLO<br>JAMES A<br>MANZULLO<br>DONNA J                  | BURLINSON NICOLE ✓<br>420 E EVERGREEN AVE<br>LONGWOOD FL 32750-5552                                                                          |

|         |              |                                                             |                                                                                                                                                                                                    |
|---------|--------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6264-19 | 791502000640 | JAMES<br>LEONARD E &<br>ROBT MARIN %<br>KENNETH F<br>OSWALD | JAMES LEONARD E ✓<br>C/O KENNETH F OSWALD<br>600 COURTLAND ST STE 110<br>ORLANDO FL 32804-1313<br><br>MARINO ROBERT ✓<br>C/O KENNETH F OSWALD<br>600 COURTLAND ST STE 110<br>ORLANDO FL 32804-1313 |
| 6424-24 | 533809050250 | SULLIVAN<br>PATRICK                                         | SULLIVAN PATRICK ✓<br>334 COTTRILL AVE<br>DAYTONA BEACH FL 32114                                                                                                                                   |
| 6523-24 | 533865000040 | PICU LLC                                                    | PICU LLC ✓<br>3811 CUMBERLAND POND RD<br>RALEIGH NC 27606-4866                                                                                                                                     |
| 6724-24 | 533903700056 | HAYWARD<br>HAROLD VAN<br>HOUTEN<br>PROPERTIES LLC           | HAYWARD HAROLD ✓<br>531 BELLEVUE AVE<br>DAYTONA BEACH FL 32114<br><br>VAN HOUTEN PROPERTIES LLC ✓<br>531 BELLEVUE AVE<br>DAYTONA BEACH FL 32114                                                    |
| 6794-19 | 791502000491 | KERR BETTY JO                                               | KERR BETTY JO ✓<br>5030 36TH PL<br>HYATTSVILLE MD 20782-3908                                                                                                                                       |
| 6817-24 | 533950030010 | WALKER<br>WINSEL SR                                         | WALKER WINSEL SR ✓<br>525 CEDAR ST<br>DAYTONA BEACH FL 32114                                                                                                                                       |
| 6818-24 | 533950030020 | WALKER<br>WINSEL SR                                         | WALKER WINSEL SR ✓<br>525 CEDAR ST<br>DAYTONA BEACH FL 32114                                                                                                                                       |
| 6870-24 | 533980020130 | UNIVERSAL<br>FLIPS LLC                                      | UNIVERSAL FLIPS LLC ✓<br>8414 SUNSPRITE CT<br>ORLANDO FL 32818                                                                                                                                     |
| 7089-24 | 534401060070 | RIDGEWOOD<br>DAYTONA LLC                                    | RIDGEWOOD DAYTONA LLC ✓<br>2601 BISCAYNE BLVD<br>MIAMI FL 33131                                                                                                                                    |

|          |              |                                         |                                                                                                                                      |
|----------|--------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 7190-24  | 630603120010 | LOGUE RUSSELL E<br>E LOGUE<br>ANNETTE M | LOGUE RUSSELL E ✓<br>9165 CAMSHIRE DR<br>JACKSONVILLE FL 32244<br><br>LOGUE ANNETTE M ✓<br>9165 CAMSHIRE DR<br>JACKSONVILLE FL 32244 |
| 7216-24  | 630802000670 | DALTON<br>THOMAS R                      | DALTON THOMAS R ✓<br>67 GOLDEN GATE CIR<br>PORT ORANGE FL 32129                                                                      |
| 7424-24  | 631601060410 | BRADFORD<br>WILLIAM DANA                | BRADFORD WILLIAM DANA ✓<br>1215 SPARTAN AVE<br>PORT ORANGE FL 32127                                                                  |
| 7521-24  | 633708010080 | KLOOS JAMES V<br>KLOOS ITALIA M         | KLOOS JAMES V ✓<br>552 PALM PL W<br>PORT ORANGE FL 32127-4889                                                                        |
| 8441-20  | 530940000510 | HARELLSON<br>BUFORD R                   | HARELLSON BUFORD R ✓<br>524 HILLSIDE AVE<br>DAYTONA BEACH FL 32118-4817                                                              |
| 9244-19  | 611601090010 | ONEILL<br>CHARLES F &<br>ALIDA C        | ONEILL CHARLES F ✓<br>143 BASE HILL RD<br>KEENE NH 03431-5934<br><br>ONEILL ALIDA C ✓<br>143 BASE HILL RD<br>KEENE NH 03431-5934     |
| 9551-19  | 613301060020 | PARK VIRGINIA<br>L                      | PARK VIRGINIA L ✓<br>205 MADRONE<br>LARKSPUR CA 94939-1912                                                                           |
| 10131-24 | 843600000040 | HILAMAN CHRIS                           | HILAMAN CHRIS ✓<br>560 N US HWY 1<br>OAK HILL FL 32759                                                                               |
| 10854-24 | 843807030070 | EAGLE GOLD<br>AVIATION INC              | EAGLE GOLD AVIATION INC ✓<br>1663 PROMENADE CIR<br>PORT ORANGE FL 32129                                                              |
| 11082-24 | 701630130200 | GOLDMAN<br>MONICA                       | GOLDMAN MONICA ✓<br>713 REMMINGTON OAK<br>LAKE MARY FL 32746                                                                         |

|          |              |                                                    |                                                                                                                                        |
|----------|--------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 11192-24 | 745221000A50 | HATCHER<br>CONSTRUCTION<br>LLC                     | HATCHER CONSTRUCTION LLC ✓<br>511 PULLMAN RD #A5 & #A6<br>EDGEWATER FL 32132                                                           |
| 11193-24 | 745221000A60 | HATCHER<br>CONSTRUCTION<br>LLC                     | HATCHER CONSTRUCTION LLC ✓<br>511 PULLMAN RD #A5 & #A6<br>EDGEWATER FL 32132                                                           |
| 11397-24 | 530414001014 | PHAM HIEN<br>HOANG<br>NGUYEN<br>CHRISTINA<br>NHUNG | PHAM HIEN HOANG ✓<br>1227 OAK HAVEN RD<br>KNOXVILLE TN 37932<br><br>NGUYEN CHRISTINA NHUNG<br>1227 OAK HAVEN RD<br>KNOXVILLE TN 37932  |
| 11400-24 | 530414001418 | PHAM HIEN<br>HOANG                                 | PHAM HIEN HOANG ✓<br>1227 OAK HAVEN RD<br>KNOXVILLE FL 37932                                                                           |
| 11451-24 | 533329000280 | LUFT TYLER<br>DAVID LUFT<br>CATHERYN<br>DENESE     | LUFT TYLER DAVID ✓<br>334 GAYLORD AVE<br>PUEBLO CO 81004-1308<br><br>LUFT CATHERYN DENESE ✓<br>334 GAYLORD AVE<br>PUEBLO CO 81004-1308 |

To:  
Property Appraiser - County of Volusia

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

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

Tax Deed Sale Date: **NOVEMBER 3, 2026**

Date: 8/31/26

Pages: 4

Completed by: Laura Huff

Date: 08/31/2026

9-1-26 NO Changes 82

| CERTIFICATE<br>NUMBER | PARCEL ID NUMBER | INFORMATION REFLECTED ON<br>MOST RECENT CERTIFIED TAX ROLL |                |
|-----------------------|------------------|------------------------------------------------------------|----------------|
|                       |                  | HOMESTEAD?<br>YES OR NO                                    | ASSESSED VALUE |
| 2394-23               | 801301000640     | NO ✓                                                       | \$80           |
| 2607-24               | 613001020140     | NO ✓                                                       | \$1,498        |
| 2617-24               | 613001100170     | NO ✓                                                       | \$1,172        |
| 2636-24               | 613101070020     | NO ✓                                                       | \$4,688        |
| 2906-24               | 710601100080     | NO ✓                                                       | \$1,563        |
| 3294-24               | 712802110010     | NO ✓                                                       | \$1,875        |
| 3569-20               | 611602030270     | NO ✓                                                       | \$94           |

|         |              |       |           |
|---------|--------------|-------|-----------|
| 5262-24 | 521119000600 | YES ✓ | \$52,652  |
| 5271-24 | 521200000030 | NO ✓  | \$212,511 |
| 5381-24 | 523713000440 | NO ✓  | \$211,178 |
| 5513-24 | 523826010012 | NO ✓  | \$71,759  |
| 5548-24 | 523836120020 | NO ✓  | \$68,492  |
| 5789-24 | 722000003660 | NO ✓  | \$12,274  |
| 5822-24 | 722501031140 | NO ✓  | \$781     |
| 5933-24 | 723601030910 | NO ✓  | \$781     |
| 5999-24 | 920900000021 | NO ✓  | \$161,619 |
| 6264-19 | 791502000640 | NO ✓  | \$293     |
| 6424-24 | 533809050250 | NO ✓  | \$120,009 |

|         |              |      |           |
|---------|--------------|------|-----------|
| 6523-24 | 533865000040 | NO ✓ | \$176,286 |
| 6724-24 | 533903700056 | NO ✓ | \$25,732  |
| 6794-19 | 791502000491 | NO ✓ | \$293     |
| 6817-24 | 533950030010 | NO ✓ | \$40,966  |
| 6818-24 | 533950030020 | NO ✓ | \$11,441  |
| 6870-24 | 533980020130 | NO ✓ | \$80,330  |
| 7089-24 | 534401060070 | NO ✓ | \$15,438  |
| 7190-24 | 630603120010 | NO ✓ | \$153,144 |
| 7216-24 | 630802000670 | NO ✓ | \$125,019 |
| 7424-24 | 631601060410 | NO ✓ | \$67,304  |
| 7521-24 | 633708010080 | NO ✓ | \$39,750  |

|          |              |      |           |
|----------|--------------|------|-----------|
| 8441-20  | 530940000510 | NO ✓ | \$51,474  |
| 9244-19  | 611601090010 | NO ✓ | \$123     |
| 9551-19  | 613301060020 | NO ✓ | \$742     |
| 10131-24 | 843600000040 | NO ✓ | \$104,084 |
| 10854-24 | 843807030070 | NO ✓ | \$153,203 |
| 11082-24 | 701630130200 | NO ✓ | \$9,693   |
| 11192-24 | 745221000A50 | NO ✓ | \$167,340 |
| 11193-24 | 745221000A60 | NO ✓ | \$127,458 |
| 11397-24 | 530414001014 | NO ✓ | \$9,089   |
| 11400-24 | 530414001418 | NO ✓ | \$9,967   |
| 11451-24 | 533329000280 | NO ✓ | \$119,686 |

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

## **WARNING**

TAX DEED CERTIFICATE NO.: 5271-24

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

1260 MASON OF DAYTONA LLC  
1248 MASON AVE  
DAYTONA BEACH FL 32117-4552

5271-24

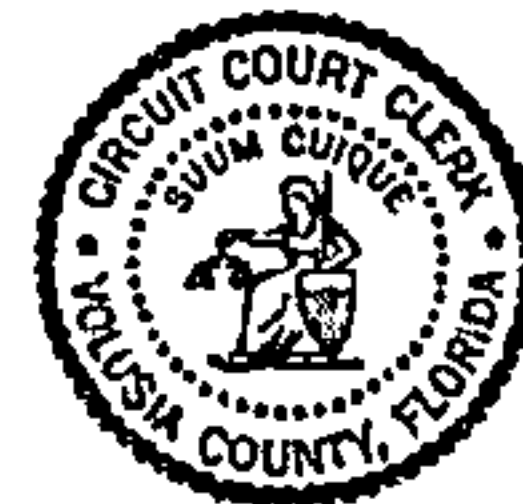
NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC  
AUCTION ON **NOVEMBER 3, 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 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

