

TAX COLLECTOR'S CERTIFICATION WORKSHEET**5381-24****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	\$ 7,723.88
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	-
3. Total of Current Taxes Paid by Tax Deed Applicant	3,926.09
4. Property Information Report Fee	300.00
5. Tax Deed Application Fee	225.00
6. Total Certified By Tax Collector to Clerk of Court	12,174.97
7. Total Interest Accrued by Tax Collector	547.87
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)]	120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]	3.00
15. Clerk of Court Certificate [per Sect. 28.24]	7.00
16. Notice for Newspaper [per Sect. 28.24]	7.00
17. _____	-
18. Total of Lines 6 thru 17	13,151.72
19. Interest Computed by Clerk of Courts [per Sect. 197.542]	756.23
20. Total of Lines 18 & 19	13,907.95
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*	\$ 13,931.20
25. _____	-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]	-
27. Total of Lines 20, 25 & 26.....	13,907.95
28. MINIMUM BID AMOUNT (required for public auction)*	\$ 13,907.95

*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. **5381-24**

Year of Issuance

JUNE 1, 2024

Description of Property **Parcel # 523713000440 LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124 PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR 8322 PG 0038 PER OR 8410 PG 0310**

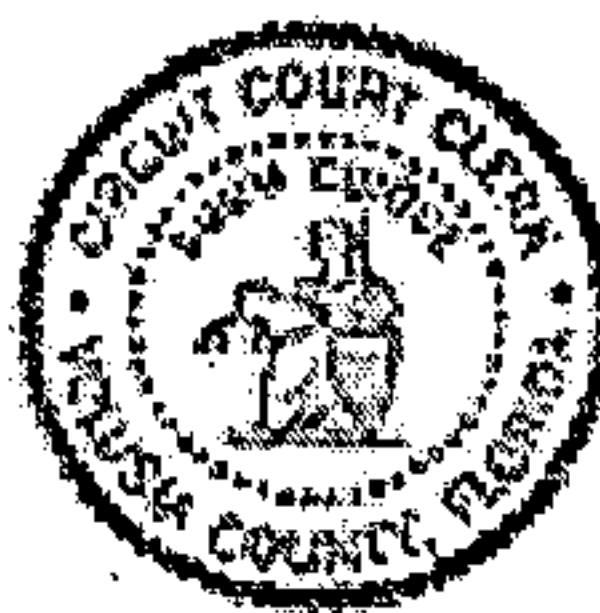
Name in which assessed

HARVEY CYNTHIA BIRTHRONG

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.



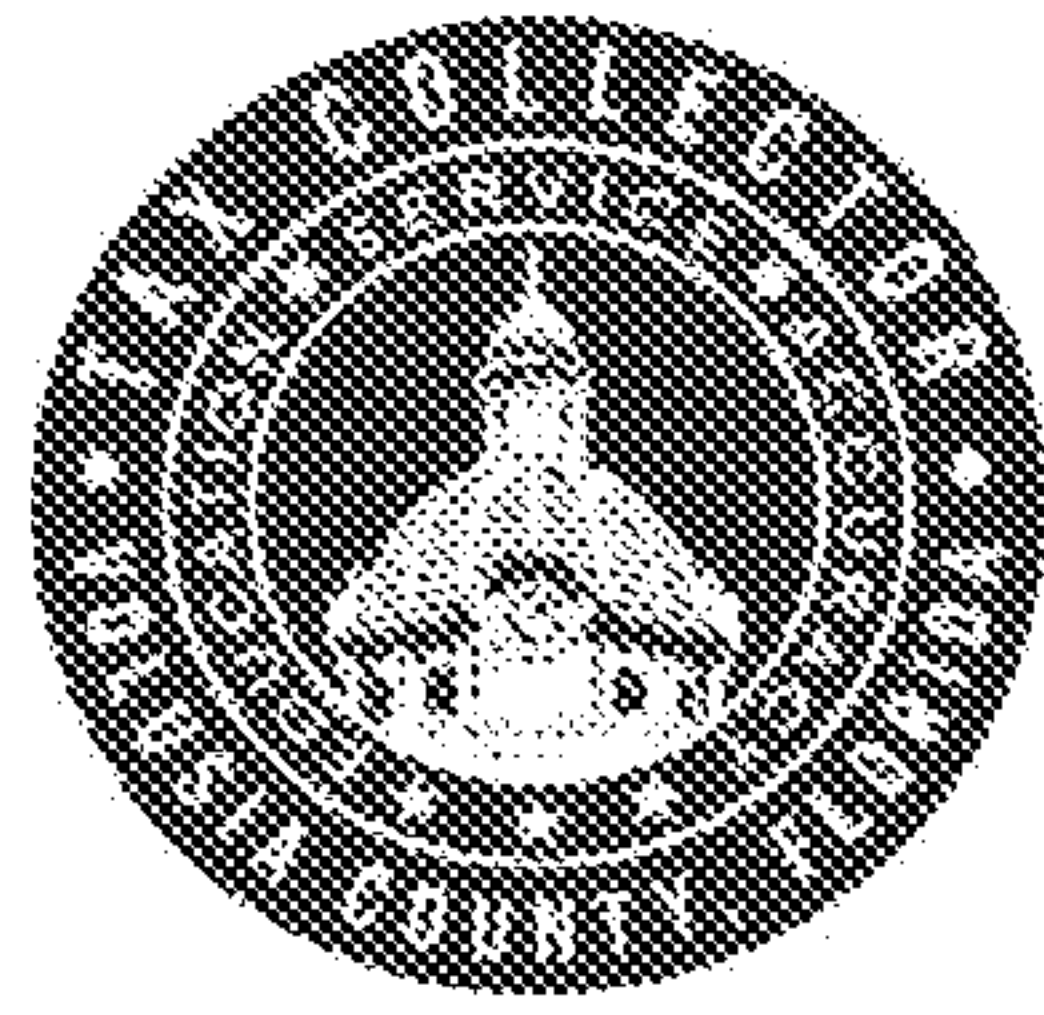
LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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 #: 523713000440

Tax Deed #: 32340

Situs Address: 1241 DAL MASO DR

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

HARVEY CYNTHIA BIRTHRONG

105 VIRGINIA ST

EDGEWATER, FL 32132-3619

Billing Address on Current Tax Roll

Additional Parties, Per Search

ASSET ACCEPTANCE LLC

C/O RODOLFO J MIRO

PO BOX 9065

BRANDON, FL 33509

Lien Holder

C T CORPORATION SYSTEM,

REGISTERED AGENT O/B/O

DISCOVER BANK

1200 SOUTH PINE ISLAND ROAD

PLANTATION, FL 33324

Lien Holder

DISCOVER BANK

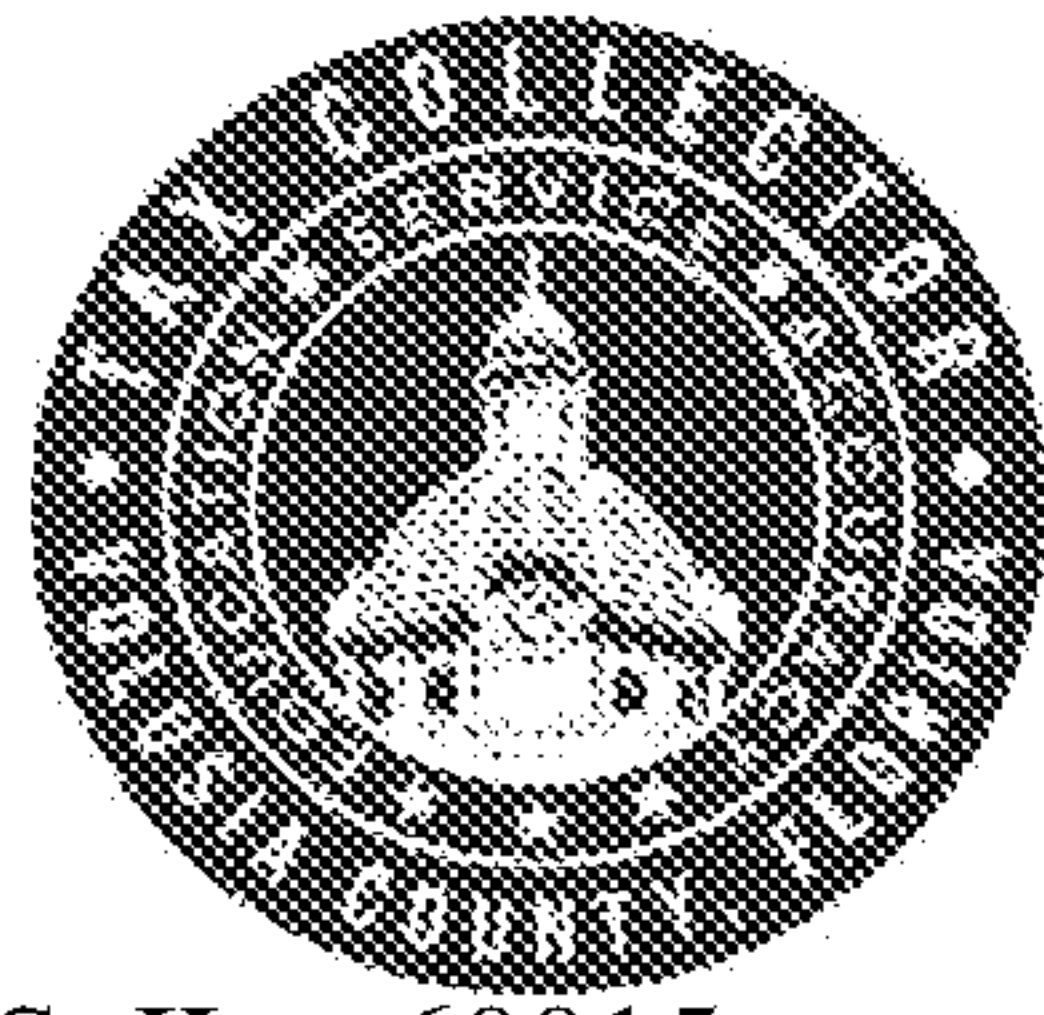
2500 LAKE COOK RD

Lien Holder

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

RIVERWOODS, IL 60015

DISCOVER BANK ISSUER OF THE
DISCOVER CARD
3311 MILL MEADOW DRIVE
HILLIARD, OH 43206

Lien Holder

CYNTHIA BIRTHRONG HARVEY
105 VIRGINIA STREET
EDGEWATER, FL 32132

Title Holder

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 JOSE PICO 8724 SW 72 ST # 382 MIAMI, FL 33173	Application date	Apr 28, 2026		
Situs address	1241 DAL MASO DR DAYTONA BEACH 32117	Yr Issued/Certificate #	2024 / 5381		
Parcel owner	HARVEY CYNTHIA BIRTHRONG 105 VIRGINIA ST EDGEWATER, FL 32132-3619	Date certificate issued	06/01/2024		
		Deed application number	32340		
Property description	See last page.	Account number	523713000440		
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Yr Issued/Certificate #	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2024/5381	05/31/2024	3,486.48	174.32	3,660.80	
Part 2: Total*				3,660.80	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Yr Issued/Certificate #	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/5147	05/31/2025	3,845.34	6.25	211.49	4,063.08
Part 3: Total*					4,063.08
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)				7,723.88	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				3,926.09	
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)				547.87	
7. Total Paid (Lines 1-6)				12,722.84	
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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. Total Paid (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	12,722.84
18. Redemption fee	6.25
19. Total amount to redeem	12,729.09
Sign here: _____ Signature, Clerk of Court or Designee Date of sale	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124 PER OR
1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547
PG 1936 PER OR 6553 PG 4741 PER OR 8322 PG 0038 PER OR 8410
PG 0310

LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124 PER OR
1652 PG 0090 PER UNREC D/C PER OR 6216 (Full legal attached.)

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

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

Account #	Alt. Key	Property Address
523713000440	3267184	1241 DAL MASO DR DAYTONA BEACH 32117

Legal Description

LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124 PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR 8322 PG 0038 PER OR 8410 PG 0310

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-5381	\$211,178	No	No	Yes	No

Owner of Record on Current Tax Roll	Billing Name & Address
CYNTHIA BIRTHRONG HARVEY	

105 VIRGINIA ST
EDGEWATER FL 32132-3619

PROPERTY INFORMATION REPORT

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

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

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

Report Date: 06/29/2026 **Search covers** **20 years** **through:** 06/10/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

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

CYNTHIA BIRTHRONG HARVEY
 105 VIRGINIA STREET
 EDGEWATER FL 32132

Document

Order
 Determining
 Homestead
 Bk:8410 Pg:310

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

Warranty Deed
 Bk:1652 Pg:90

Death Certificate
 Bk:6216 Pg:742

Warranty Deed
 Bk:6216 Pg:743

Death Certificate
 Bk:6547 Pg:1936

Warranty Deed
 Bk:6553 Pg:4741

Letters of Administration
 Bk:6556 Pg:307

MORTGAGE HOLDER**Name & Address of Record**

None found.

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

None found.

LIEN HOLDER**Name & Address of Record**

DISCOVER BANK ISSUER OF THE DISCOVER
 CARD
 3311 MILL MEADOW DRIVE
 HILLIARD OH 43206

Document

Judgment
 Bk:7465 Pg:1234

Examiner Comments

Name & Address of Record**Document****Examiner Comments**

DISCOVER BANK
2500 LAKE COOK RD
RIVERWOODS IL 60015

Sunbiz

C T CORPORATION SYSTEM, REGISTERED
AGENT O/B/O DISCOVER BANK
1200 SOUTH PINE ISLAND ROAD
PLANTATION FL 33324

Sunbiz

ASSET ACCEPTANCE LLC
C/O RODOLFO J MIRO
PO BOX 9065
BRANDON FL 33509

Judgment
Bk:8312 Pg:4505

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

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

WILLIAM IVAN BIRTHRONG

File No. 2022-12783-PRDL
Division 10

Deceased.

ORDER DETERMINING HOMESTEAD
STATUS OF REAL PROPERTY
(Intestate - lineal descendants, no spouse - exempt from claims)

On the petition of Cynthia Birthrong Harvey for an order determining homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died intestate and was domiciled in Volusia County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was survived by one or more descendants;
4. At the time of death, the decedent owned and resided on the Property described in the petition; it is

ADJUDGED that the following-described Property:

Address: 1241 Dal Maso Dr., Daytona Beach, FL 32117
Parcel ID: 523713000440
Description: LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23
PG 124 PER OR 1652 PG 0090 PER UNREC D/C PER OR
6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741
PER OR 8322 PG 0038.

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

ADJUDGED FURTHER that the title to the Property descended, as of the decedent's date of death,

and the constitutional exemption from claims of decedent's creditors inured to the following descendants:

Cynthia Birthrong Harvey
105 Virginia Street
Edgewater, FL 32132, sister, 100% in fee simple of property located at 1241 Dal
Maso Dr., Daytona Beach, FL 32117. Parcel ID: 523713000440

It is ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the decedent's descendants specified above and the personal representative shall have no further responsibility with respect to it.

DONE and ORDERED in Chambers at Deland, Volusia County, Florida.

5/18/2023 5:29 PM 2022 12783
PRDL

e-Signed 5/18/2023 5:29 PM 2022 12783 PRDL

James R Clayton
Circuit Court Judge

Copies furnished electronically/by mail to:

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

RICHARD W. WITULERS
 of the Law Office of
BECKS & BECKS
 119 North Ridgewood Avenue
 DAYTONA BEACH, FLORIDA

This Indenture, Made this 7th day of SEPTEMBER,

LEANEAL J. DAVIS and DIANA R. DAVIS, his wife
 of the County of Volusia, State of Florida

WILLIAM L. HAMILTON, JR. and SARA B. HAMILTON, his wife
 whose post office address is 872 Derbyshire Road, Daytona Beach,
 of the County of Volusia, State of Florida

Witnesseth, That said grantor for and in consideration of the sum of

-----TEN AND 00/100----- Dollars,
 and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
 acknowledged has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-
 lowing described land situate, lying and being in Volusia County, Florida, to-wit

Lot 44, Section 1, Magnolia Gardens Subdivision, as per map in
 Map Book 23, page 124, of the Public Records of Volusia County,
 Florida.

Subject to taxes for the year 1973 and subsequent years.

Subject to restrictions of record, if any, mention of which herein
 shall not serve to reimpose the same.

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
 Signed, sealed and delivered in our presence

STATE OF Florida
 COUNTY OF Volusia

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
 appeared LEMEAL J. DAVIS and DIANA R. DAVIS, his wife

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

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of September,
 19 73.

My commission expires:

Notary Public 45691

NOTARY PUBLIC, STATE OF FLORIDA at LARGE
 MY COMMISSION EXPIRES APR. 25, 1977
 Bonded Thru General Insurance Underwriters.

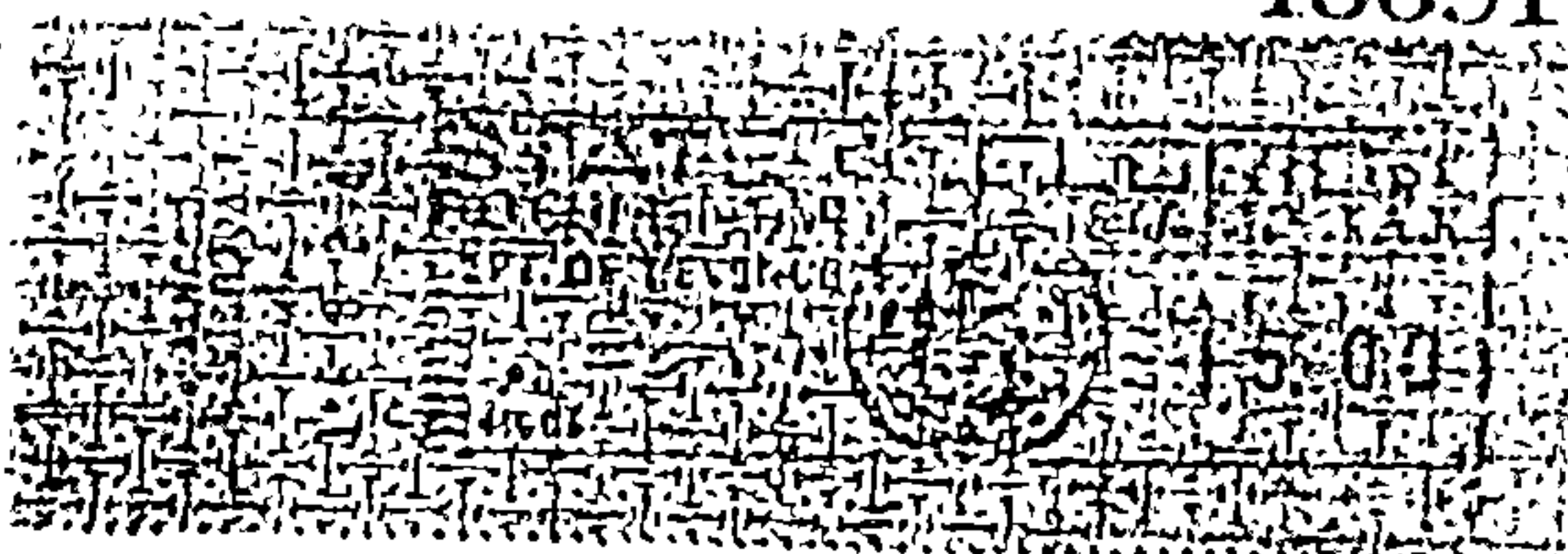


**IMAGE NOT
DISPLAYED
PURSUANT TO
28.2221(5) OR
119.071(5)(b)
FLORIDA STATUTES.**

04/09/2008 10:19 AM
Doc stamps 910.00
(Transfer Amt \$ 130000)
Instrument# 2008-071980 # 1
Book: 6216
Page: 743
Diane M. Matousek
Volusia County, Clerk of Court

Prepared By: Casey-Lynn Damon Smith
Professional Title Agency, Inc.
5111 Ridgewood Ave., Suite 200
Port Orange, Florida 32127
incidental to the issuance of a title insurance policy.
File Number: P-16523
Parcel ID# 5237-13-00-0440

**WARRANTY DEED
(INDIVIDUAL)**

This **WARRANTY DEED**, dated **04/04/2008** by
SARA B. HAMILTON, The Unremarried Widow
Whose post office address is
850 N. Clyde Morris Blvd # 1104, Daytona Beach, FL 32117
hereinafter called the GRANTOR, to
WILLIAM F. BIRTHRONG and FLORENCE BIRTHRONG, Husband and Wife
whose post office address is
1241 Dal maso Drive, Daytona Beach, FL 32117
hereinafter called the GRANTEE:

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

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

Lot 44, MAGNOLIA GARDENS SECTION ONE, according to the map thereof, as recorded in Map Book 23, Page 124, of the Public Records of Volusia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2008** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

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

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness #1 Signature:

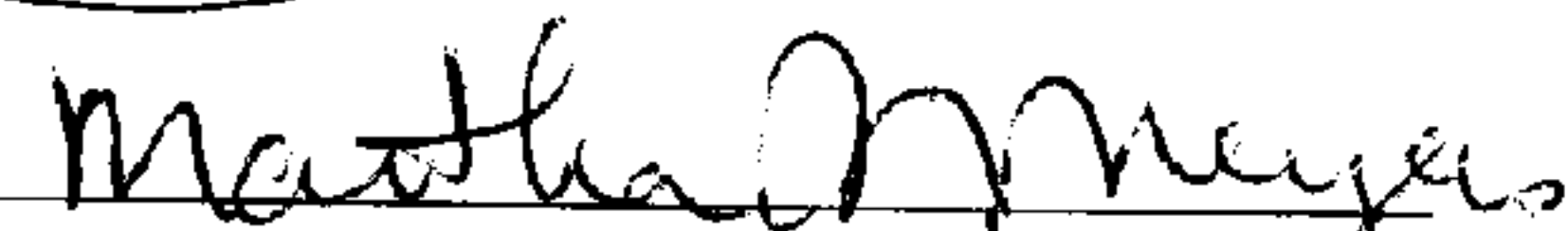
Witness #1 Print Name:


CHRISTINE S. MODINE


SARA B. HAMILTON

Witness #2 Signature:

Witness #2 Print Name:


Martha M. Meyers

STATE OF FLORIDA

)

) ss

COUNTY OF VOLUSIA

)

I am a notary public of the state of FLORIDA and my commission expires: 04/01/2009

THE FOREGOING INSTRUMENT was acknowledged before me on 04/04/2008 by:

SARA B. HAMILTON, The Unremarried Widow
who is personally known to me or who has produced drivers license as identification.

Notary Seal



Signature:

Print Name: Christine S. Modine Notary Public

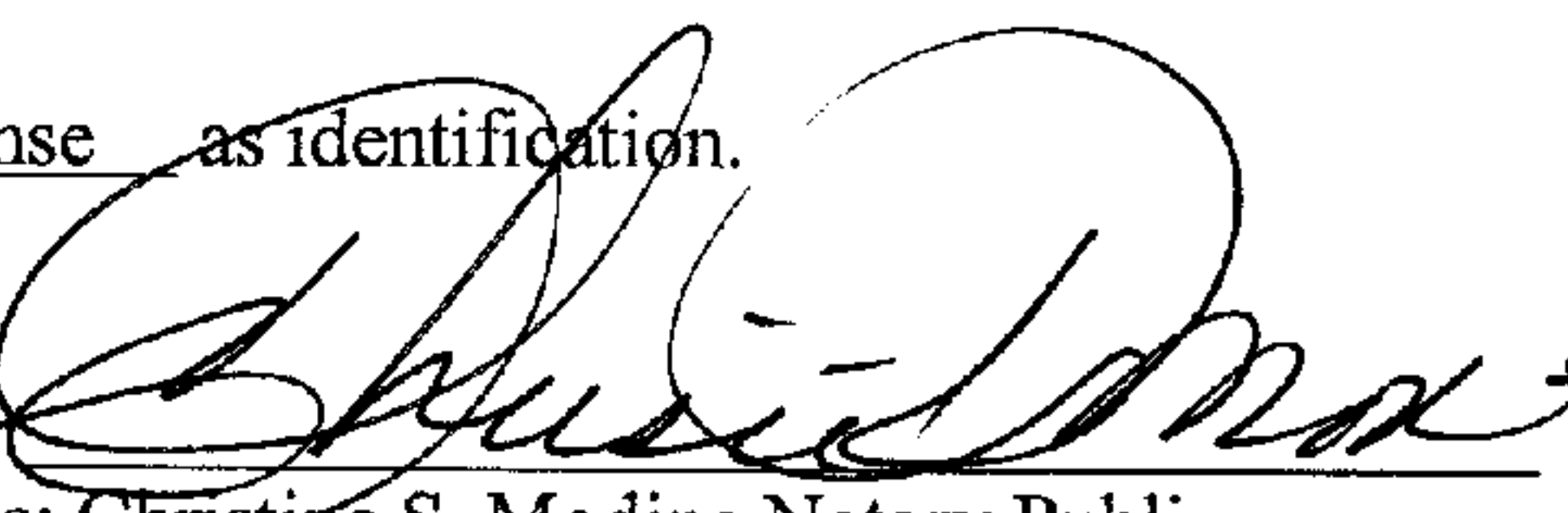


**IMAGE NOT
DISPLAYED
PURSUANT TO
28.2221(5) OR
119.071(5)(b)
FLORIDA STATUTES.**

Rec \$10.00
Stamps \$.70

Prepared By and Return to:
Robert M. Holland, Esquire
LEGACY ESTATE PLANNERS, P.L.
313 South Palmetto Avenue
Daytona Beach, Florida 32114

01/10/2011 02:38 PM
Doc stamps .70
(Transfer Amt \$ 10)
Instrument# 2011-005735 # 1
Book: 6553
Page: 4741
Diane M. Matousek
Volusia County, Clerk of Court

PARCEL ID #: 5237-13-00-0440

Warranty Deed

THIS INDENTURE, made this 20TH day of **December, 2010**, between **WILLIAM F. BIRTHRONG**, a single person, whose address is 1241 Dal Maso Drive, Daytona Beach, FL 32117, hereinafter referred to as Grantor, and **WILLIAM F. BIRTHRONG**, whose address is 1241 Dal Maso Drive, Daytona Beach, FL 32117, hereinafter referred to as "Life Estate Grantee" for a life estate on the life of WILLIAM F. BIRTHRONG, with retained authority as set forth below, and with the remainder, if any, to **WILLIAM I. BIRTHRONG**, whose address is 1241 Dal Maso Drive, Daytona Beach, FL 32117, hereinafter referred to as the Remainder Grantee if surviving the Life Tenant. If the Remainder Grantee fails to survive the Life Tenant, then title shall remain in the Life Tenant in fee simple.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and conveys unto **Life Estate Grantee** a life estate on the life of WILLIAM F. BIRTHRONG, without any liability for waste, and with full power and authority in said **Life Estate Grantee** to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the **Remainder Grantee**, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the **Life Estate Grantee**, unto the **Remainder Grantee** forever, a remainder interest, if any, in all the rights, title, interest, claim and demand which Grantor has in and to the following described real property located in Volusia County, Florida, to wit:

Lot 44, Magnolia Gardens Section One, according to the map thereof, as recorded in Map Book 23, Page 124, of the Public Records of Volusia County, Florida. More commonly known as 1241 Dal Maso Drive, Daytona Beach, FL 32117.