### **NOTICE OF APPLICATION FOR TAX DEED**

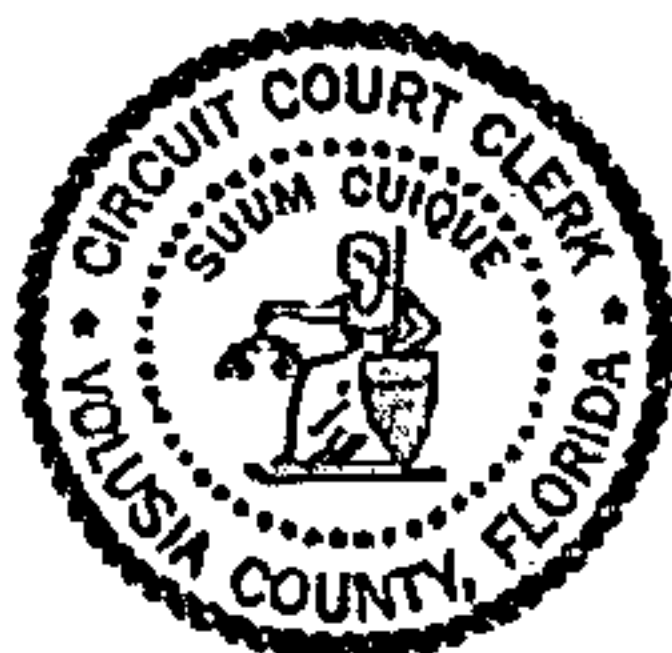
NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the  
following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number,  
the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5271-24** Name in which assessed: **1260 MASON OF DAYTONA LLC**  
Description of Property: **Parcel # 521200000030 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR  
4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184.**

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](http://www.volusia.realtaxdeed.com) on **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH  
CLERK OF THE CIRCUIT COURT  
Volusia County



REDEMPTION AMOUNT: **\$14,730.62**

OPENING BID AMOUNT: \$14,707.37

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.: **5271-24**  
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

1260 MASON OF DAYTONA LLC  
1248 MASON AVE  
DAYTONA BEACH FL 32117-4552

**\*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]

9589 0710 5270 0225 1453 4524 43

# U.S. Postal Service<sup>TM</sup> CERTIFIED MAIL<sup>®</sup> RECEIPT

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

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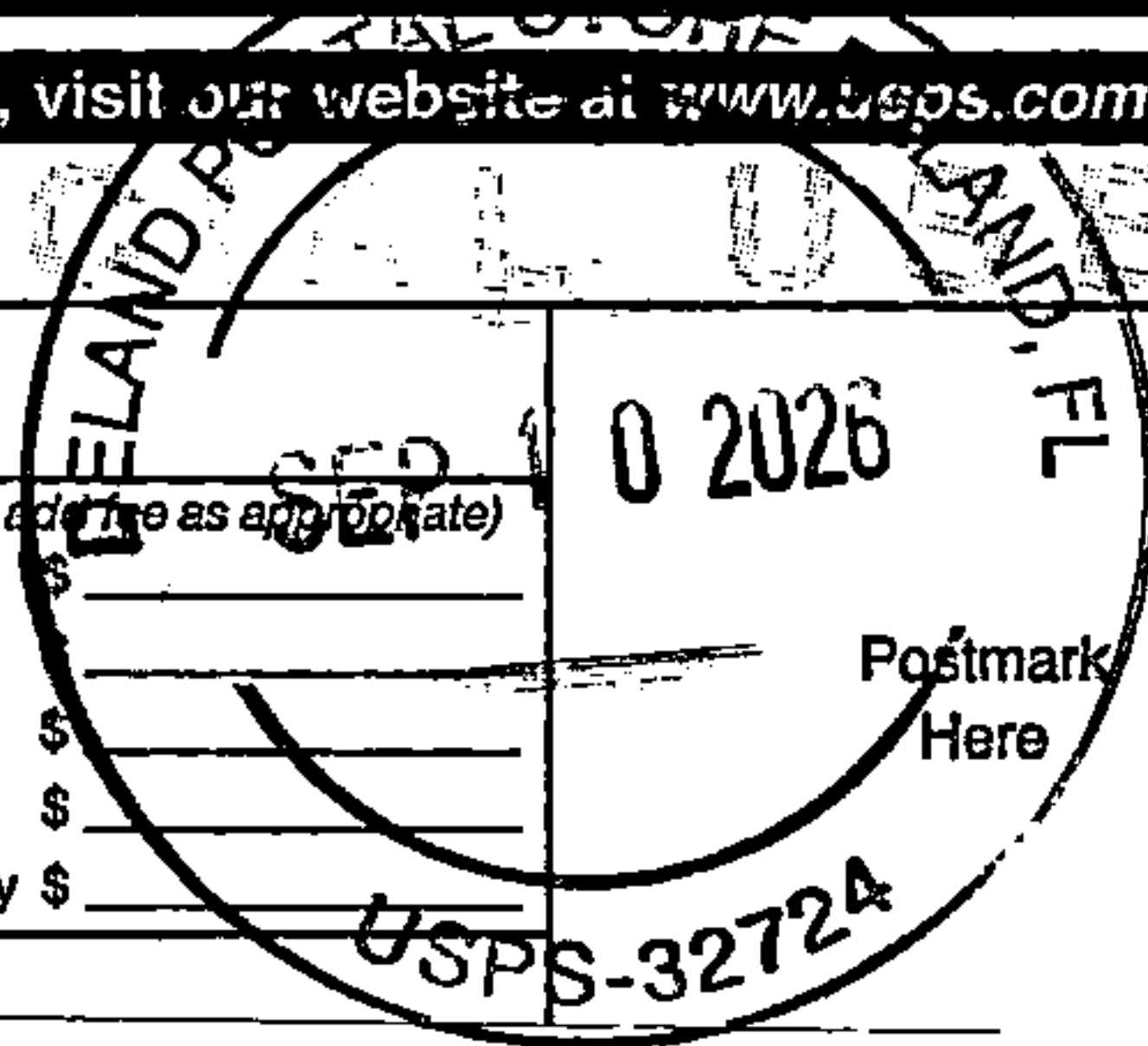
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1260 MASON OF DAYTONA LLC

1248 MASON AVE

DAYTONA BEACH FL 32117-4552

5271-24 NOVEMBER 3, 2026



**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:**

1260 MASON OF DAYTONA LLC  
1248 MASON AVE  
DAYTONA BEACH FL 32117-4552

5271-24 NOVEMBER 3, 2026



9590 9402 8217 3030 9790 58

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X

*ABR...on*

☐ Addressee

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

*Andrew*

**C. Date of Delivery**

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

**3. Service Type**

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

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

all Restricted Delivery

9589 0710 5270 1453 4524 43

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

## **WARNING**

TAX DEED CERTIFICATE NO.: 5271-24

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WHICH YOU OWN OR IN WHICH YOU HAVE A  
LEGAL INTEREST.**

PETRA NORTH INC

5271-24

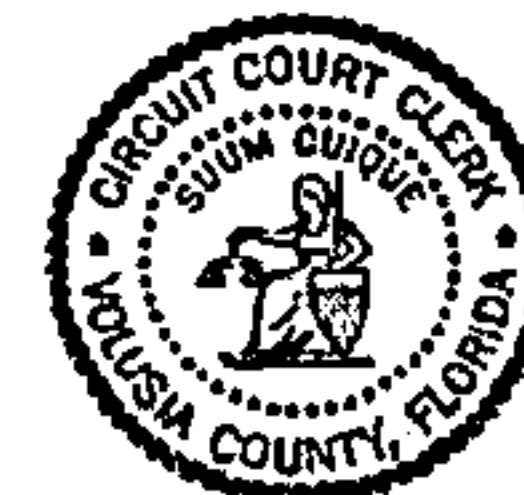
NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC  
AUCTION ON **NOVEMBER 3, 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,  
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CLERK OF THE CIRCUIT COURT, ATTN: **TAX DEED  
DEPARTMENT**, 101 N. ALABAMA AVE, P O BOX  
6043, DELAND, FLORIDA 32721. TELEPHONE (386)  
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

### **NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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:

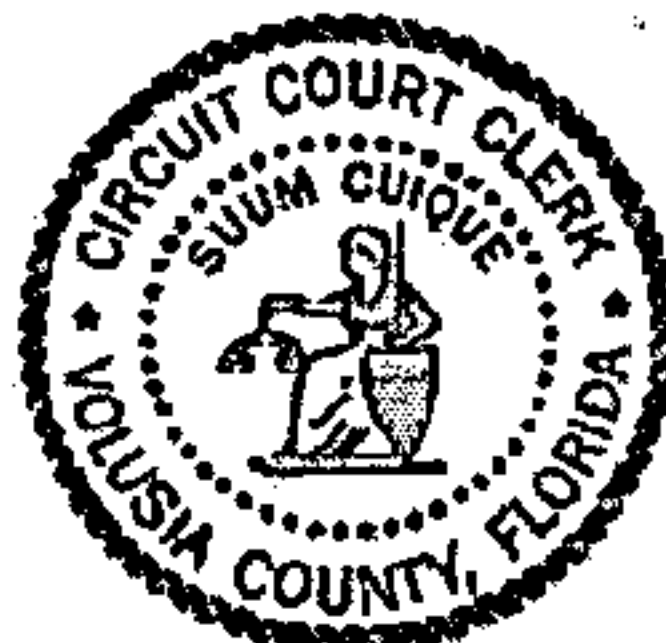
Certificate No.: **5271-24** Name in which assessed: **1260 MASON OF DAYTONA LLC**

Description of Property: **Parcel # 521200000030 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR  
4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184.**

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](http://www.volusia.realtaxdeed.com) on **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
Volusia County



REDEMPTION AMOUNT: **\$14,730.62**

OPENING BID AMOUNT: \$14,707.37

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.: **5271-24**  
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

PETRA NORTH INC

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

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]

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

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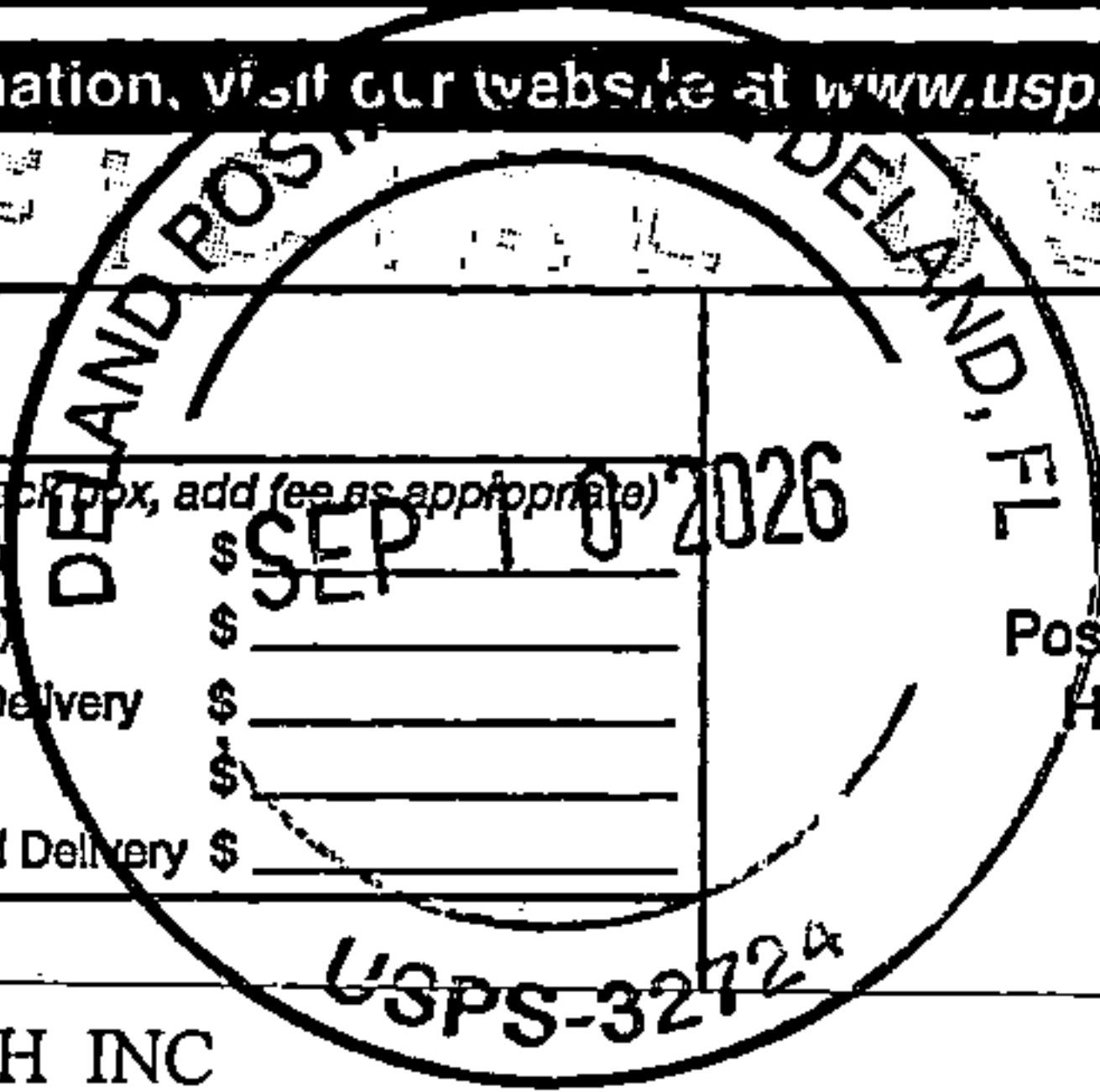
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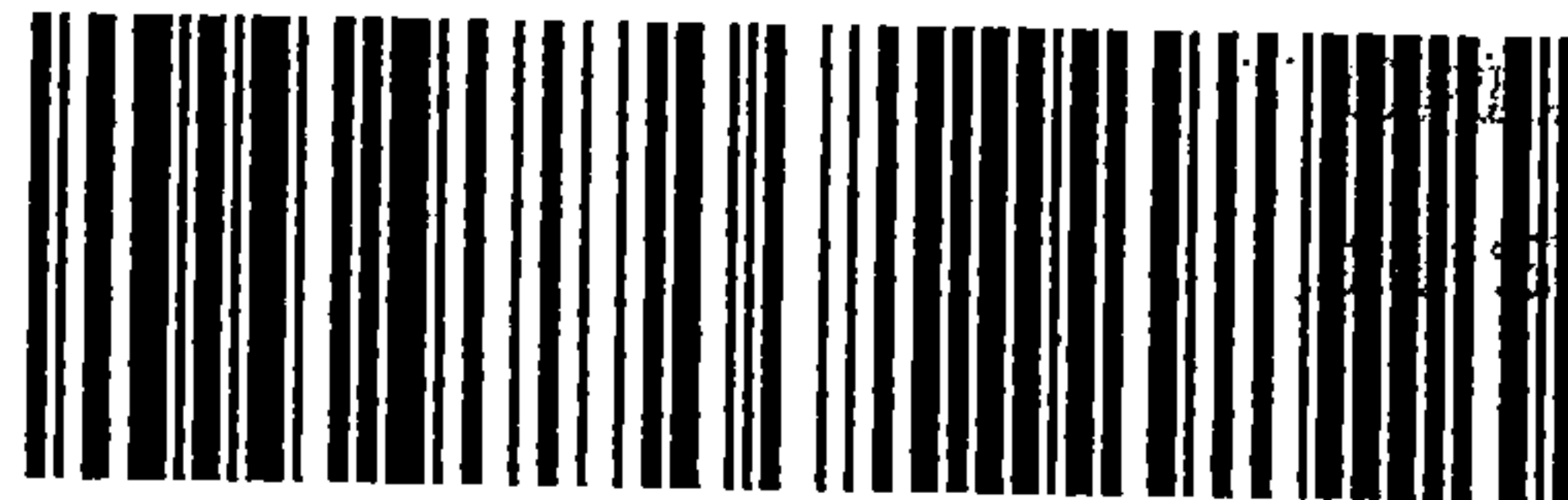
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**LAURA E. ROTH**  
CLERK OF THE CIRCUIT COURT  
101 N. ALABAMA AVE • P.O. BOX 6043  
DELAND, FLORIDA 32721-6043