PREPARED WITHOUT EXAMINATION OF TITLE AT THE GRANTOR'S REQUEST

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining. Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, Grantor hereunto has executed this document the day and year first above written in the presence of the witnesses below.


Witness: **Robert M. Holland**

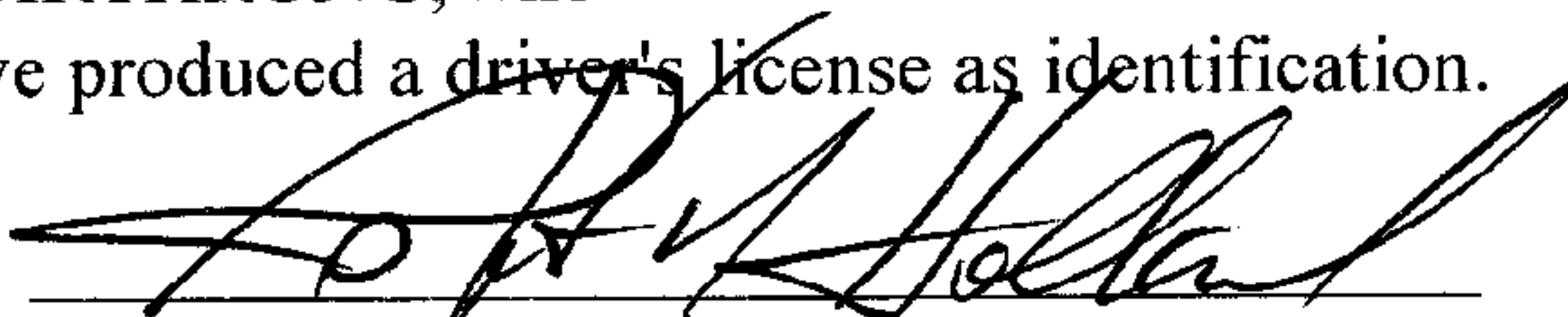

Witness: **Rachelle Couture**


WILLIAM F. BIRTHRONG
By: William I. Birthrong, his Attorney-in-Fact

STATE OF FLORIDA }
COUNTY OF VOLUSIA }

The foregoing instrument was acknowledged before me this 20th day of **December, 2010**, **WILLIAM I. BIRTHRONG**, as Attorney-in-Fact for WILLIAM F. BIRTHRONG, who
[] is/are personally known to me, OR [X] has/have produced a driver's license as identification.




Notary Public, State of Florida
My Commission expires:

01/19/2011 08:54 AM
Instrument# 2011-009858 # 1
Book: 6556
Page: 307
Diane M. Matousek
Volusia County, Clerk of Court

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No. 2011-10088 PADL
WILLIAM FRED BIRTHRONG
Division 10
Deceased.

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN:

WHEREAS, WILLIAM FRED BIRTHRONG, a resident of Volusia County, Florida, died on December 27, 2010, owning assets in the State of Florida, and

WHEREAS, WILLIAM I. BIRTHRONG has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned Circuit Judge, declare WILLIAM I. BIRTHRONG duly qualified under the laws of the State of Florida to act as personal representative of the estate of WILLIAM FRED BIRTHRONG, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

Ordered on January 18, 2011.

C. MCFERRIN SMITH III
C. MCFERRIN SMITH III
Circuit Judge

FILED
2011 JAN 18 AM 9:49
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY., FL
CC 49

01/25/2005 02:25 PM
Instrument# 2005-019678
Book: 5480
Page: 110
Diane M. Matousek
Volusia County, Clerk of Court

12/15/2004 10:29 AM
Instrument# 2004-315874
Book: 5456
Page: 838
Diane M. Matousek
Volusia County, Clerk of Court

IN THE COUNTY COURT IN AND
FOR Volusia COUNTY, FLORIDA

CASE NO. 2004-33016-COCI

DISCOVER BANK ISSUER OF
THE DISCOVER CARD,

Plaintiff,

vs.

William I Birthrong

Defendant(s).



STATE OF FLORIDA, VOLUSIA COUNTY
I HEREBY CERTIFY the foregoing is a true copy of the original
filed in this office.

This 30th day of Oct 17
By M. Seary
Deputy Clerk

FILED
2004 DEC 15 AM 11:27
CLERK OF VOLUSIA COUNTY
CC 33

FINAL SUMMARY JUDGMENT

THIS CAUSE, having come on to be heard before the Court and the Court having heard the argument of the parties, reviewed the pleadings, and being otherwise duly advised in the premises,

IT IS ADJUDGED that Plaintiff, DISCOVER BANK ISSUER OF THE DISCOVER CARD, recover from the Defendant(s), William I Birthrong, the sum of \$8357.98 on principal, and \$275.00 for costs making a total of \$8632.98 that shall bear interest at the rate of 7% per year, for which let execution issue.

ORDERED in Volusia County, Florida, this 1st day of Dec, 2004.

Sten M. Laroche
COUNTY JUDGE

Plaintiff's Address:

DISCOVER BANK ISSUER OF THE DISCOVER CARD, 3311 MILL MEADOW DRIVE, HILLIARD OH 43206

Account No: 6011004595003571

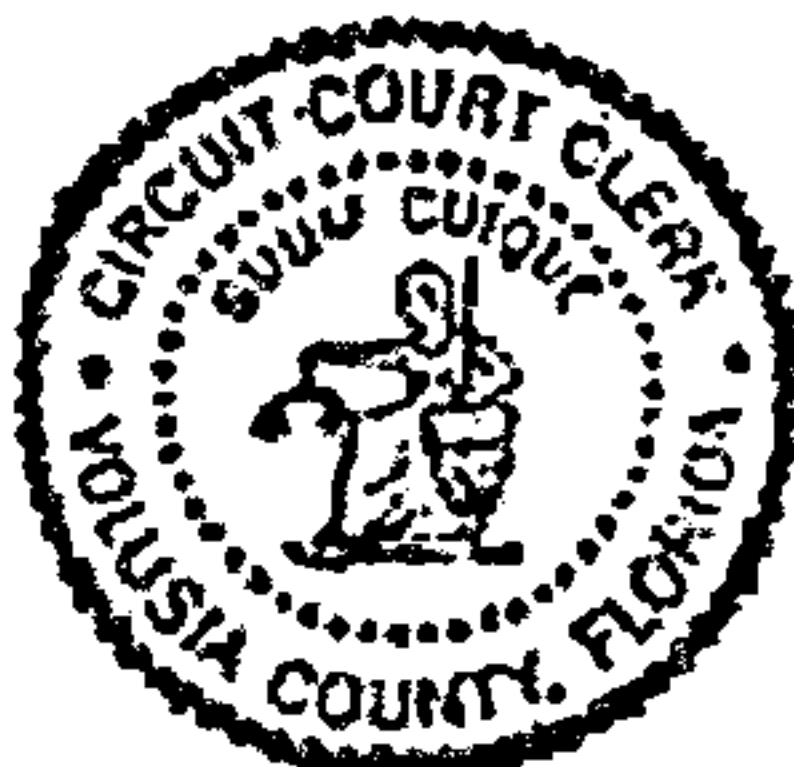
Copies furnished to:

Josie A. Gregory, Esquire, Zakheim & Associates, P.A., 5310 Northwest 33rd Avenue, Suite 100, Ft. Lauderdale, FL 33309

William I Birthrong, 675 Mason Ave., Daytona Beach FL 32117-4813, [REDACTED]

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

File Number: 3000032675.001



STATE OF FLORIDA, VOLUSIA COUNTY
I HEREBY CERTIFY the foregoing is a true copy
of the original filed in this office. This

21 day of January 2005
By [Signature]
Deputy Clerk

14



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

Detail by Entity Name

Foreign Profit Corporation
DISCOVER BANK

Filing Information

Document Number F24000002626
FEI/EIN Number 51-0020270
Date Filed 05/16/2024
State DE
Status INACTIVE
Last Event WITHDRAWAL
Event Date Filed 01/14/2026
Event Effective Date NONE

Principal Address

2500 LAKE COOK RD.
RIVERWOODS, IL 60015

Mailing Address

2500 LAKE COOK RD.
RIVERWOODS, IL 60015

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Registered Agent Revoked: 01/14/2026

Officer/Director Detail

Name & Address

Title C

MAHERAS, THOMAS G
2500 LAKE COOK RD.
RIVERWOODS, IL 60015

Title D

CASERAS, GREGORY C
2500 LAKE COOK RD.
RIVERWOODS, IL 60015

Title D

EAZOR, JOSEPH F
2500 LAKE COOK RD.
RIVERWOODS, IL 60015

Title D

ARONIN, JEFFREY S
2500 LAKE COOK RD.
RIVERWOODS, IL 60015

Title D

DUNCAN, CANDACE H
2500 LAKE COOK RD.
RIVERWOODS, IL 60015

Title D

O'LEARY-GILL, DANIELA
2500 LAKE COOK RD.
RIVERWOODS, IL 60015

Annual Reports

No Annual Reports Filed

Document Images

01/14/2026 -- Withdrawal	View image in PDF format
05/18/2024 -- Foreign Profit	View image in PDF format

IN THE COUNTY COURT, IN AND FOR VOLUSIA COUNTY,
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE, LLC
Plaintiff

vs.

Case No: 200733338COCI 84

WILLIAM I BIRTHRONG
Defendant

01/17/2008 09:46 AM
Instrument# 2008-010637 # 1
Book : 6181
Page : 2008
Diane M. Matousek
Volusia County, Clerk of Court

FINAL JUDGMENT AGAINST DEFENDANT

THIS ACTION having come before the Court on Plaintiff's Application for Confirmation of Arbitration Award on December 18, 2007, it is hereby;

1. ORDERED AND ADJUDGED that the Arbitration Award entered in favor of Plaintiff, assignee of MBNA AMERICA BANK, and against Defendant, for damages resulting from Defendant's use of MBNA AMERICA BANK credit card account number 5329037999604320, is hereby confirmed, and

2. That judgment is hereby entered in favor of Plaintiff and against Defendant, WILLIAM I BIRTHRONG, 675 Mason Ave Daytona Beach Fl 321174813 in the sum of \$4065.45 in principal, with costs of \$280.00, for a total sum of \$4345.45 for all of which let execution issue and which sum bear interest at the rate of 11.00% per year.

DONE AND ORDERED in chambers at Volusia County, Florida this
16 day of Jan, 2008.


COUNTY COURT JUDGE

cc: Asset Acceptance, LLC c/o Rodolfo J. Miro, P.O. Box 9065, Brandon, FL. 33509

William I Birthrong, 675 Mason Ave Daytona Beach Fl 32117-4813



STATE OF FLORIDA, VOLUSIA COUNTY
I HEREBY CERTIFY the foregoing is a true copy
of the original filed in this office. This
16TH day of SEPTEMBER 2022
Clerk of Circuit and County Court
By /s/ Kate Nash
Deputy Clerk

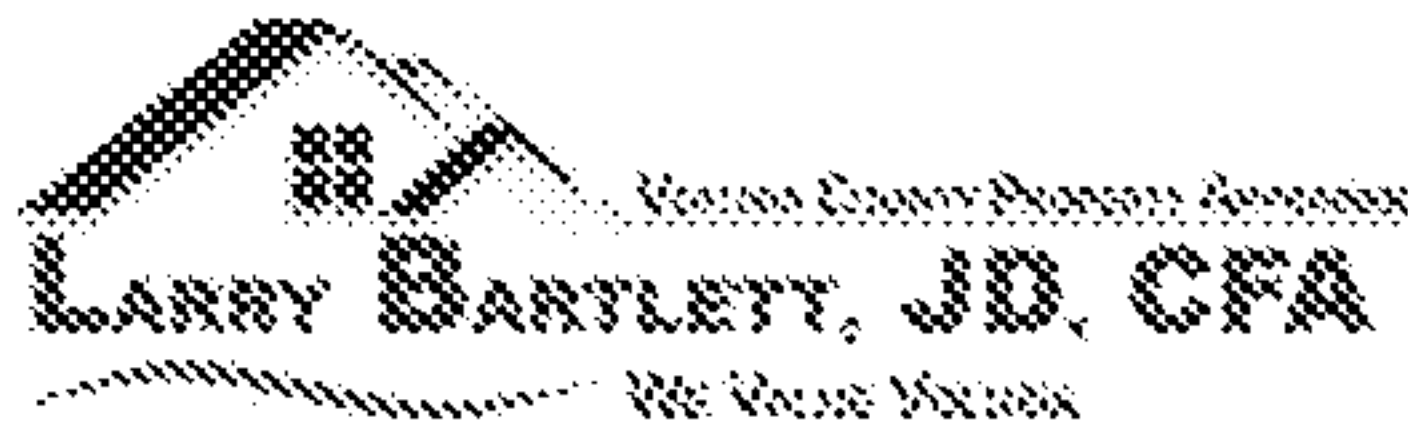
26320174

CLERK OF THE CIRCUIT
& COUNTY COURT
VOLUSIA COUNTY, FL
CS 41

2008 JAN 16 PM 2:03

FILED

12



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: 3267184
Parcel ID: 523713000440
Township-Range-Section: 15 - 32 - 37
Subdivision-Block-Lot: 13 - 00 - 0440
Owner(s): HARVEY CYNTHIA BIRTHRONG - FS - Fee Simple - 100%
Mailing Address On File: 105 VIRGINIA ST
EDGEWATER FL 32132 3619
Physical Address: 1241 DAL MASO DR, DAYTONA BEACH 32117
Building Count: 1
Neighborhood: 2020 - MAGNOLIA GARDENS D.B.
Subdivision Name: MAGNOLIA GARDENS SEC 1 HOLLY HILL
Property Use: 0100 - SINGLE FAMILY
Tax District: 204-DAYTONA BEACH
2025 Final Millage Rate: 18.0498
Homestead Property: No
Agriculture Classification: No
Short Description: LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL M8 23 PG 124 PER OR
1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547
PG 1936 PER OR 6553 PG 4741 PER OR 8322 PG 0038 PER OR 8410

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:	\$188,587	\$185,258	\$168,055
Land Value:	\$25,920	\$25,920	\$25,920
Just/Market Value:	\$214,507	\$211,178	\$193,975

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.

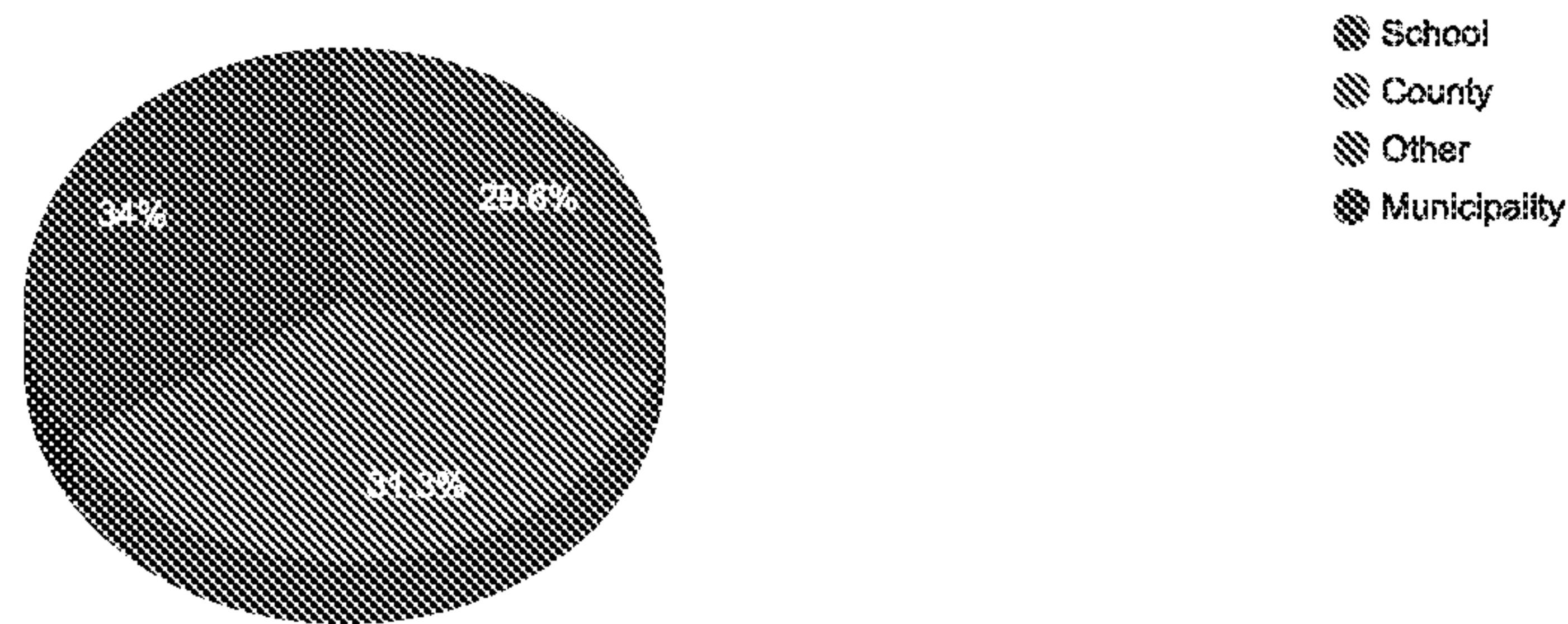
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$214,507	\$214,507	\$0	\$214,507	1.5000	\$321.76
0012	DISCRETIONARY	\$214,507	\$214,507	\$0	\$214,507	0.7480	\$160.45
0011	REQ LOCAL EFFORT	\$214,507	\$214,507	\$0	\$214,507	3.0310	\$650.17
0050	GENERAL FUND	\$214,507	\$214,507	\$0	\$214,507	3.2007	\$686.57
0053	LAW ENFORCEMENT FUND	\$214,507	\$214,507	\$0	\$214,507	1.5994	\$343.08
0055	LIBRARY	\$214,507	\$214,507	\$0	\$214,507	0.3697	\$79.30
0520	MOSQUITO CONTROL	\$214,507	\$214,507	\$0	\$214,507	0.1573	\$33.74
0530	PONCE INLET PORT AUTHORITY	\$214,507	\$214,507	\$0	\$214,507	0.0660	\$14.16
0058	VOLUSIA ECHO	\$214,507	\$214,507	\$0	\$214,507	0.2000	\$42.90
0057	VOLUSIA FOREVER	\$214,507	\$214,507	\$0	\$214,507	0.2000	\$42.90
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$214,507	\$214,507	\$0	\$214,507	0.0270	\$5.79
0100	HALIFAX HOSPITAL AUTHORITY	\$214,507	\$214,507	\$0	\$214,507	0.7019	\$150.56
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$214,507	\$214,507	\$0	\$214,507	0.1793	\$38.46
0210	DAYTONA BEACH	\$214,507	\$214,507	\$0	\$214,507	5.9300	\$1,272.03
0211	DAYTONA BEACH I&S 2004	\$214,507	\$214,507	\$0	\$214,507	0.1395	\$29.92
						18.0498	\$3,871.81

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$3,871.81	
				Estimated Non-Ad Valorem Tax:	\$0.00	

					Estimated Taxes:	\$3,871.81
					Estimated Tax Amount without SOH/10CAP ☺	\$3,871.81

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asst	County Exemptions	County Taxable	HK Savings
2025	\$25,920	\$185,258	\$211,178	\$211,178	\$0	\$211,178	\$0
2024	\$25,920	\$168,055	\$193,975	\$193,975	\$0	\$193,975	\$0
2023	\$17,280	\$160,939	\$178,219	\$178,219	\$0	\$178,219	\$0
2022	\$17,280	\$142,706	\$159,986	\$93,017	\$50,000	\$43,017	\$66,969
2021	\$15,120	\$124,056	\$139,176	\$90,308	\$50,000	\$40,308	\$48,868
2020	\$15,120	\$123,700	\$138,820	\$89,061	\$50,000	\$39,061	\$49,759
2019	\$15,120	\$109,395	\$124,515	\$87,059	\$50,000	\$37,059	\$37,456
2018	\$15,120	\$79,765	\$94,885	\$85,436	\$50,000	\$35,436	\$9,449
2017	\$11,232	\$85,236	\$96,487	\$83,679	\$50,000	\$33,679	\$12,808

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F-FRONT FOOT				90.0	113	300	\$25,920
Total Land Value:										\$25,920

Building(s) - Residential

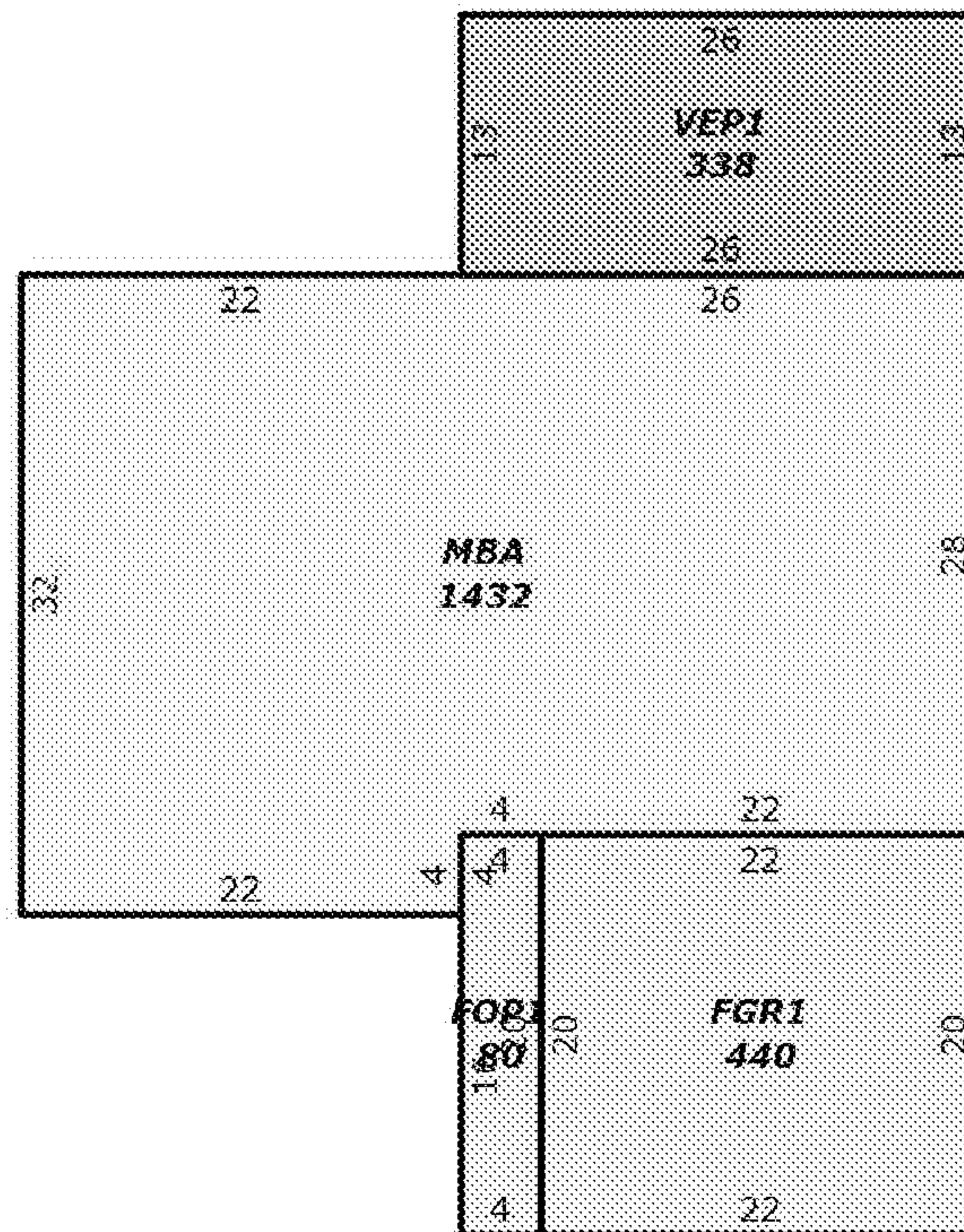
Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	# Stories:	1	2 Fixture Baths:	0
Description:	R1 - Single Family	# Bedrooms:	3	3 Fixture Baths:	2
Quality Grd:	300	Floor Type:	20 - COMBINATION	4 Fixture Baths:	0
Arch Design:		Wall Type:	3 - PLASTER	5 Fixture Baths:	0
Year Built:	1978	Exterior Wall:	19 - BRICK - COMMON BRICK	6 Fixture Baths:	0
Total SFLA:	1,432	Foundation:	3 - CONCRETE SLAB	7 Fixture Baths:	0
HVAC:	Y - AIR	Roof Cover:	3 - ASPHALT SHINGLE	Add'l Fixtures:	0
	CONDITIONING	Roof Type:	03 - GABLE		
Heat Method:	6 - FORCED DUCTED	FPL:	1 / 1 /		
Heat Source:	1 - ELECTRICITY				

Total Building Value: \$186,509

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

Description	Area	Year Built
MAIN BUILDING	1432	
VINYL ENCLOSED PORCH	338	1986
Finished Garage	440	
Porch, Open Finished	80	
Total Building Area	2,290	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	CPR-CARPORT, UNFINISHED	1990	420	1	30 x 14	\$1,787
2	RSH-STORAGE, SHED RESIDENTIAL	2000	192	1	16 x 12	\$291
Total Miscellaneous Value:						\$2,078

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
8410 / 0310	2023108665	09/06/2022	OR-ORDER	UNQUALIFIED	IMPROVED	\$100
8322 / 0038	2022331818	09/06/2022	DC-DEATH CERTIFICATE	UNQUALIFIED	IMPROVED	\$100
6553 / 4741	2011000202	12/20/2010	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$100
6547 / 1936	2010227275	10/20/2009	DC-DEATH CERTIFICATE	UNQUALIFIED	IMPROVED	\$100
6216 / 0743	2008071380	04/04/2008	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$130,000
1692 / 0090		09/15/1973	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$5,000