**TAX DEED DEPT**

**CERTIFIED MAIL®**

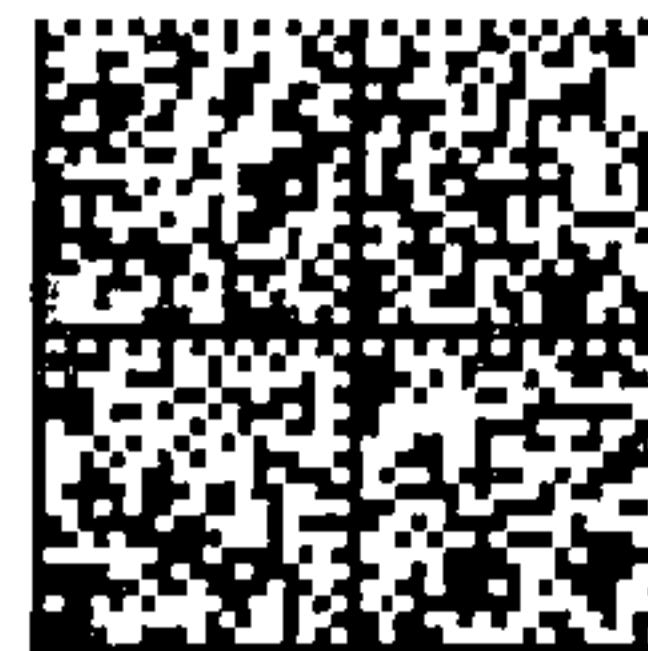


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DELAND FL 32721

SEP 2026

FIRST-CLASS



**US POSTAGE** IMPITNEY BOWES



ZIP 32724 **\$ 010.98<sup>0</sup>**  
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2026 SEP 16 PM 3:53

CLERK OF THE CIRCUIT  
& COUNTY VOLUNTARY  
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PETRA NORTH INC

5271-24

NOVEMBER 3, 2026

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

**TAX DEED DEPT**

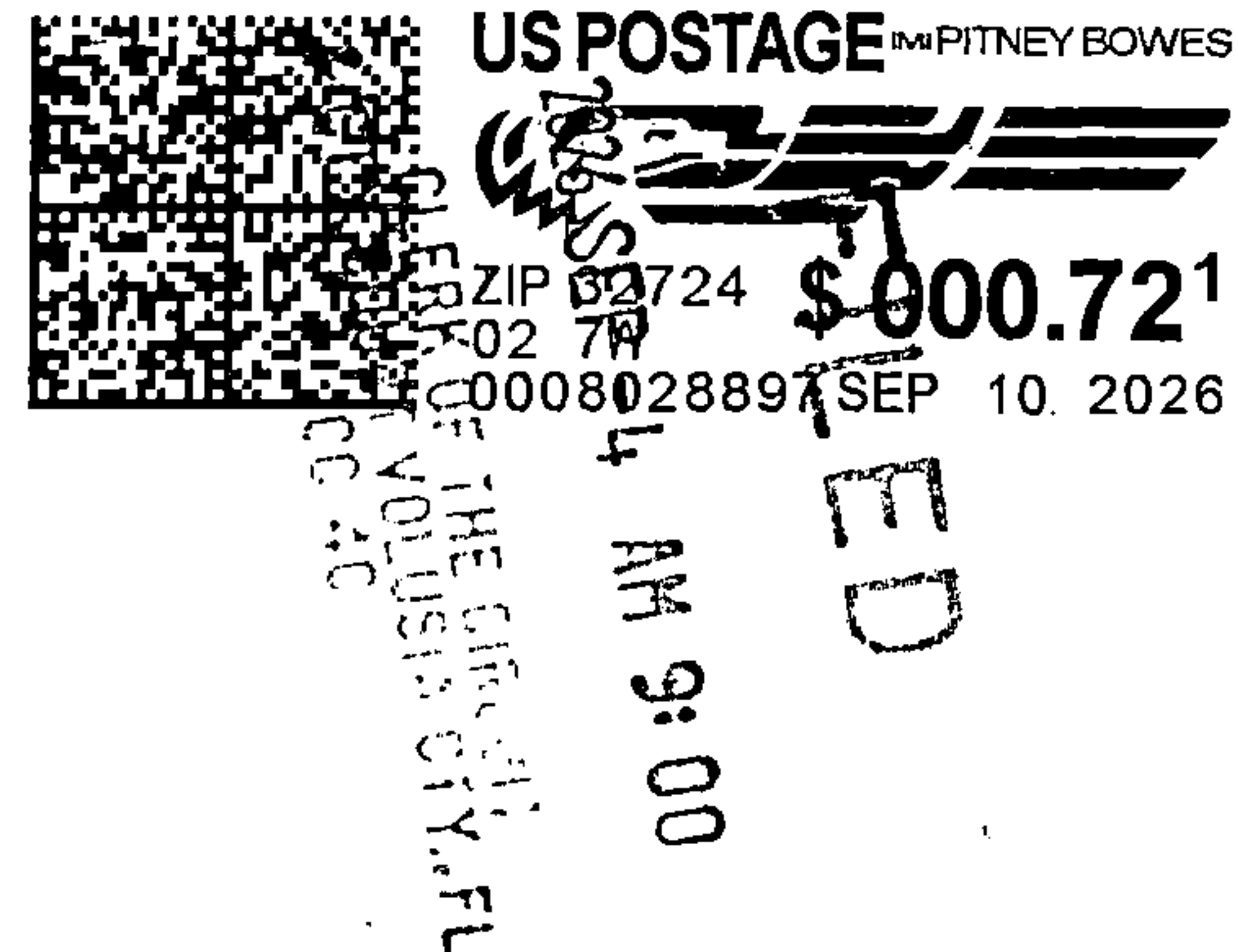
PETRA NORTH INC

5271-24

NOVEMBER 3, 2026

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FIRST-CLASS  
NONAUTO  
PRSRT LTR



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

## **WARNING**

TAX DEED CERTIFICATE NO.: 5271-24

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

CITY OF DAYTONA BEACH ATTN: LEGAL  
DEPARTMENT  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114

5271-24

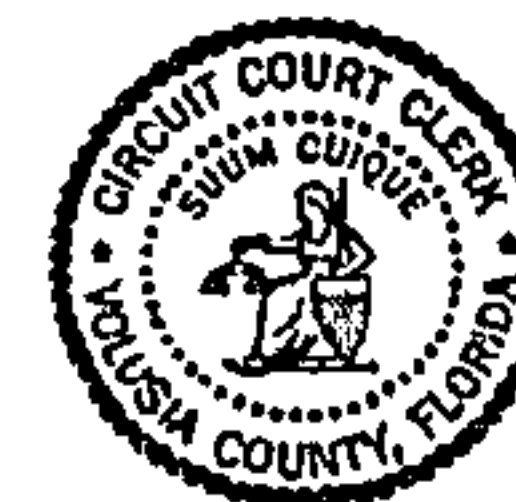
NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC  
AUCTION ON **NOVEMBER 3, 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 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

### **NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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.: **5271-24** Name in which assessed: **1260 MASON OF DAYTONA LLC**

Description of Property: **Parcel # 521200000030 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR  
4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184.**

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](http://www.volusia.realtaxdeed.com) on **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH  
CLERK OF THE CIRCUIT COURT  
Volusia County



REDEMPTION AMOUNT: **\$14,730.62**

OPENING BID AMOUNT: **\$14,707.37**

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.: **5271-24**  
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

CITY OF DAYTONA BEACH ATTN: LEGAL DEPARTMENT  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]