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL M8 23 PG 124 PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR 8322 PG 0038 PER OR 8410 PG 0310	204	15 - 32 - 37	13 - 00 - 0440	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
05/01/1986	860813	ADDITION E/S & DLF	\$5,000



WILL ROBERTS

TAX COLLECTOR

Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 523713000440

Tax Deed #: 32340

Situs Address: 1241 DAL MASO DR

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 HARVEY CYNTHIA BIRTHRONG
SN 105 VIRGINIA ST
(VOL) EDGEWATER, FL 32132-3619

Billing Address on Current Tax Roll

Additional Parties, Per Search

② ASSET ACCEPTANCE LLC Lien Holder
C/O RODOLFO J MIRO
PO BOX 9065
BRANDON, FL 33509

③ C T CORPORATION SYSTEM, Lien Holder
REGISTERED AGENT O/B/O
DISCOVER BANK
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

④ DISCOVER BANK Lien Holder
2500 LAKE COOK RD

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

RIVERWOODS, IL 60015

⑤ DISCOVER BANK ISSUER OF THE Lien Holder
DISCOVER CARD
3311 MILL MEADOW DRIVE
HILLIARD, OH 43206

SN
(VOL) ⑥ CYNTHIA BIRTHRONG HARVEY Title Holder
105 VIRGINIA STREET
✱ EDGEWATER, FL 32132

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Thursday, July 23, 2026 2:10 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #5381-24 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 #5381-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

HARVEY CYNTHIA BIRTHRONG
105 VIRGINIA ST
EDGEWATER, FL 32132-3619

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

HARVEY CYNTHIA BIRTHRONG
105 VIRGINIA ST
EDGEWATER, FL 32132-3619

SITUS ADDRESS
1241 DAL MASO DR,
DAYTONA BEACH,
32117

HARVEY CYNTHIA BIRTHRONG

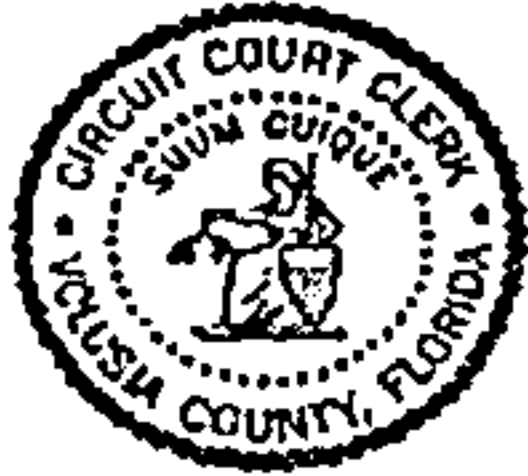
⑦
SN
(VOL)

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: **5381-24**
PARCEL ID NUMBER: **523713000440**

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)]	120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	3.00
Recorded Notice of Application Fee.....	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	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]	92.40
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	69.00
TOTAL DUE \$	<u>539.78</u>

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

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

CERTIFICATE NO.: **5381-24**
AMOUNT ENCLOSED: **\$539.78**

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: 5381-24

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)		120.00
Sheriff's Return Postage Fee	(PO)		3.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		92.40
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT \$			539.78

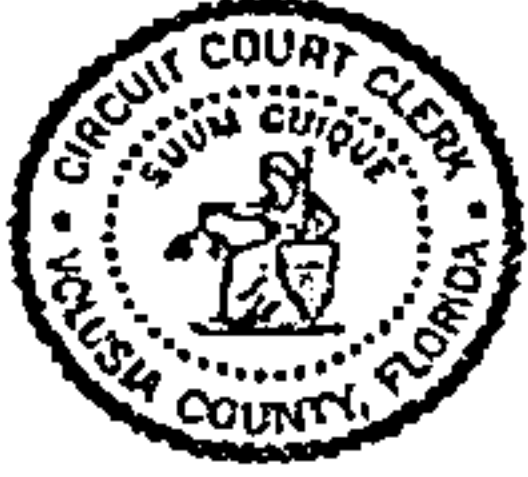
Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 8/24/2025 2:30 PM
Receipt: 303160110 Drawer: 155497

JPL INVESTMENTS CORP AND OCEAN BANK JOSE
PICO

Operator: spearson

Instrument #: 2026155634 Type: ND
Book #: 8896 Page #: 3118 Time: 2:30 PM
Recording Fee: \$10.00
1 Tax Deed Processing Fee - \$50.00 \$50.00
9688 Postage - \$0.01 \$96.88
5600 Advertising Fee - \$0.01 \$56.00
12000 Sheriffs Fee/Tax Deed - \$0.01 \$120.00
300 Postage - \$0.01 \$3.00
1 Tax Deed Proof of Pub / Cert Mail Record - \$10.00 \$10.00
1 Tax Deed Certificate Sign and Seal - \$7.00 \$7.00
1 Notice for Newspaper Sign and Seal - \$7.00 \$7.00
1 Recording - \$8.50 \$8.50
9240 Tax Deed Deposit Escrow Doc Stamps only - \$0.01 \$92.40
6900 Tax Deed Auction Fee - \$0.01 \$69.00
CERT#5381-24 / JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO

Subtotal: \$539.78
Sales Tax: \$0.00
Due: \$539.78
CHK# 500976 \$539.78



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: **5381-24**
PARCEL ID NUMBER: **523713000440**

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)]	120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]	3.00
Recorded Notice of Application Fee	10.00
Recording Affidavit of Publication [197.512(3) & 28.24]	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]	92.40
Electronic Auction Fee [per Sect. 197.542(4)(c)]	69.00
TOTAL DUE	\$ 539.78

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.: **5381-24**
AMOUNT ENCLOSED: **\$539.78**

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

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:

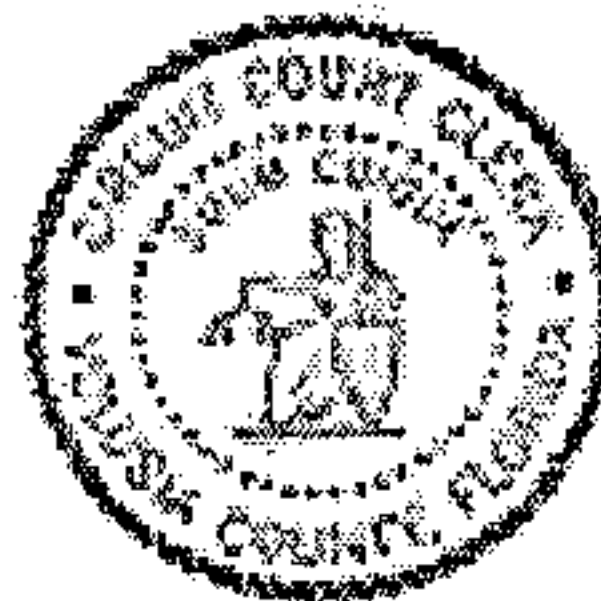
Certificate No. **5381-24** Year of Issuance **JUNE 1, 2024**

Description of Property **523713000440**
LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124 PER OR 1652 PG 0090
PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER
OR 8322 PG 0038 PER OR 8410 PG 0310

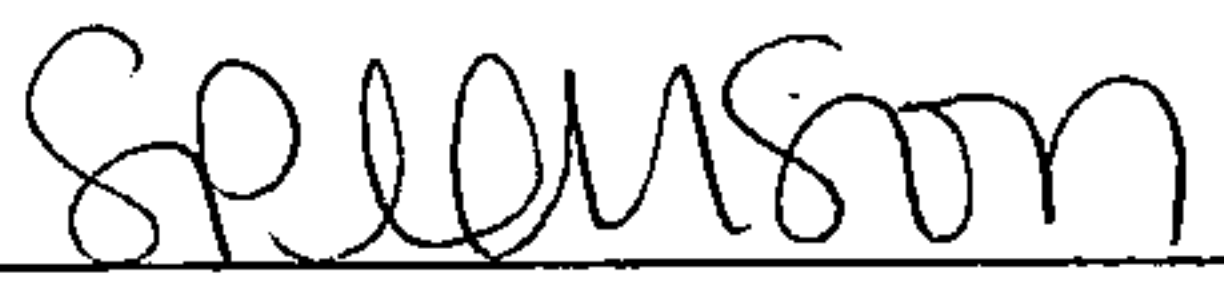
Name in which assessed **HARVEY CYNTHIA BIRTHRONG**

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

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

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

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

11192-24	745221000A50	HATCHER CONSTRUCTION LLC	HATCHER CONSTRUCTION LLC ✓ 511 PULLMAN RD #A5 & #A6 EDGEWATER FL 32132
11193-24	745221000A60	HATCHER CONSTRUCTION LLC	HATCHER CONSTRUCTION LLC ✓ 511 PULLMAN RD #A5 & #A6 EDGEWATER FL 32132
11397-24	530414001014	PHAM HIEN HOANG NGUYEN CHRISTINA NHUNG	PHAM HIEN HOANG ✓ 1227 OAK HAVEN RD KNOXVILLE TN 37932 NGUYEN CHRISTINA NHUNG 1227 OAK HAVEN RD KNOXVILLE TN 37932
11400-24	530414001418	PHAM HIEN HOANG	PHAM HIEN HOANG ✓ 1227 OAK HAVEN RD KNOXVILLE FL 37932
11451-24	533329000280	LUFT TYLER DAVID LUFT CATHERYN DENESE	LUFT TYLER DAVID ✓ 334 GAYLORD AVE PUEBLO CO 81004-1308 LUFT CATHERYN DENESE ✓ 334 GAYLORD AVE 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 NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? 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.: 5381-24

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

HARVEY CYNTHIA BIRTHRONG
105 VIRGINIA ST
EDGEWATER FL 32132-3619

5381-24

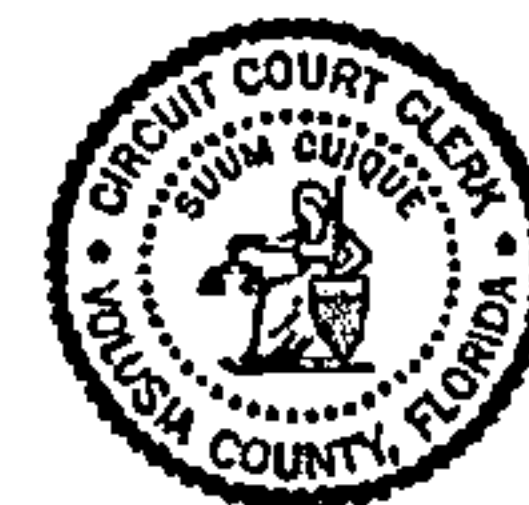
NOVEMBER 3, 2026

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

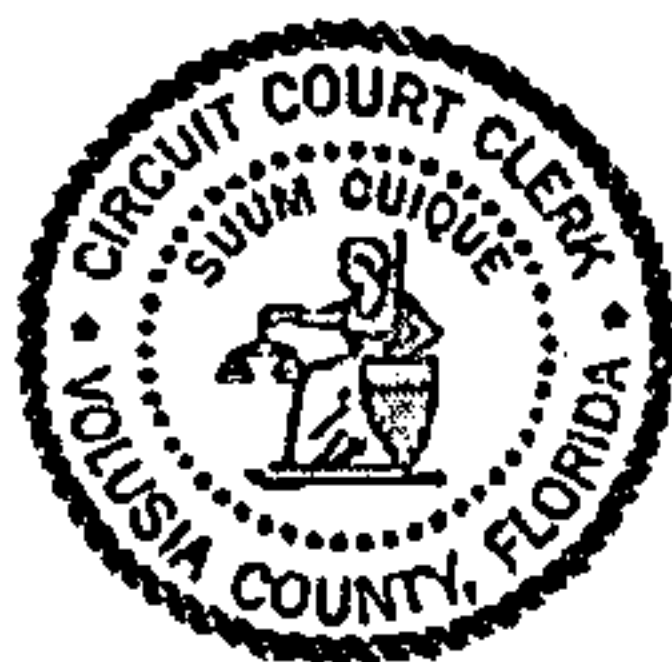
NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property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

Certificate No.: **5381-24** Name in which assessed: **HARVEY CYNTHIA BIRTHRONG**
Description of Property: **Parcel # 523713000440 LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124
PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR
8322 PG 0038 PER OR 8410 PG 0310.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 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: **\$13,931.20**

OPENING BID AMOUNT: \$13,907.95

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.: **5381-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$13,931.20***