9589 0710 0120 6856 5270 0225 1453 4524 67

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL MAIL USE

Certified Mail Fee

\$

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

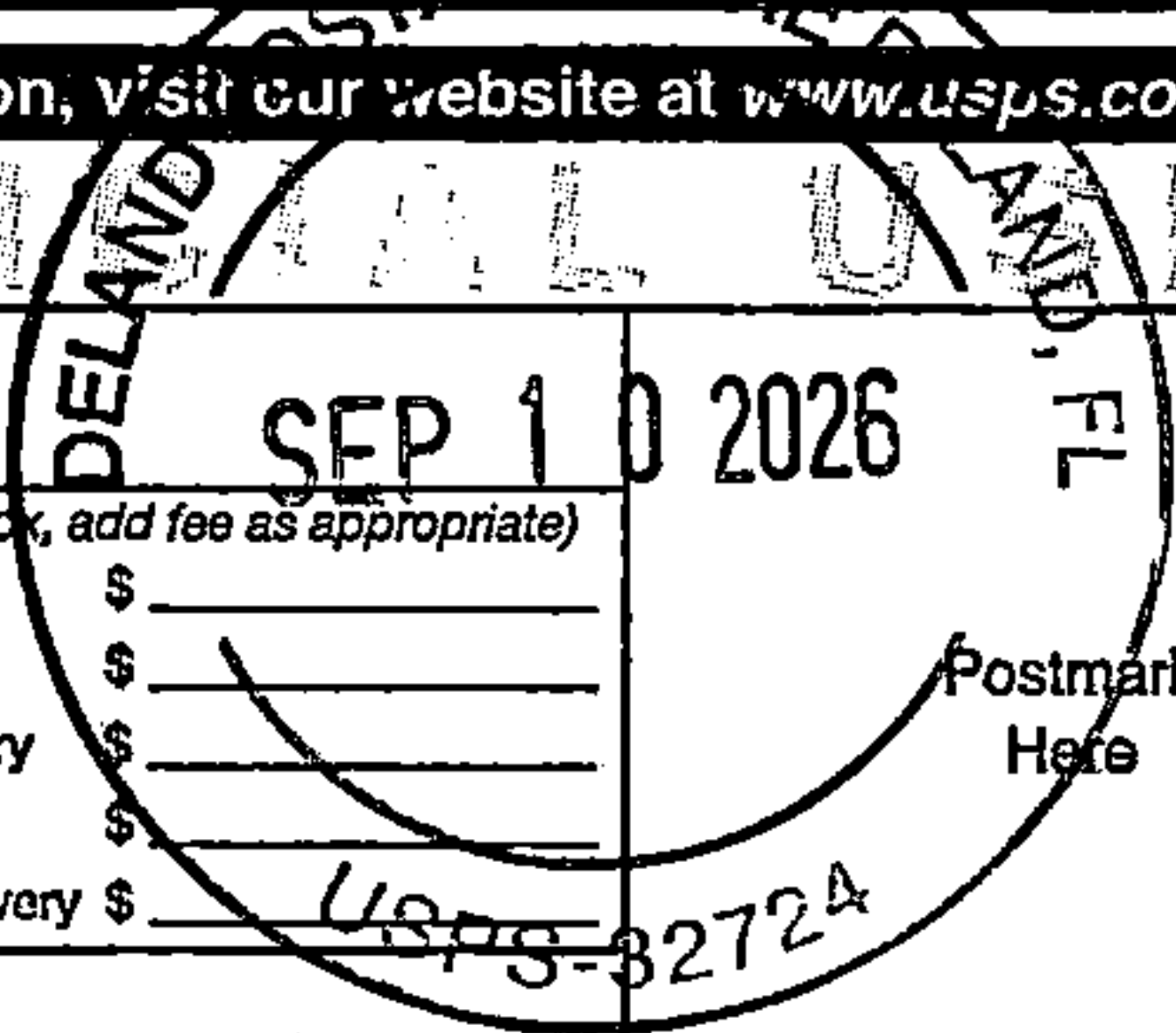
- ☐ Return Receipt (hardcopy) \$ \_\_\_\_\_
- ☐ Return Receipt (electronic) \$ \_\_\_\_\_
- ☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_
- ☐ Adult Signature Required \$ \_\_\_\_\_
- ☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

CITY OF DAYTONA BEACH ATTN: LEGAL  
DEPARTMENT  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114

5271-24 NOVEMBER 3, 2026



**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

CITY OF DAYTONA BEACH ATTN: LEGAL  
DEPARTMENT  
301 S RIDGEWOOD AVE  
DAYTONA BEACH FL 32114

5271-24 NOVEMBER 3, 2026



9590 9402 8217 3030 9790 34

2 Article Number (Transfer from service label)

9589 0710 5270 1453 4524 67

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X

*Gina Fountain*

☐ Agent

☐ Addressee

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

Gina Fountain

**C. Date of Delivery**

9-14-26

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

☐ Yes

☐ No

OFFICE OF THE CLERK  
CITY OF DAYTONA  
CO. 40

18 AM 8:36

LED

**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

all

all Restricted Delivery

(over \$500)

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

## **WARNING**

TAX DEED CERTIFICATE NO.: 5271-24

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BASSAM AL-KHATEEB REGISTERED AGENT O/B/O  
PETRA NORTH INC  
104 HORSESHOE TRAIL  
ORMOND BEACH FL 32174

5271-24

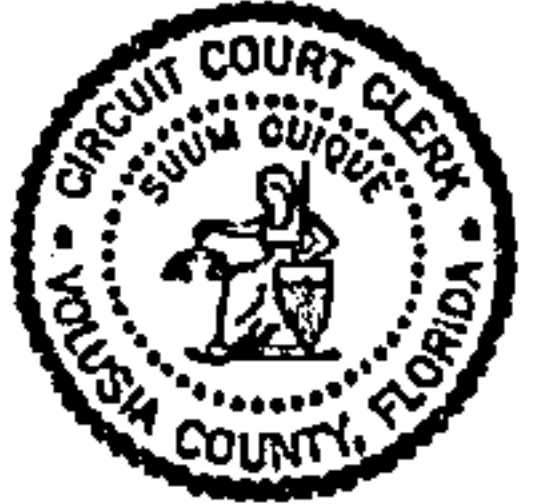
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DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

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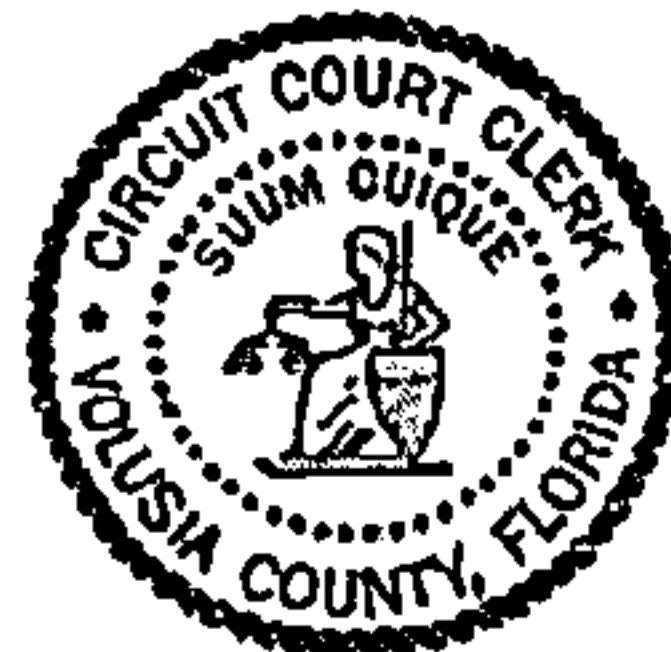
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Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

BASSAM AL-KHATEEB REGISTERED AGENT O/B/O PETRA NORTH INC  
104 HORSESHOE TRAIL  
ORMOND BEACH FL 32174

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MAIL TO:

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[Telephone: 386-736-5938]

9589 0710 5270 1453 4524 74

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Certified Mail Fee

\$

Extra Services & Fees (checkbox, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

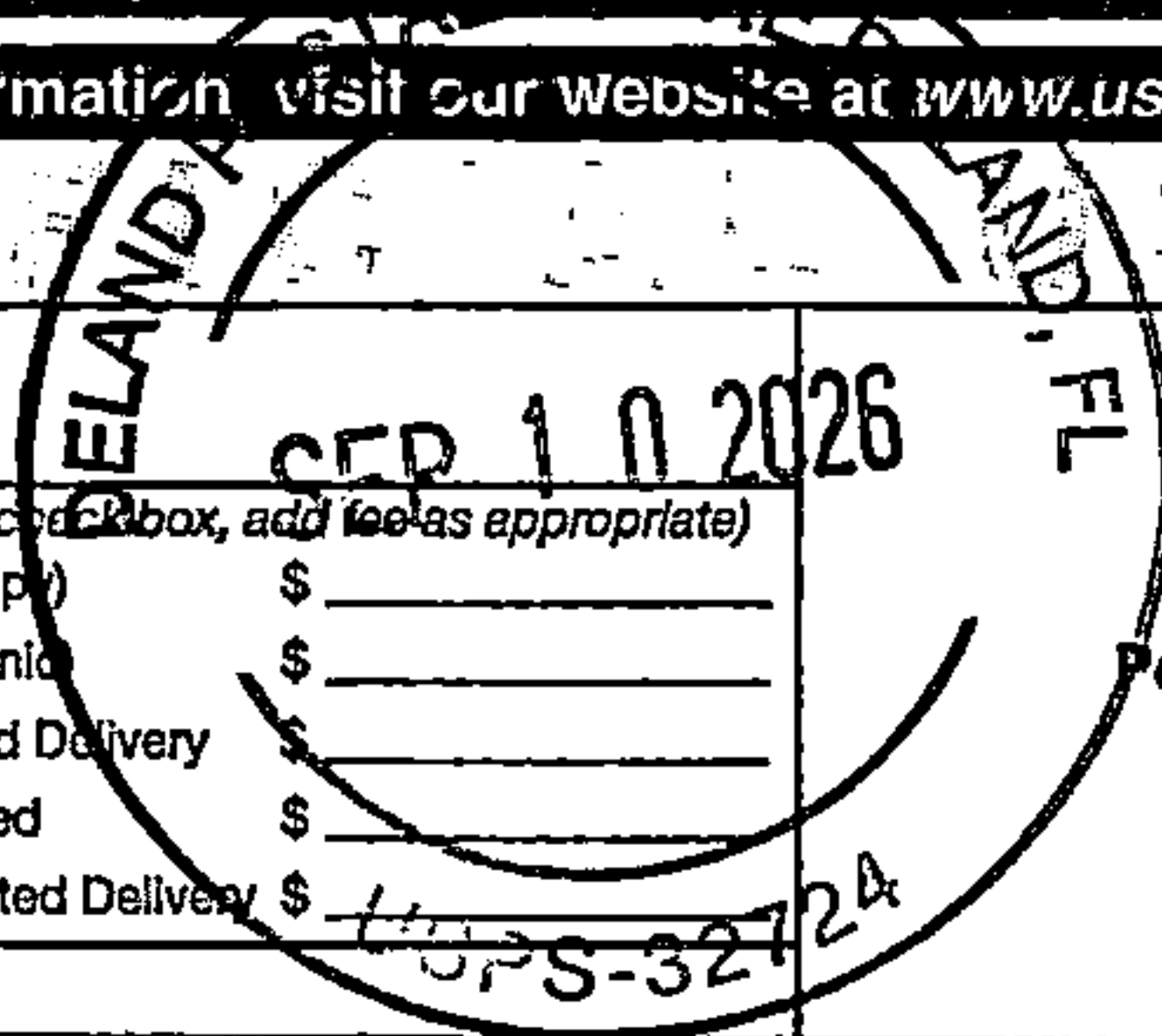
\$

Postage

BASSAM AL-KHATEEB REGISTERED AGENT  
O/B/O PETRA NORTH INC  
104 HORSESHOE TRAIL  
ORMOND BEACH FL 32174

5271-24 NOVEMBER 3, 2026

Postmark  
Here



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

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1260 MASON OF DAYTONA LLC  
1260 MASON AVE  
DAYTONA BEACH FL 32117

5271-24

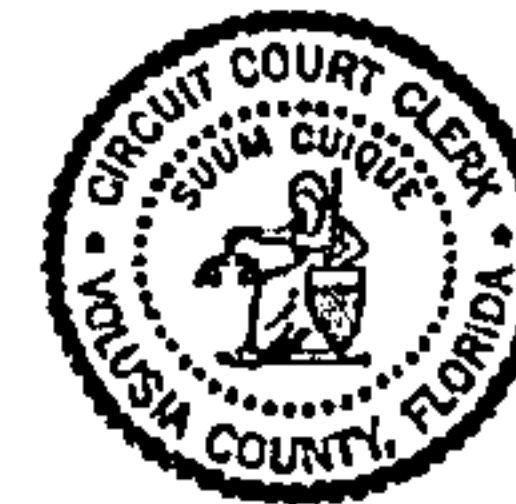
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736-5919 OR (386) 257-6000 EXT 15919.