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

HARVEY CYNTHIA BIRTHRONG
105 VIRGINIA ST
EDGEWATER FL 32132-3619

***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 0720 5270 0225 1453 4514 15

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

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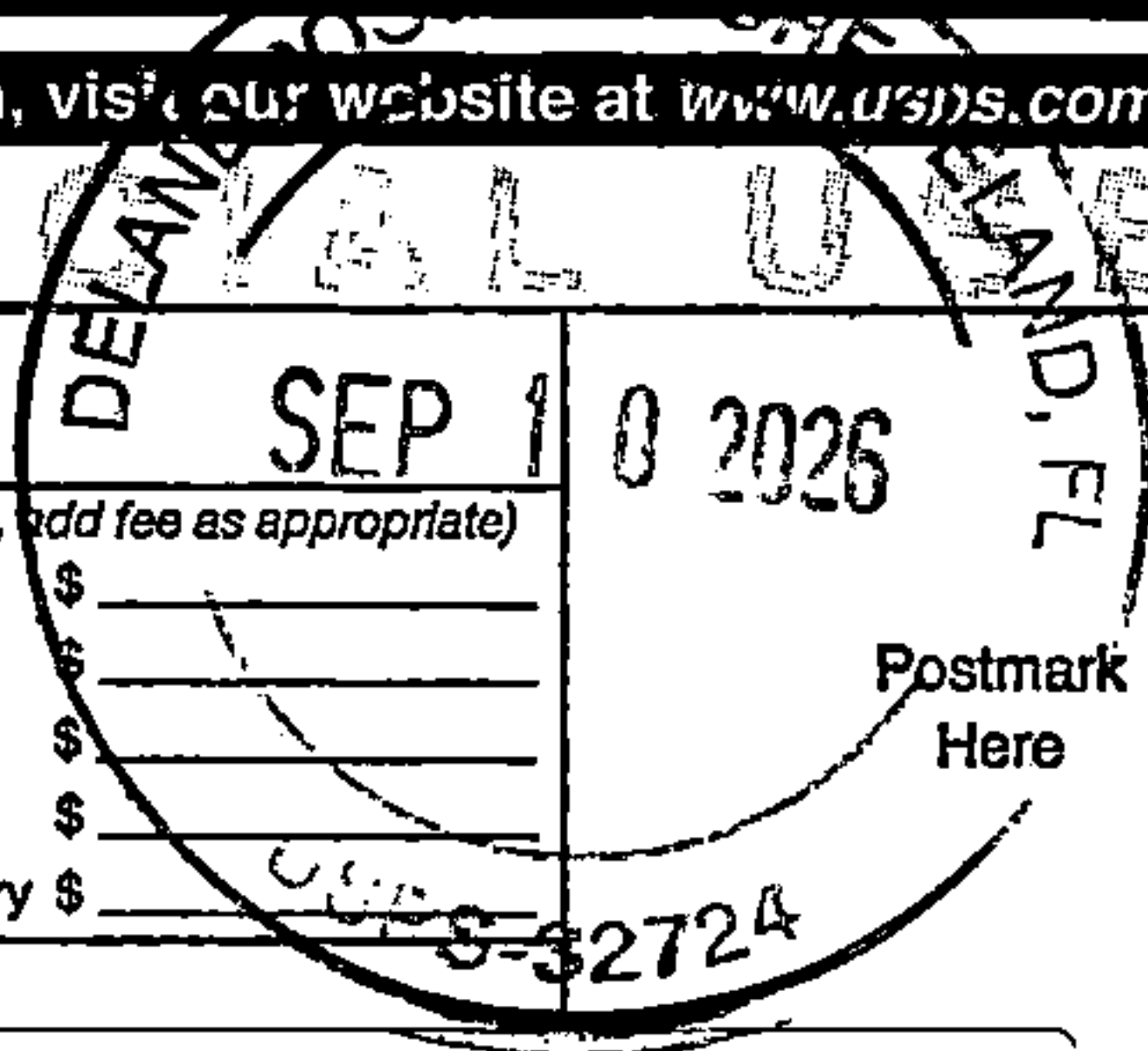
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HARVEY CYNTHIA BIRTHRONG
105 VIRGINIA ST
EDGEWATER FL 32132-3619

5381-24 NOVEMBER 3, 2026

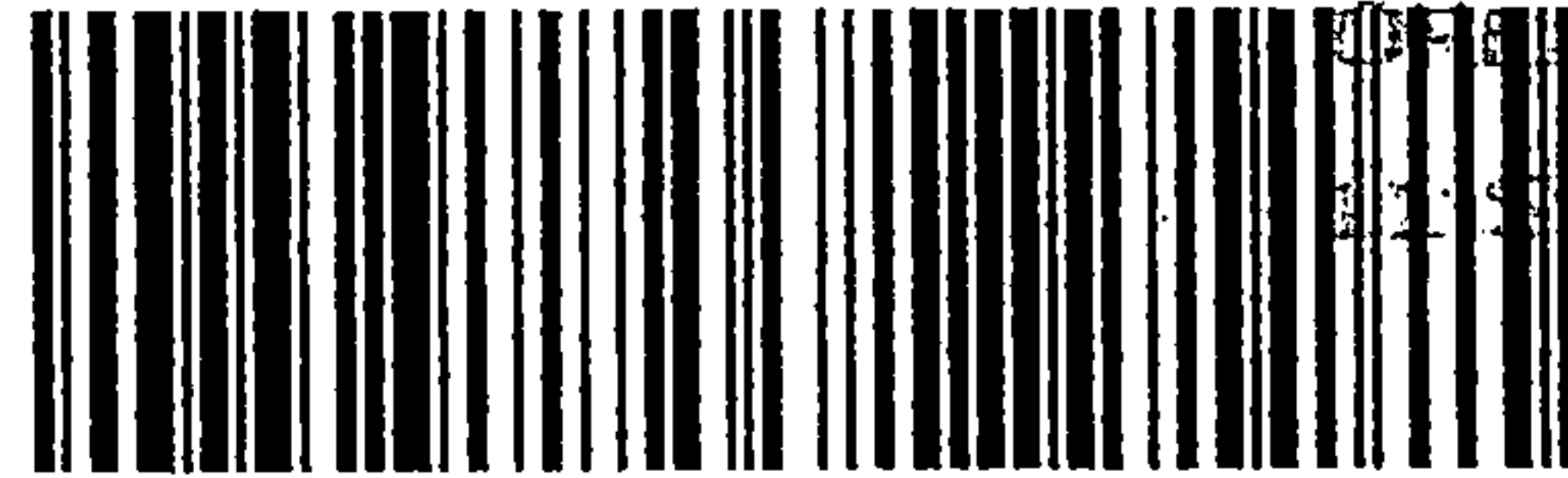


Postmark
Here

CERTIFIED MAIL®

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

TAX DEED DEPT

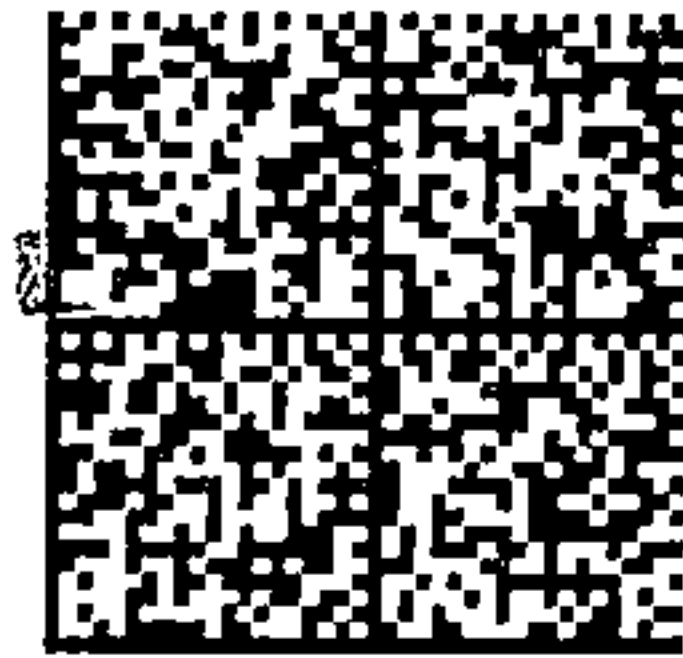


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DELAND FL 32721

11 SEP 2026 PM 2 1

FIRST-CLASS



US POSTAGE IMPIT



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HARVEY CYNTHIA BIRTHRONG
105 VIRGINIA ST
EDGEWATER FL 32132-3619

5381-24

NOVEMBER 3, 2026

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32721604343

*0274-07



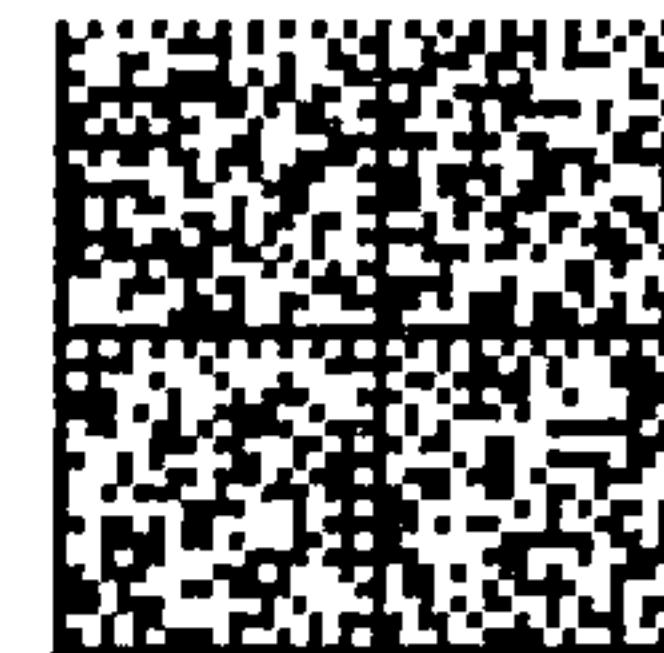
CLERK OF THE CIRCUIT COURT
& CITY COURT VOLUNTARILY
CC 40

2026 SEP 22 AM 10:57

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

TAX DEED DEPT.

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE TM PITNEY BOWES



ZIP 32724 \$ 000.72¹
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Amc

HARVEY CYNTHIA BIRTHRONG
105 VIRGINIA ST
EDGEWATER FL 32132-3619

5381-24

NOVEMBER 3, 2026

AMS

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NIXIE

326 FE 1270

RETURN TO SENDER
ATTEMPTED - NO SUCCESS
UNABLE TO FORWARD

BC: 32721604343

*2191-02356-18-46



CLERK OF THE CIRCUIT COURT
& CITY COURT VOLUNTARY
CC 40

2026 SEP 22 AM 10:57

FILED

SEP 22 2026

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

WARNING

TAX DEED CERTIFICATE NO.: 5381-24

**THERE ARE UNPAID TAXES ON PROPERTY
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ASSET ACCEPTANCE LLC C/O RODOLFO J MIRO
PO BOX 9065
BRANDON FL 33509

5381-24

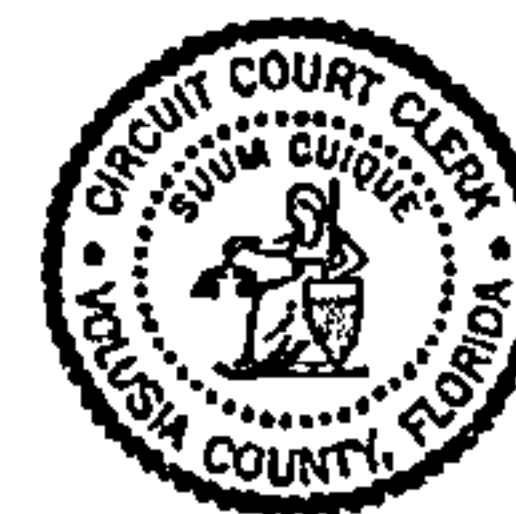
NOVEMBER 3, 2026

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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

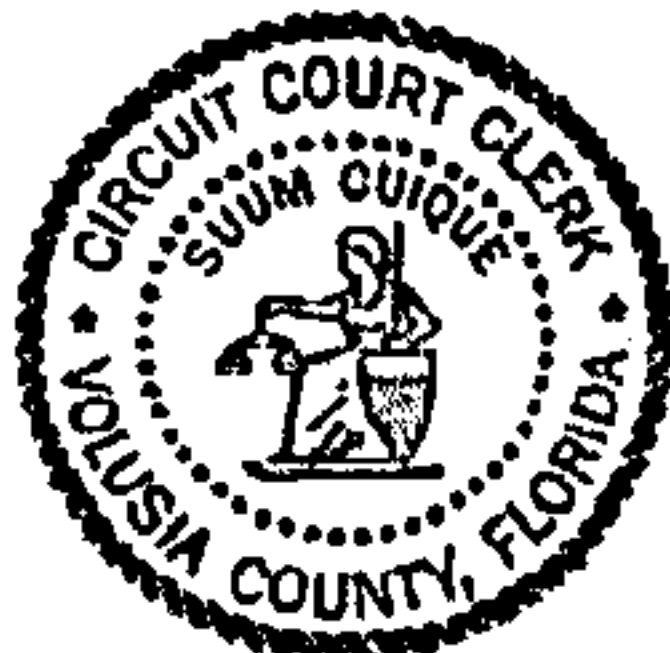
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Certificate No.: **5381-24** Name in which assessed: **HARVEY CYNTHIA BIRTHRONG**
Description of Property: **Parcel # 523713000440 LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124
PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR
8322 PG 0038 PER OR 8410 PG 0310.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 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: **\$13,931.20**

OPENING BID AMOUNT: \$13,907.95

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$13,931.20***

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

ASSET ACCEPTANCE LLC C/O RODOLFO J MIRO
PO BOX 9065
BRANDON FL 33509

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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BRANDON FL 33509