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LAURA E ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

### NOTICE OF APPLICATION FOR TAX DEED

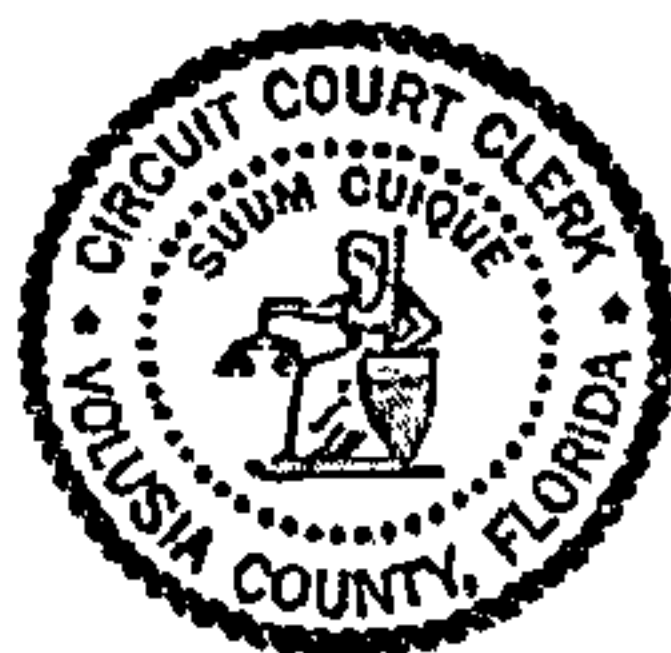
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Volusia County



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REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

1260 MASON OF DAYTONA LLC  
1260 MASON AVE  
DAYTONA BEACH FL 32117

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MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

9589 0710 5270 1453 4524 81

# U.S. Postal Service<sup>TM</sup> CERTIFIED MAIL<sup>®</sup> RECEIPT

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OFFICE OF THE POSTMASTER GENERAL

Certified Mail Fee

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

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

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Postmark  
Here

Postage

1260 MASON OF DAYTONA LLC  
1260 MASON AVE  
DAYTONA BEACH FL 32117

5271-24      NOVEMBER 3, 2026

**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:**

1260 MASON OF DAYTONA LLC  
1260 MASON AVE  
DAYTONA BEACH FL 32117

5271-24 NOVEMBER 3, 2026



9590 9402 8217 3030 9790 10

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

9589 0710 5270 1453 4524 81

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X

*[Handwritten Signature]*

☐ Agent

☐ Addressee

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

*[Handwritten Name: ANDRIKA BROWN]*

**C. Date of Delivery**

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

☐ Yes

☐ No

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UNITED STATES  
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**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

all

all Restricted Delivery

(over \$500)

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

## **WARNING**

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MICHAEL C WRIGHT REGISTERED AGENT O/B/O  
1260 MASON OF DAYTONA LLC  
1256 MASON AVE  
DAYTONA BEACH FL 32117

5271-24

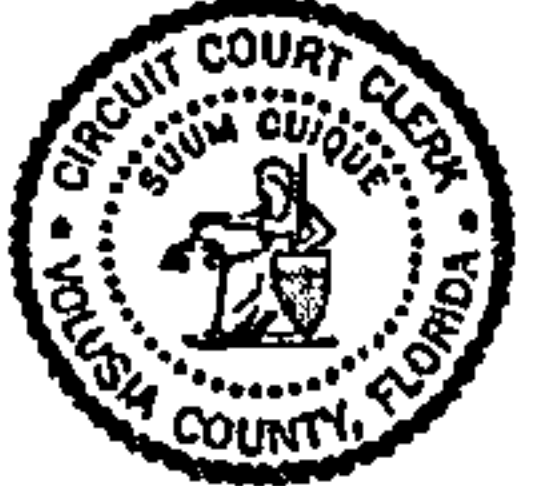
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DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

### **NOTICE OF APPLICATION FOR TAX DEED**

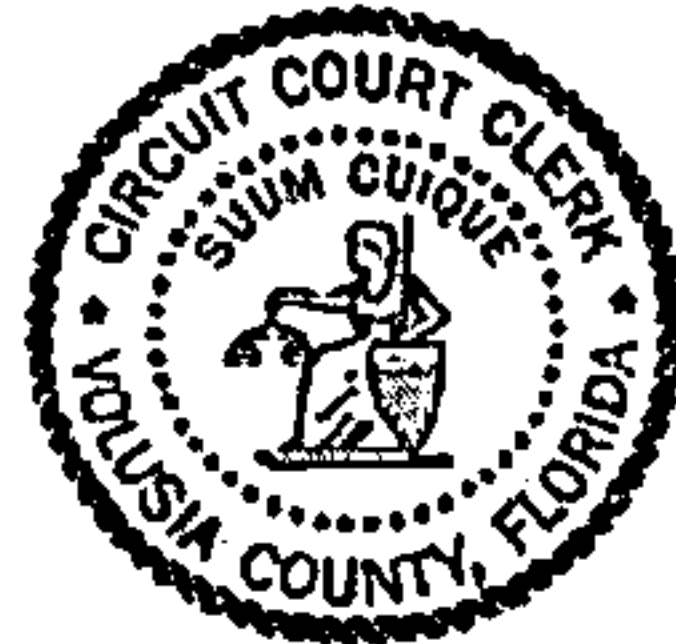
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MICHAEL C WRIGHT REGISTERED AGENT O/B/O 1260 MASON OF DAYTONA LLC  
1256 MASON AVE  
DAYTONA BEACH FL 32117

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9589 0710 5270 1453 4524 98

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OFFICIAL MAIL AND USE

Certified Mail Fee

\$

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☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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MICHAEL C WRIGHT REGISTERED AGENT  
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1256 MASON AVE  
DAYTONA BEACH FL 32117

5271-24 NOVEMBER 3, 2026

Postmark  
Here

USPS-3272A

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5271-24 NOVEMBER 3, 2026



9590 9402 8217 3030 9790 03

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

9589 0710 5270 1453 4524 98

**COMPLETE THIS SECTION ON DELIVERY****A. Signature****X**

*AB Pearson*

☐ Agent☐ Addressee**B. Received by (Printed Name)**

*Andrew Pearson*

**C. Date of Delivery**

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

**3. Service Type**

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

- ☐ Priority Mail Express®
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Mail

Mail Restricted Delivery

(over \$500)

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812 BERKSHIRE RD  
DAYTONA BEACH FL 32117

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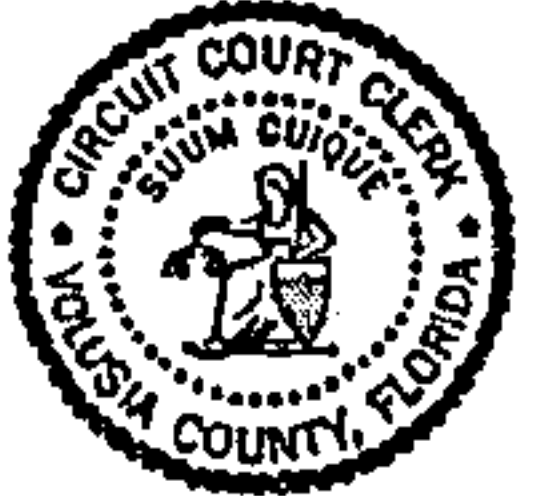
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DR-451

R. 9/76

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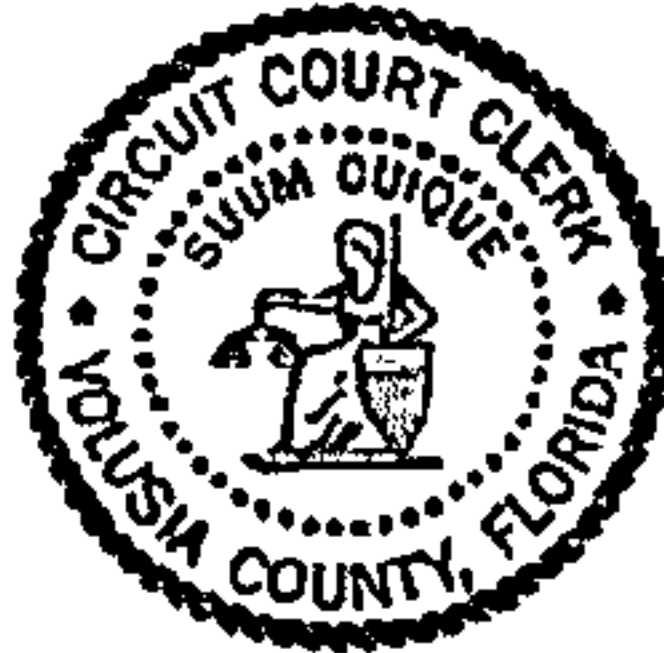
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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at [www.volusia.realtaxdeed.com](http://www.volusia.realtaxdeed.com) on **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH  
CLERK OF THE CIRCUIT COURT  
Volusia County



REDEMPTION AMOUNT: **\$14,730.62**

OPENING BID AMOUNT: **\$14,707.37**

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.: **5271-24**  
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

1260 MASON OF DAYTONA LLC  
812 BERKSHIRE RD  
DAYTONA BEACH FL 32117

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

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]

40 5254 4525 04  
5270 0225 5270 0710 0710 6856  
9589

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://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

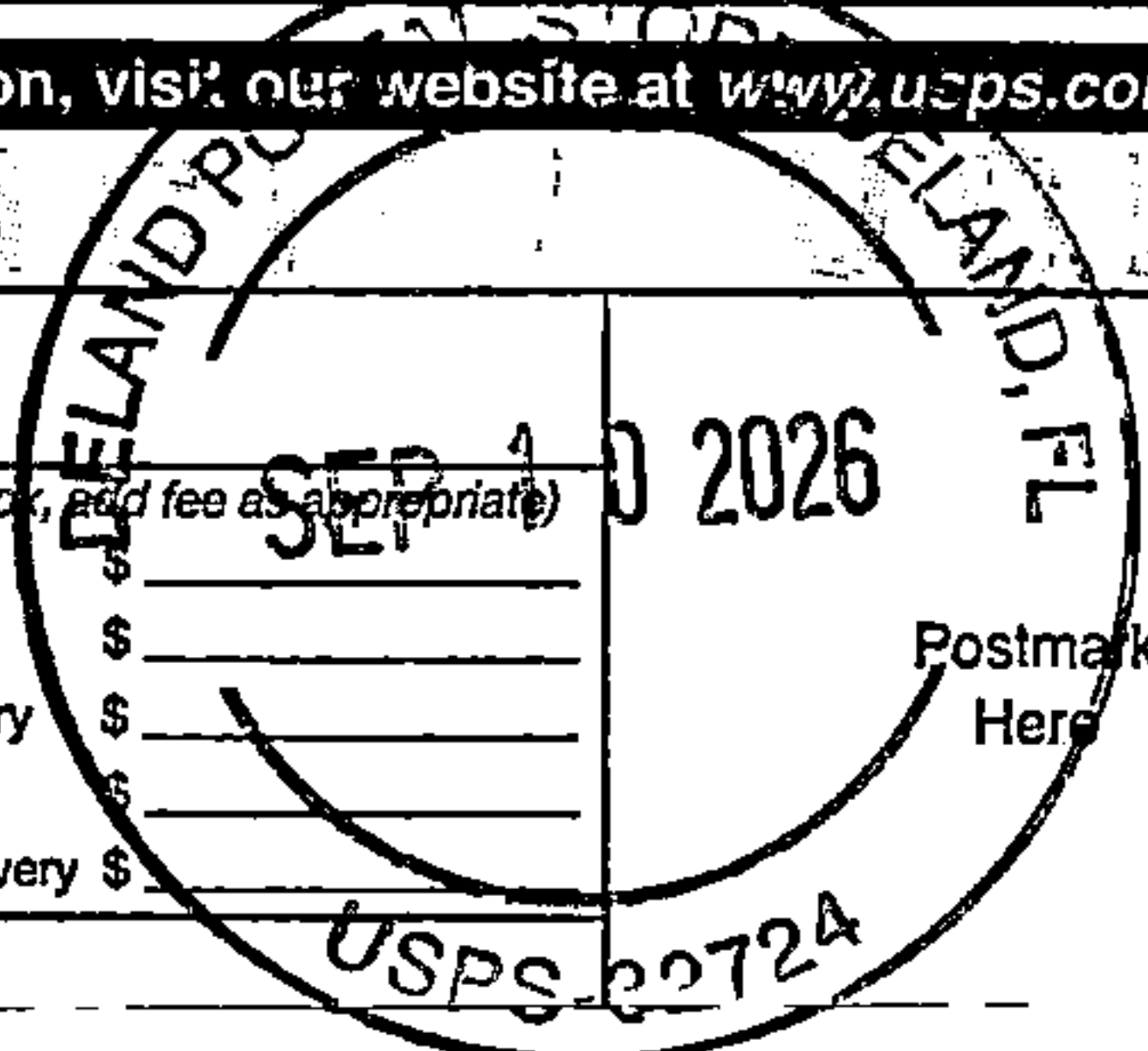
☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

1260 MASON OF DAYTONA LLC  
812 BERKSHIRE RD  
DAYTONA BEACH FL 32117

5271-24 NOVEMBER 3, 2026



**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:**

1260 MASON OF DAYTONA LLC  
812 ~~BERKSHIRE~~ RD  
DAYTONA BEACH FL 32117

5271-24 NOVEMBER 3, 2026



9590 9402 8217 3030 9789 90

**COMPLETE THIS SECTION ON DELIVERY****A. Signature**

X

*Abrown*

☐ Agent

☐ Addressee

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

*Andrika Brown*

**C. Date of Delivery**

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

☐ Yes

☐ No

NOV 3 2026

8:36 AM

ED

**3. Service Type**

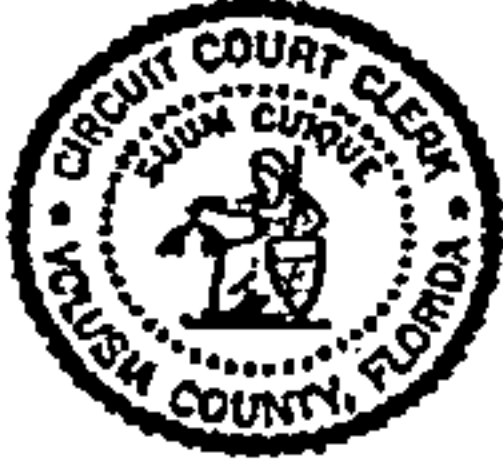
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Restricted Delivery

(over \$500)

9589 0710 5270 1453 4525 04



**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 2, 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:**  
**Service of Process must be completed by:**

**Tuesday, November 03, 2026**  
**Tuesday, October 13, 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:                     | 54                       |
| COST OF SERVICE:                        | \$40.00                  |
| <b><u>TOTAL AMOUNT OF CHECK(S):</u></b> | <b><u>\$2,160.00</u></b> |

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 |
|----------------------------------------------|-----------------|
| <b>2394-23</b>                               | <b>1</b>        |
| PAYNE ROBERT L PAYNE PAULA K C/O GEORGE PA   | 1               |
| <b>2607-24</b>                               | <b>1</b>        |
| BOYETTE DAVID                                | 1               |
| <b>5262-24</b>                               | <b>3</b>        |
| POUNCEY JOSEPH F POUNCEY DELORIS             | 1               |
| JOSEPH F POUNCEY AND DELORIS POUNCEY         | 1               |
| POUNCEY JOS F & DELORIS                      | 1               |
| <b>5271-24</b>                               | <b>4</b>        |
| 1260 MASON OF DAYTONA LLC                    | 3               |
| MICHAEL C WRIGHT REGISTERED AGENT O/B/O 1260 | 1               |
| <b>5381-24</b>                               | <b>3</b>        |
| HARVEY CYNTHIA BIRTHRONG                     | 2               |
| CYNTHIA BIRTHRONG HARVEY                     | 1               |
| <b>5513-24</b>                               | <b>3</b>        |
| MURPHY BENJAMIN I MURPHY GLADYS              | 2               |
| ESTATE OF BENJAMIN I MURPHY DECEASED AND     | 1               |
| <b>5999-24</b>                               | <b>1</b>        |
| BURLINSON NICOLE                             | 1               |
| <b>6424-24</b>                               | <b>3</b>        |
| SULLIVAN PATRICK                             | 2               |
| PATRICK SULLIVAN                             | 1               |
| <b>6523-24</b>                               | <b>1</b>        |
| PICU LLC                                     | 1               |
| <b>6724-24</b>                               | <b>2</b>        |
| HAYWARD HAROLD VAN HOUTEN PROPERTIES LLC     | 1               |

|                                              |          |
|----------------------------------------------|----------|
| HAROLD HAYWARD                               | 1        |
| <b>6817-24</b>                               | <b>2</b> |
| WALKER WINSEL SR                             | 1        |
| WINSEL WALKER SR                             | 1        |
| <b>6818-24</b>                               | <b>3</b> |
| WALKER WINSEL SR                             | 1        |
| WINSEL WALKER SR                             | 1        |
| WINSEL WALKER SR                             | 1        |
| <b>6870-24</b>                               | <b>1</b> |
| UNIVERSAL FLIPS LLC                          | 1        |
| <b>7089-24</b>                               | <b>1</b> |
| RIDGEWOOD DAYTONA LLC                        | 1        |
| <b>7190-24</b>                               | <b>2</b> |
| LOGUE RUSSELL E LOGUE ANNETTE M              | 1        |
| RUSSELL E LOGUE AND ANNETTE M LOGUE          | 1        |
| <b>7216-24</b>                               | <b>4</b> |
| DALTON THOMAS R                              | 1        |
| LINDA A DALTON TRUSTEE OF THE LINDA A DALTON | 1        |
| THOMAS R DALTON                              | 1        |
| TIMOTHY R DALTON SUCCESSOR TRUSTEE OF THE    | 1        |
| <b>7424-24</b>                               | <b>2</b> |
| BRADFORD WILLIAM DANA                        | 1        |
| WILLIAM DANA BRADFORD                        | 1        |
| <b>7521-24</b>                               | <b>4</b> |
| KLOOS JAMES V                                | 1        |
| JAMES V KLOOS                                | 2        |
| KLOOS JAMES V KLOOS ITALIA M                 | 1        |
| <b>8441-20</b>                               | <b>1</b> |
| HARELLSON BUFORD R                           | 1        |
| <b>10131-24</b>                              | <b>2</b> |
| HILAMAN CHRIS                                | 1        |
| CHRIS HILAMAN                                | 1        |
| <b>11082-24</b>                              | <b>1</b> |
| MONICA GOLDMAN                               | 1        |

|                                           |           |
|-------------------------------------------|-----------|
| <b>11192-24</b>                           | <b>3</b>  |
| HATCHER CONSTRUCTION LLC                  | 2         |
| CHRISTOPHER M HATCHER REGISTERED AGENT O/ | 1         |
| <b>11193-24</b>                           | <b>3</b>  |
| HATCHER CONSTRUCTION LLC                  | 2         |
| CHRISTOPHER M HATCHER REGISTERED AGENT O/ | 1         |
| <b>11397-24</b>                           | <b>1</b>  |
| PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG    | 1         |
| <b>11400-24</b>                           | <b>1</b>  |
| PHAM HIEN HOANG                           | 1         |
| <b>11451-24</b>                           | <b>1</b>  |
| LUFT TYLER DAVID LUFT CATHERYN DENESE     | 1         |
| <b>Grand Total</b>                        | <b>54</b> |

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

TAX DEED CERTIFICATE NO.: 5271-24

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

1260 MASON OF DAYTONA LLC  
1248 MASON AVE  
DAYTONA BEACH FL 32117-4552

5271-24

NOVEMBER 3, 2026

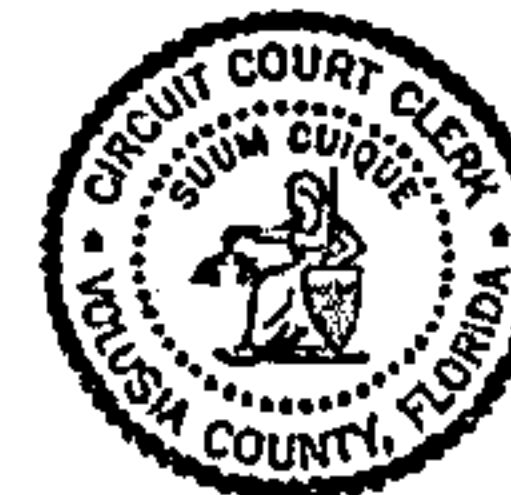
**WARNING**  
**SHERIFF'S**  
**NOTICE**

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 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 10TH DAY OF SEPTEMBER, 2026.

LAURAE.ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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.: **5271-24** Name in which assessed: **1260 MASON OF DAYTONA LLC**  
Description of Property: **Parcel # 521200000030 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR 4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184.**

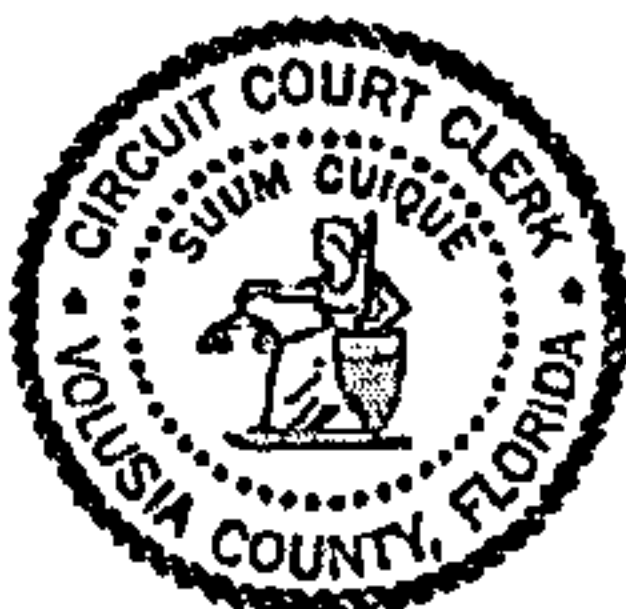
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at [www.volusia.realtaxdeed.com](http://www.volusia.realtaxdeed.com) on **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

*Laura E. Roth*

BY **LAURA E. ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$14,730.62**

OPENING BID AMOUNT: **\$14,707.37**

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

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REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

1260 MASON OF DAYTONA LLC  
1248 MASON AVE  
DAYTONA BEACH FL 32117-4552

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

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]

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

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5271-24

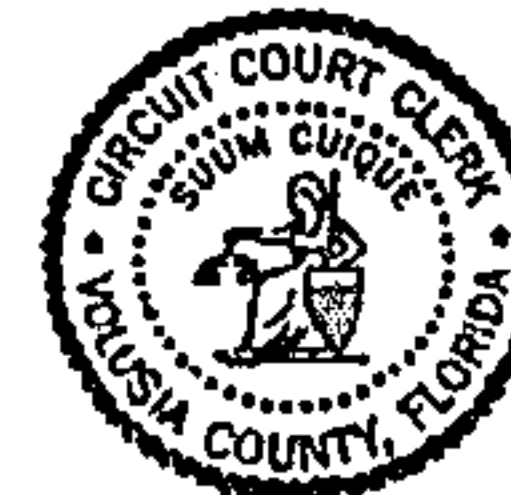
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6043, DELAND, FLORIDA 32721. TELEPHONE (386)  
736-5919 OR (386) 257-6000 EXT 15919.

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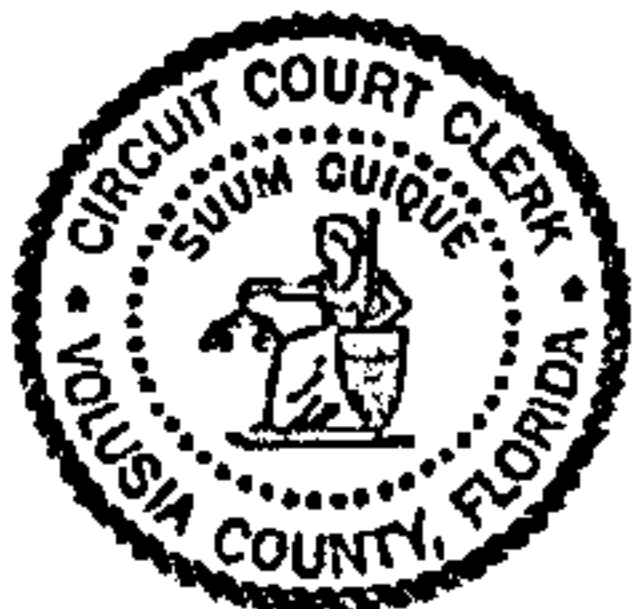
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DAYTONA BEACH FL 32117

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5271-24

NOVEMBER 3, 2026

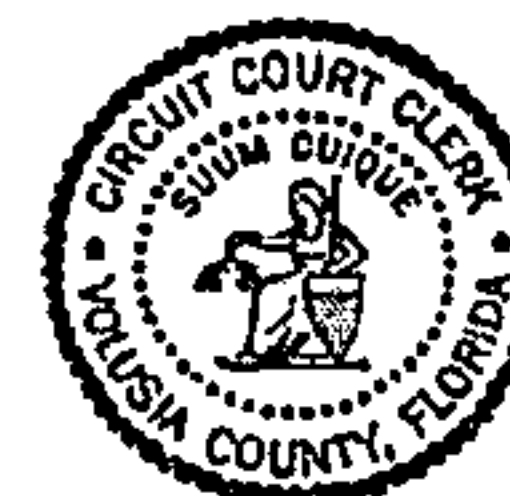
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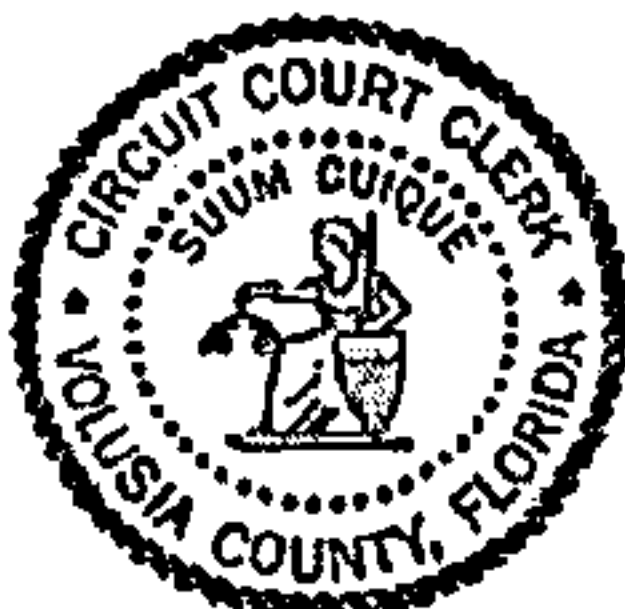
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MICHAEL C WRIGHT REGISTERED AGENT O/B/O 1260 MASON OF DAYTONA LLC  
1256 MASON AVE  
DAYTONA BEACH FL 32117