5381-24 NOVEMBER 3, 2026

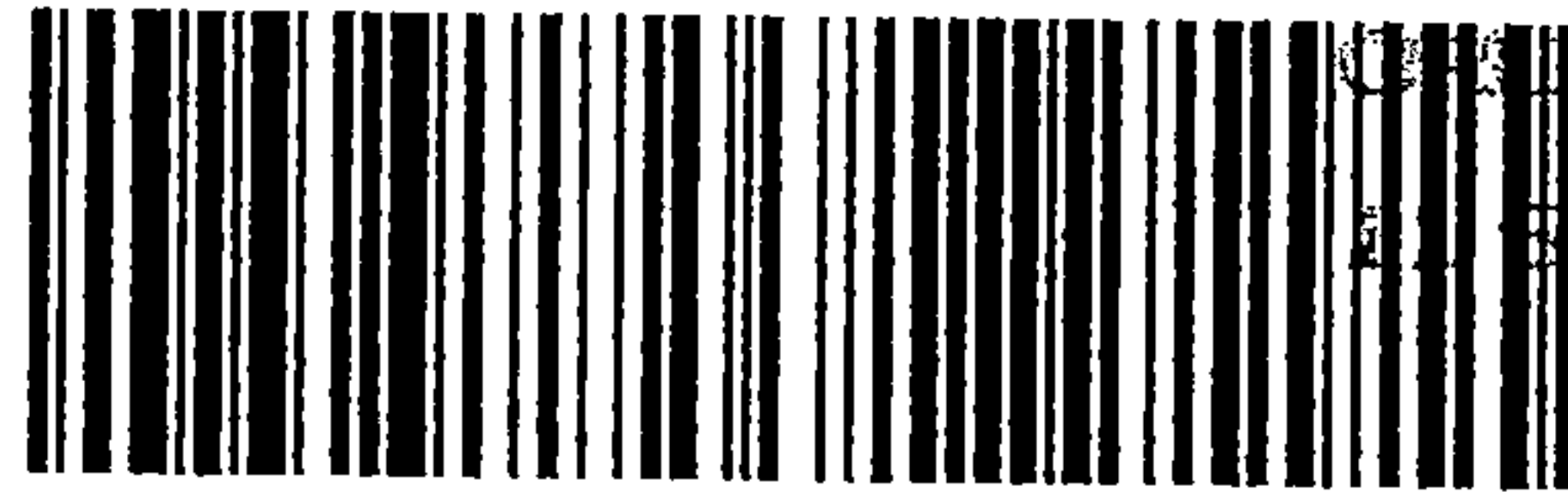
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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

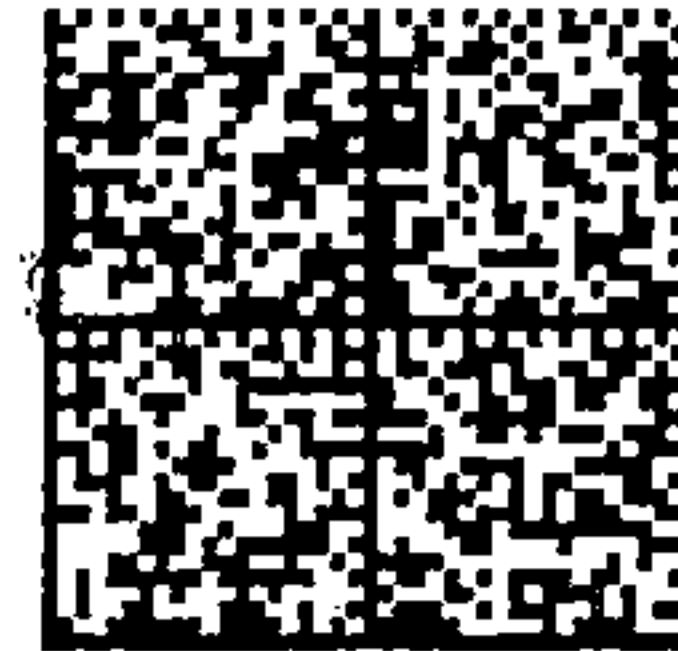


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DELAND FL 32728

SEP 2026 PM 2

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ASSET ACCEPTANCE LLC C/O RODOLFO J MIRCO
PO BOX 9065
BRANDON FL 33509

5381-24

NOVEMBER 3, 2026

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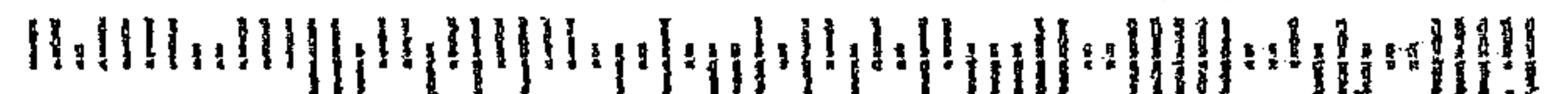
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BC: 32721604343

*0274-08387-11-35



CLERK OF THE CIRCUIT COURT
& CITY COURT VOLUNTARY
CC 40

2026 SEP 22 AM 10:55

09/16/26

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

TAX DEED DEPT

ASSET ACCEPTANCE LLC C/O RODOLFO J MIRO
PO BOX 9065
BRANDON FL 33509

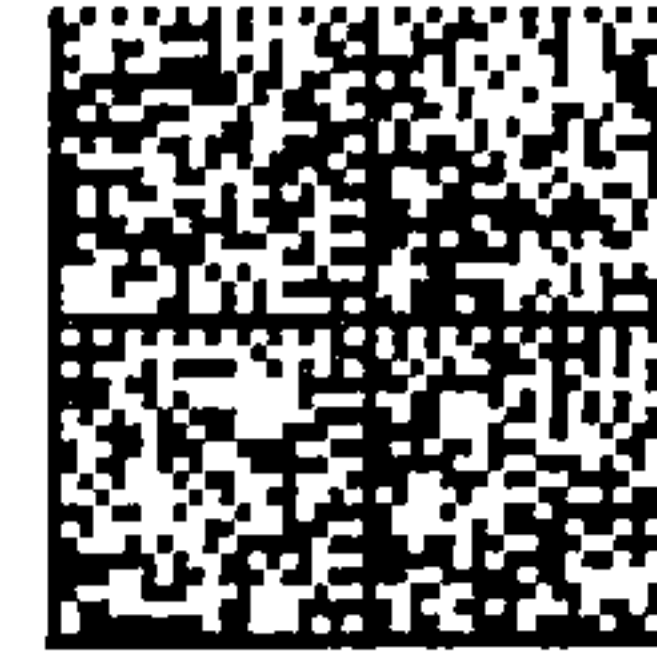
5381-24

NOVEMBER 3, 2026

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FIRST-CLASS
NONAUTO
PRSR LTR



US POSTAGESM PITNEY BOWES



ZIP 32724 \$ 000.72¹
02 7W
0008028897 SEP. 10. 2026

CLERK OF THE CIRCUIT
CITY COURT VOLusia CITY, FL
04:40

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FILED

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0532-05297-14-30



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

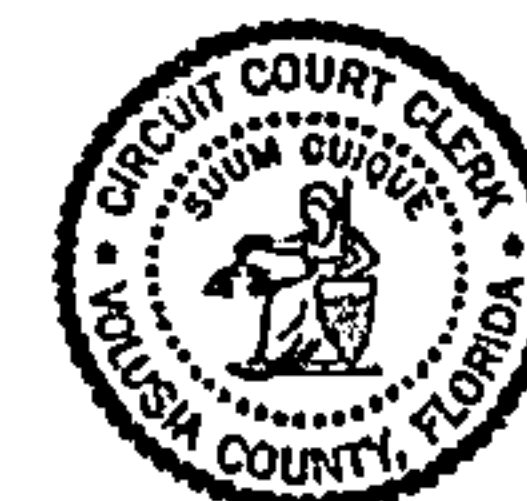
WARNING

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



C T CORPORATION SYSTEM REGISTERED AGENT
O/B/O DISCOVER BANK
1200 SOUTH PINE ISLAND ROAD
PLANTATION FL 33324

5381-24

NOVEMBER 3, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

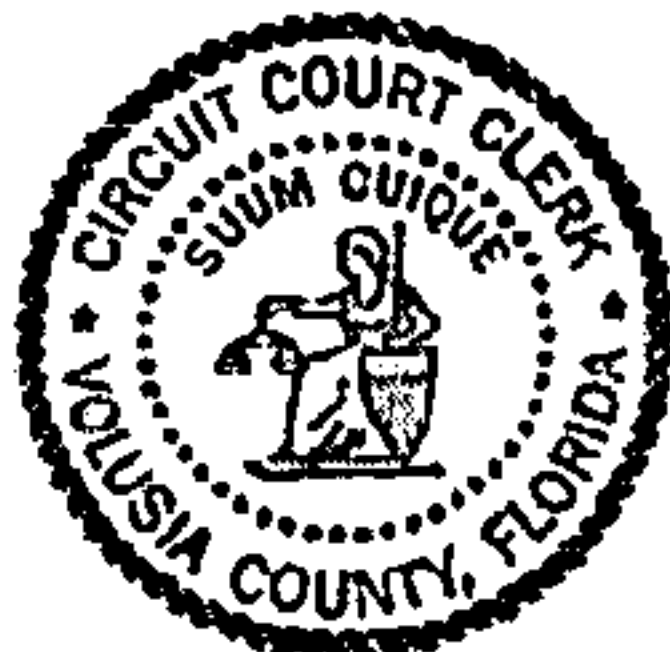
NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property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

Certificate No.: **5381-24** Name in which assessed: **HARVEY CYNTHIA BIRTHRONG**
Description of Property: **Parcel # 523713000440 LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124 PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR 8322 PG 0038 PER OR 8410 PG 0310.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 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: **\$13,931.20**

OPENING BID AMOUNT: \$13,907.95

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.: **5381-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$13,931.20***

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

C T CORPORATION SYSTEM REGISTERED AGENT O/B/O DISCOVER BANK
1200 SOUTH PINE ISLAND ROAD
PLANTATION FL 33324

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

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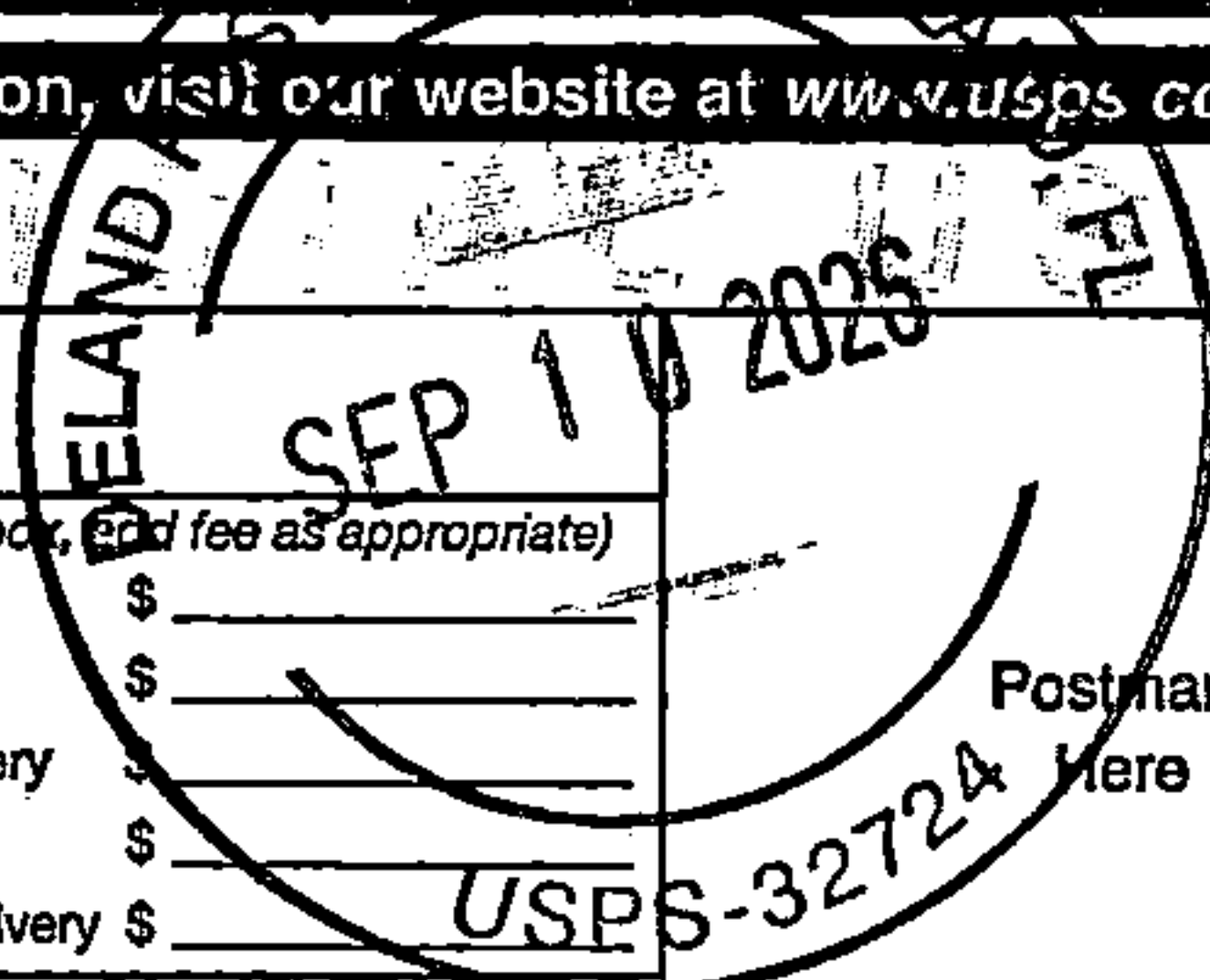
☐ Adult Signature Restricted Delivery

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C T CORPORATION SYSTEM REGISTERED
AGENT O/B/O DISCOVER BANK
1200 SOUTH PINE ISLAND ROAD
PLANTATION FL 33324