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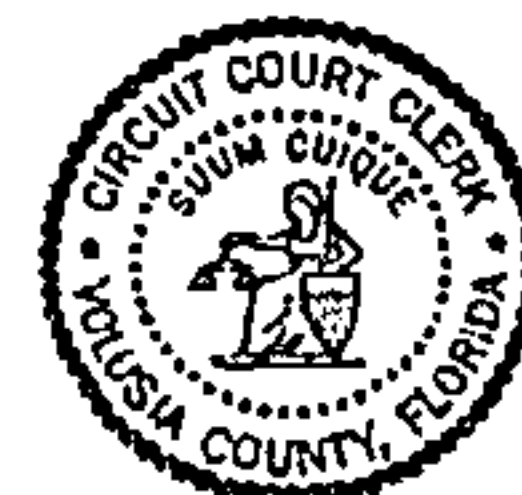
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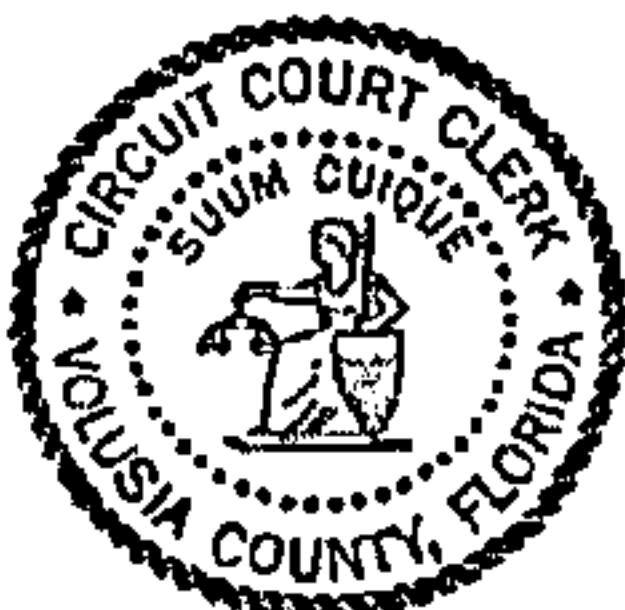
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812 BERKSHIRE RD  
DAYTONA BEACH FL 32117

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

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]



**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 #:  
**26020111**

COURT: VOLUSIA COURT CIRCUIT  
PLAINTIFF: IN RE  
DEFENDANT: 1260 MASON OF DAYTONA LLC

# ORG DOCUMENTS: 1

| TYPE OF SERVICE                      | HEARING DATE | HEARING TIME | COURT CASE # |
|--------------------------------------|--------------|--------------|--------------|
| Warn/Not of Application of Tax Deeds | 11/3/2026    | 9:00 AM      | 5271-24      |

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 11th day of September, 2026 at 10:11 AM, and that I served the same on the 14th day of September, 2026, at the hour of 8:44 AM within the County of Volusia, State of FLORIDA, as follows:

|                     |                           |        |  |
|---------------------|---------------------------|--------|--|
| PARTY TO BE SERVED: | 1260 MASON OF DAYTONA 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: | 812 BERKSHIRE RD DAYTONA BEACH, FL 32117 |             |                             |
| SERVICE STATUS: | Served                                   | SERVICE BY: | Deputy Currie, Forrest 7933 |



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

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

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

DATE: 9/14/2026  
ENTRD BY: HHENDRIX

FILED BY

*Deputy K. Currie*  
7933

CURRIE, FORREST 7933, DEPUTY

2602011

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

**WARNING  
SHERIFF'S  
NOTICE**

TAX DEED CERTIFICATE NO.: 5271-24

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

1260 MASON OF DAYTONA LLC  
812 BERKSHIRE RD  
DAYTONA BEACH FL 32117

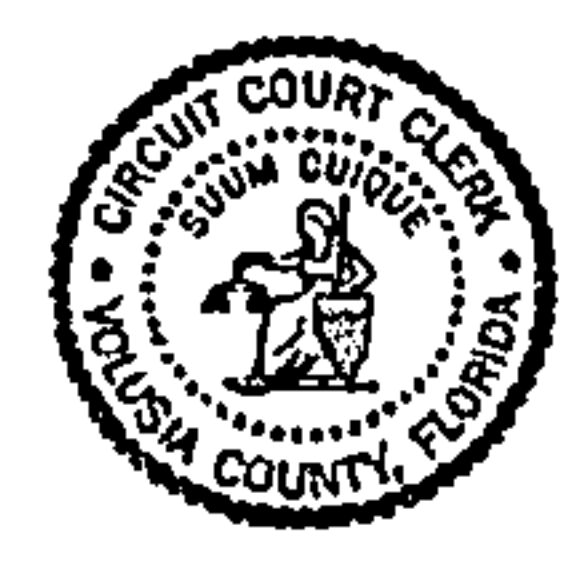
5271-24                      NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 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 10TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH  
CLERK OF THE CIRCUIT COURT



DR-451  
R. 9/76

**NOTICE OF APPLICATION FOR TAX DEED**

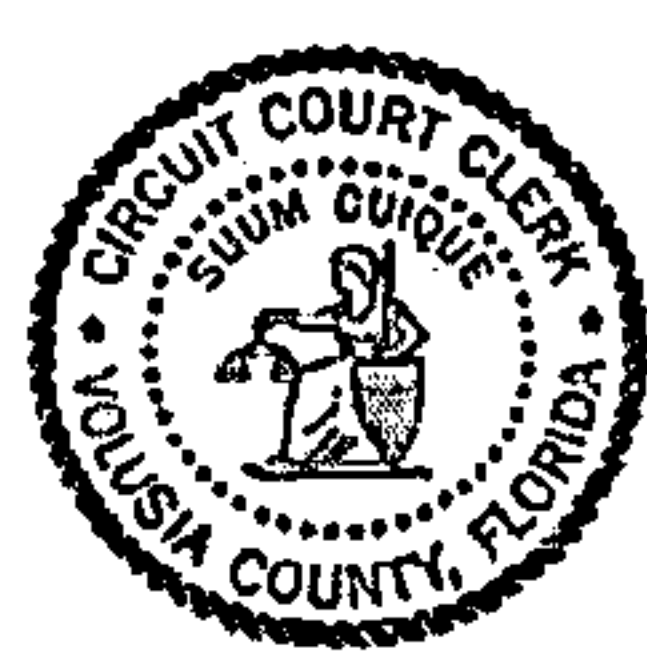
NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **5271-24**                      Name in which assessed: **1260 MASON OF DAYTONA LLC**  
Description of Property: **Parcel # 521200000030 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR 4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184.**

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](http://www.volusia.realtaxdeed.com) on **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

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



REDEMPTION AMOUNT: **\$14,730.62**  
OPENING BID AMOUNT: **\$14,707.37**  
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.: **5271-24**  
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

1260 MASON OF DAYTONA LLC  
812 BERKSHIRE RD  
DAYTONA BEACH FL 32117

CLERK OF THE CIRCUIT COURT  
VOLUSIA COUNTY, FLORIDA

2026 SEP 18 AM 8:06

FILED

\*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]

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 #:  
**26020112**

COURT: VOLUSIA COURT CIRCUIT  
PLAINTIFF: IN RE  
DEFENDANT: 1260 MASON OF DAYTONA LLC

# ORG DOCUMENTS: 1

| TYPE OF SERVICE                      | HEARING DATE | HEARING TIME | COURT CASE # |
|--------------------------------------|--------------|--------------|--------------|
| Warn/Not of Application of Tax Deeds | 11/3/2026    | 9:00 AM      | 5271-24      |

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 11th day of September, 2026 at 10:10 AM, and that I served the same on the 14th day of September, 2026, at the hour of 9:38 AM within the County of Volusia, State of FLORIDA, as follows:

|                     |                           |        |  |
|---------------------|---------------------------|--------|--|
| PARTY TO BE SERVED: | 1260 MASON OF DAYTONA 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: | 1260 MASON AVE DAYTONA BEACH, FL 32117 |             |                             |
| SERVICE STATUS: | Served                                 | SERVICE BY: | Deputy Currie, Forrest 7933 |



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

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

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

DATE: 9/14/2026  
ENTRD BY: HHENDRIX

FILED BY: *Deputy K. Currie*  
7933

CURRIE, FORREST 7933, DEPUTY

26020112

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

**WARNING  
SHERIFF'S  
NOTICE**

TAX DEED CERTIFICATE NO.: 5271-24

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

1260 MASON OF DAYTONA LLC  
1260 MASON AVE  
DAYTONA BEACH FL 32117

5271-24

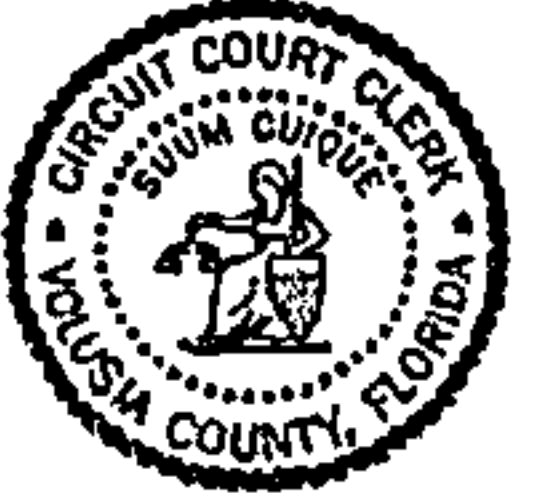
NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 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 10TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

**NOTICE OF APPLICATION FOR TAX DEED**

SEP 11 '26 10:10

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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.: **5271-24** Name in which assessed: **1260 MASON OF DAYTONA LLC**  
Description of Property: **Parcel # 521200000030 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR 4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184.**

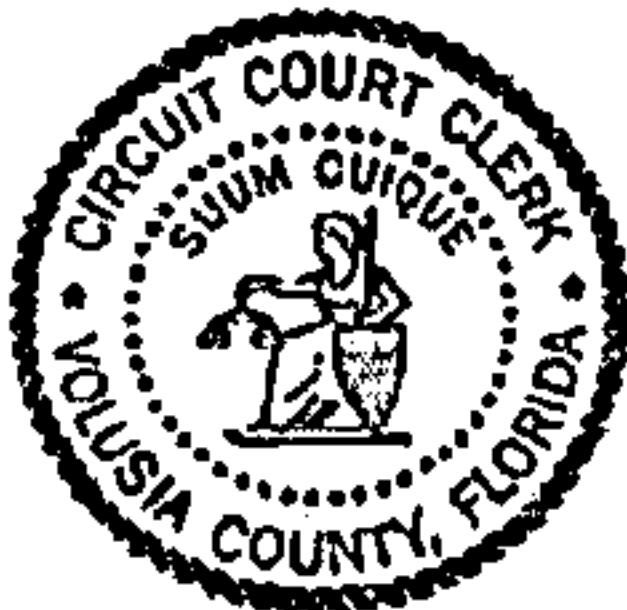
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at [www.volusia.realtaxdeed.com](http://www.volusia.realtaxdeed.com) on **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

*Laura E. Roth*

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$14,730.62**

OPENING BID AMOUNT: **\$14,707.37**

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.: **5271-24**  
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

1260 MASON OF DAYTONA LLC  
1260 MASON AVE  
DAYTONA BEACH FL 32117

CLERK OF THE CIRCUIT COURT  
& CLERK OF THE CIRCUIT COURT  
VOLUSIA COUNTY, FLORIDA

2026 SEP 18 AM 8:06

FILED

\*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]

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 #:  
26020114

COURT: VOLUSIA COURT CIRCUIT  
PLAINTIFF: IN RE  
DEFENDANT: 1260 MASON OF DAYTONA LLC

# ORG DOCUMENTS: 1

| TYPE OF SERVICE                      | HEARING DATE | HEARING TIME | COURT CASE # |
|--------------------------------------|--------------|--------------|--------------|
| Warn/Not of Application of Tax Deeds | 11/3/2026    | 9:00 AM      | 5271-24      |

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 11th day of September, 2026 at 10:10 AM, and that I served the same on the 14th day of September, 2026, at the hour of 9:48 AM within the County of Volusia, State of FLORIDA, as follows:

|                     |                           |        |  |
|---------------------|---------------------------|--------|--|
| PARTY TO BE SERVED: | 1260 MASON OF DAYTONA 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: | 1248 MASON AVE DAYTONA BEACH, FL 32117-4552 |             |                             |
| SERVICE STATUS: | Served                                      | SERVICE BY: | Deputy Currie, Forrest 7933 |



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

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

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

DATE: 9/16/2026  
ENTRD BY: KONEAL

FILED

BY: *Deputy K. Currie*  
7933

CURRIE, FORREST 7933, DEPUTY

2602914

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

TAX DEED CERTIFICATE NO.: 5271-24

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

1260 MASON OF DAYTONA LLC  
1248 MASON AVE  
DAYTONA BEACH FL 32117-4552

5271-24

NOVEMBER 3, 2026

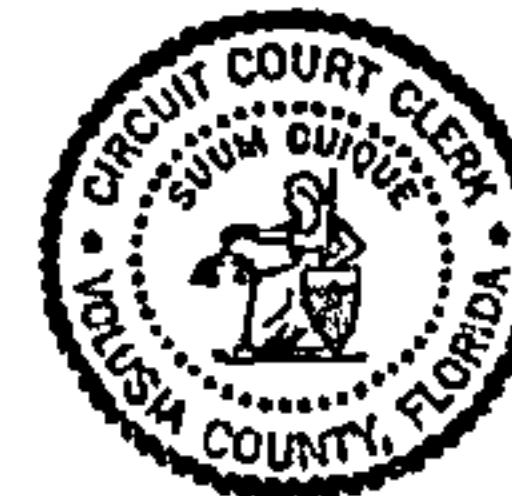
**WARNING**  
**SHERIFF'S**  
**NOTICE**

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 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 10TH DAY OF SEPTEMBER, 2026.

LAURAE.ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

**NOTICE OF APPLICATION FOR TAX DEED**

SEP 11 '26 10:10

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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.: **5271-24** Name in which assessed: **1260 MASON OF DAYTONA LLC**  
Description of Property: **Parcel # 521200000030 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR 4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184.**

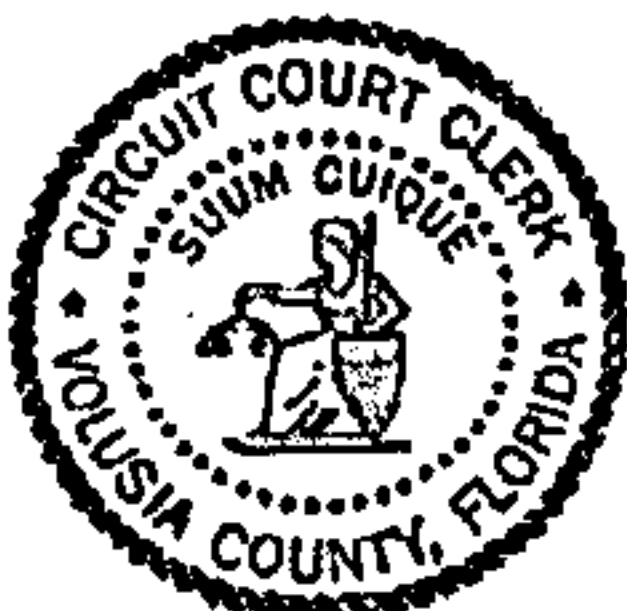
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at [www.volusia.realtaxdeed.com](http://www.volusia.realtaxdeed.com) on **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

*Laura E. Roth*

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$14,730.62**

OPENING BID AMOUNT: \$14,707.37

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.: **5271-24**  
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

1260 MASON OF DAYTONA LLC  
1248 MASON AVE  
DAYTONA BEACH FL 32117-4552

CLERK OF THE CIRCUIT COURT  
VOLUSIA COUNTY, FLORIDA  
SEP 22 AM 10:53

2026 SEP 22 AM 10:53

FILED

\*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]

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 #:  
26020110

COURT: VOLUSIA COURT CIRCUIT # ORG DOCUMENTS: 1  
PLAINTIFF: IN RE  
DEFENDANT: MICHAEL C WRIGHT REGISTERED AGENT O/B/O 1260 MASON OF DAYTONA LLC

| TYPE OF SERVICE                      | HEARING DATE | HEARING TIME | COURT CASE # |
|--------------------------------------|--------------|--------------|--------------|
| Warn/Not of Application of Tax Deeds | 11/3/2026    | 9:00 AM      | 5271-24      |

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 11th day of September, 2026 at 10:11 AM, and that I served the same on the 14th day of September, 2026, at the hour of 9:42 AM within the County of Volusia, State of FLORIDA, as follows:

|                     |                                                                   |        |  |
|---------------------|-------------------------------------------------------------------|--------|--|
| PARTY TO BE SERVED: | MICHAEL C WRIGHT REGISTERED AGENT O/B/O 1260 MASON OF DAYTONA 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: | 1256 MASON AVE DAYTONA BEACH, FL 32117 |             |                             |
| SERVICE STATUS: | Served                                 | SERVICE BY: | Deputy Currie, Forrest 7933 |



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

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

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

DATE: 9/16/2026  
ENTRD BY: KONEAL

2026 SEP 22 AM 10:52  
BY: *Deputy K. Currie*  
7933

CURRIE, FORREST 7933, DEPUTY

FILED

2602011D

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

TAX DEED CERTIFICATE NO.: 5271-24

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

MICHAEL C WRIGHT REGISTERED AGENT O/B/O  
1260 MASON OF DAYTONA LLC  
1256 MASON AVE  
DAYTONA BEACH FL 32117

5271-24

NOVEMBER 3, 2026

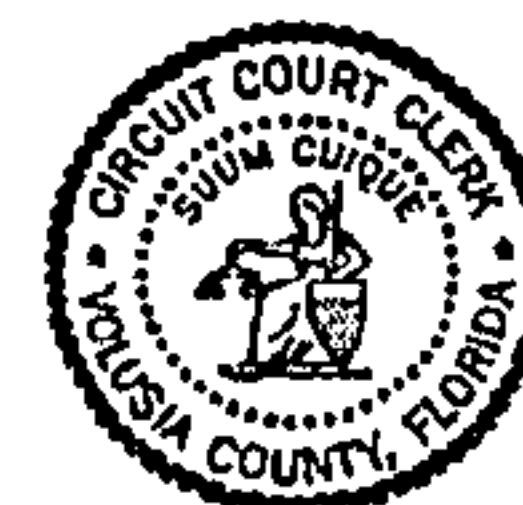
**WARNING**  
**SHERIFF'S**  
**NOTICE**

THE PROPERTY WILL BE SOLD AT PUBLIC  
AUCTION ON **NOVEMBER 3, 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 10TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** 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.: **5271-24** Name in which assessed: **1260 MASON OF DAYTONA LLC**  
Description of Property: **Parcel # 521200000030 12-15-32 N 129 FT OF S 164 FT OF W 100 FT OF E 867 FT PER OR  
4691 PGS 4754-4755 & OR 5344 PG 3065 PER OR 8447 PG 4184.**

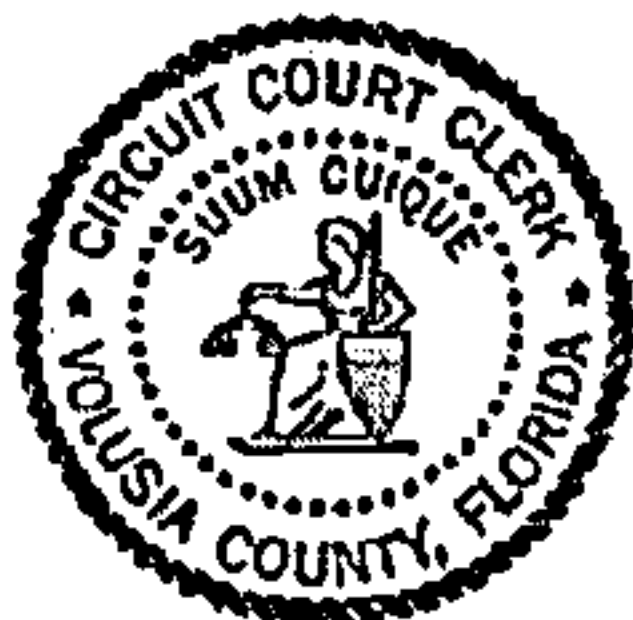
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate  
shall be sold to the highest bidder at [www.volusia.realtaxdeed.com](http://www.volusia.realtaxdeed.com) on **NOVEMBER 3, 2026 at 9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

*Laura E. Roth*

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$14,730.62**

OPENING BID AMOUNT: \$14,707.37

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.: **5271-24**  
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$14,730.62\***

PAYABLE BEFORE: **9:00 AM on NOVEMBER 3, 2026**

MICHAEL C WRIGHT REGISTERED AGENT O/B/O 1260 MASON OF DAYTONA LLC  
1256 MASON AVE  
DAYTONA BEACH FL 32117

2026 SEP 22 AM 10:52

FILED

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

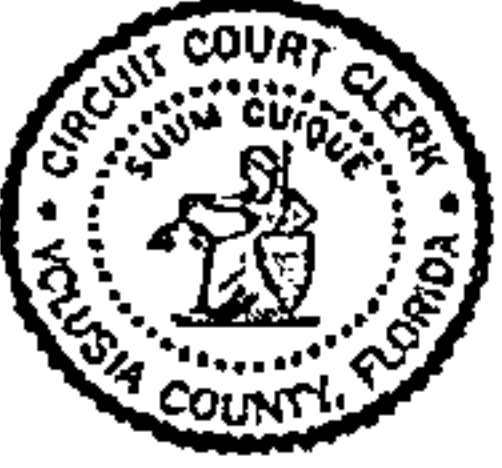
MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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

[Telephone: 386-736-5938]



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

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

Attn: Tax Deed Division

October 21, 2026

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO  
8724 SW 72 ST # 382  
MIAMI FL 33173

RE: CERTIFICATE NO.: 5271-24

**REFUND OF DEPOSIT**

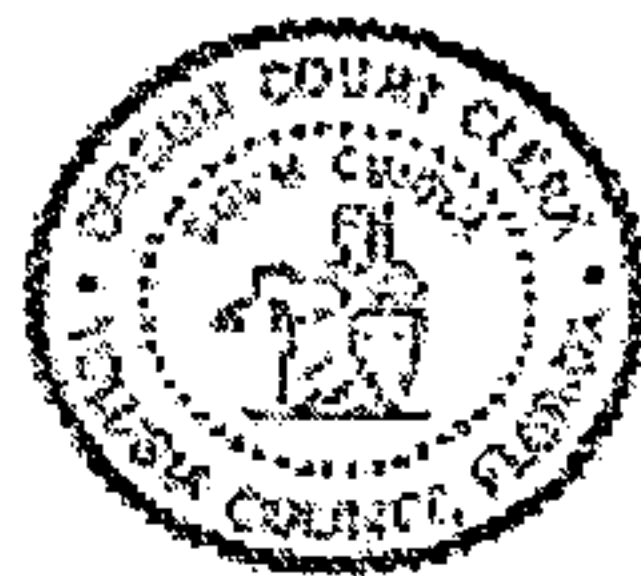
The above listed certificate was redeemed after it was scheduled for Tax Deed Sale but before it was sold at Tax Deed Sale. Therefore, we are refunding to you this unused portion of your deposit. Any additional monies due to you will be sent by the Volusia County Tax Collector's Office:

|                                                                    |          |
|--------------------------------------------------------------------|----------|
| 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].....                      | \$ 98.00 |

**TOTAL AMOUNT OF REFUND \$ 116.50**

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

Sincerely,



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

By: B Poitras  
B POITRAS  
DEPUTY CLERK

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