5381-24 NOVEMBER 3, 2026



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

1. Article Addressed to:

C T CORPORATION SYSTEM REGISTERED
AGENT O/B/O DISCOVER BANK
1200 SOUTH PINE ISLAND ROAD
PLANTATION FL 33324

5381-24 NOVEMBER 3, 2026



9590 9402 8217 3030 9782 73

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X****RECEIVED**☐ Agent☐ Addressee**B. Received by** *Printed Name***C. Date of Delivery****D. Is delivery address different from the****If YES, enter delivery address below:**☐ Yes☐ No**3. Service Type**☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Delivery Restricted Delivery☐ Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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

WARNING

TAX DEED CERTIFICATE NO.: 5381-24

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

DISCOVER BANK
2500 LAKE COOK RD
RIVERWOODS IL 60015

5381-24

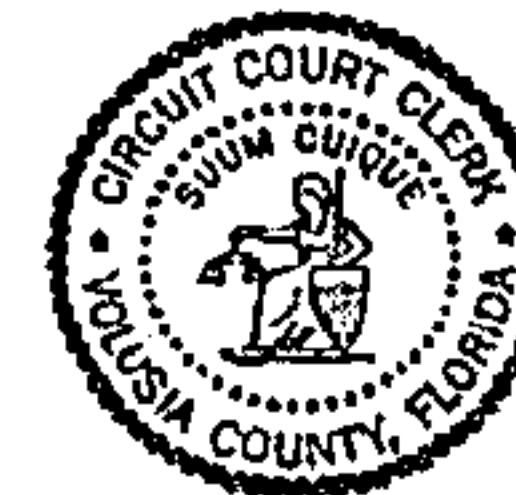
NOVEMBER 3, 2026

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

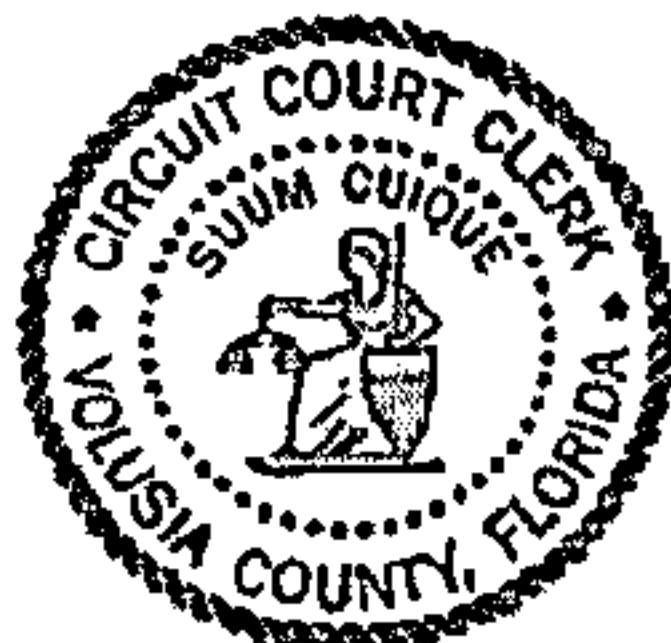
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PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR
8322 PG 0038 PER OR 8410 PG 0310.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 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: **\$13,931.20**

OPENING BID AMOUNT: \$13,907.95

The REDEMPTION AMOUNT & OPENING BID AMOUNT
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TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. DO NOT SEND CASH OR A PERSONAL CHECK.

Certificate No.: **5381-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$13,931.20***

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

DISCOVER BANK
2500 LAKE COOK RD
RIVERWOODS IL 60015

***The REDEMPTION AMOUNT is subject to
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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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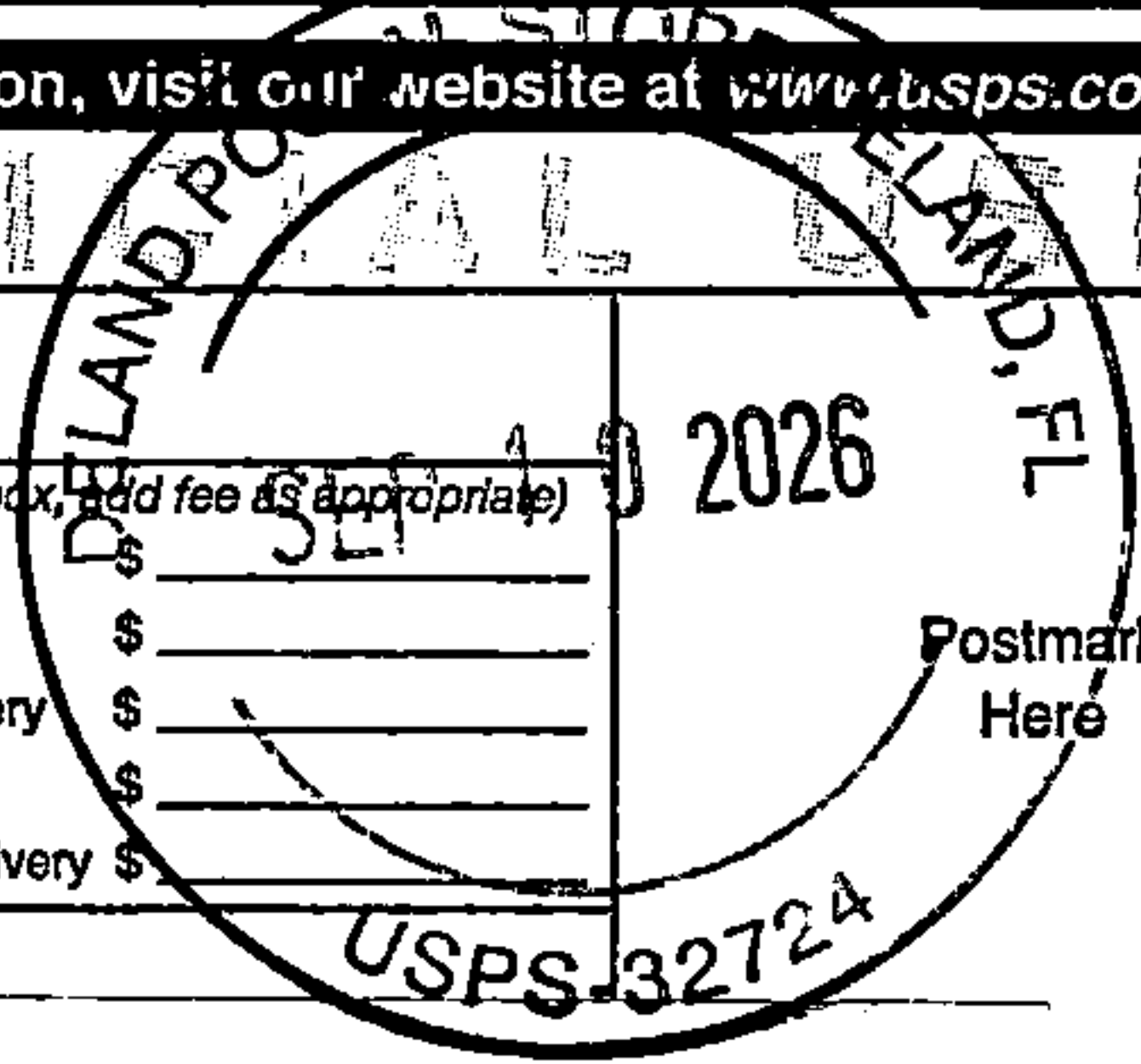
☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

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DISCOVER BANK
2500 LAKE COOK RD
RIVERWOODS IL 60015

5381-24 NOVEMBER 3, 2026



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

WARNING

TAX DEED CERTIFICATE NO.: 5381-24

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

DISCOVER BANK ISSUER OF THE DISCOVER CARD
3311 MILL MEADOW DRIVE
HILLIARD OH 43206

5381-24

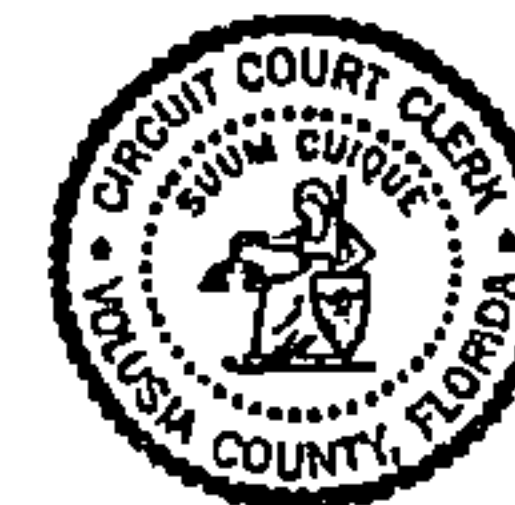
NOVEMBER 3, 2026

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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

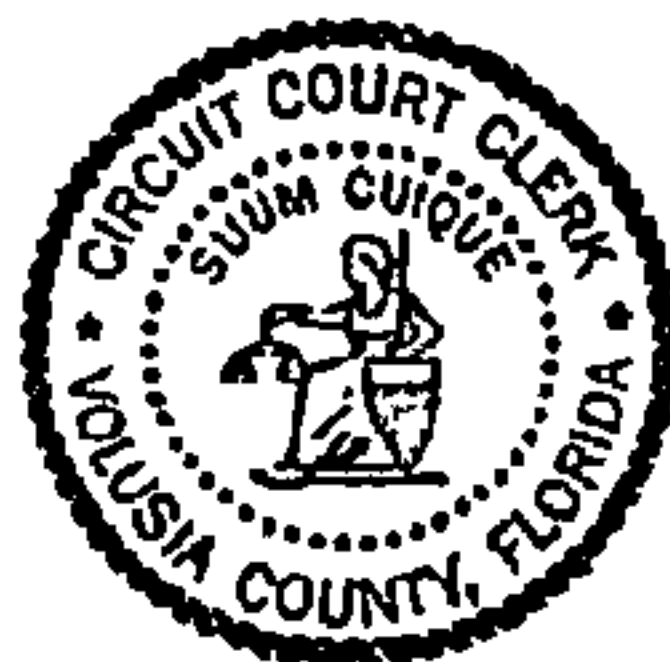
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Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County



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OPENING BID AMOUNT: \$13,907.95

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Certificate No.: **5381-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$13,931.20***

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

DISCOVER BANK ISSUER OF THE DISCOVER CARD
3311 MILL MEADOW DRIVE
HILLIARD OH 43206

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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DISCOVER BANK ISSUER OF THE DISCOVER
CARD
3311 MILL MEADOW DRIVE
HILLIARD OH 43206

5381-24 NOVEMBER 3, 2026

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

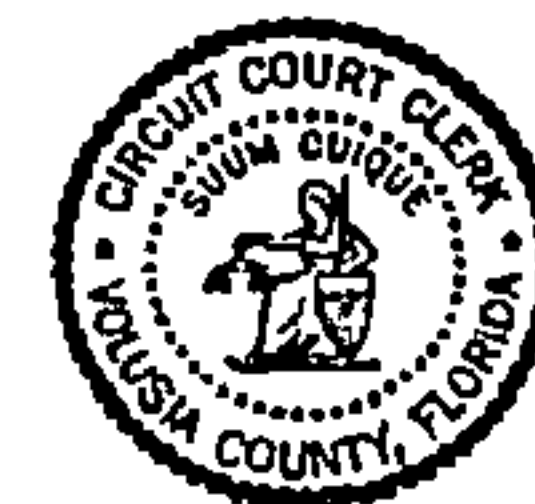
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LAURA E ROTH
CLERK OF THE CIRCUIT COURT



CYNTHIA BIRTHRONG HARVEY
105 VIRGINIA STREET
EDGEWATER FL 32132

5381-24

NOVEMBER 3, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

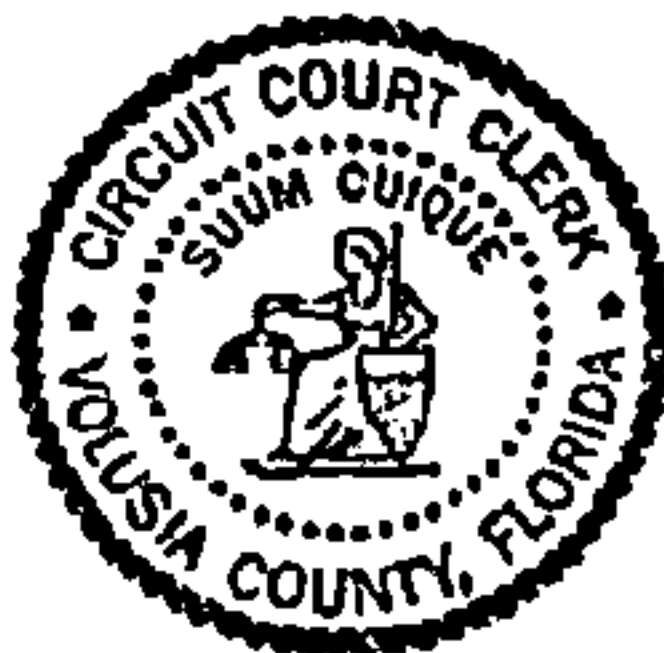
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Volusia County



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CYNTHIA BIRTHRONG HARVEY
105 VIRGINIA STREET
EDGEWATER FL 32132

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☐ Adult Signature Required

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CYNTHIA BIRTHRONG HARVEY
105 VIRGINIA STREET
EDGEWATER FL 32132

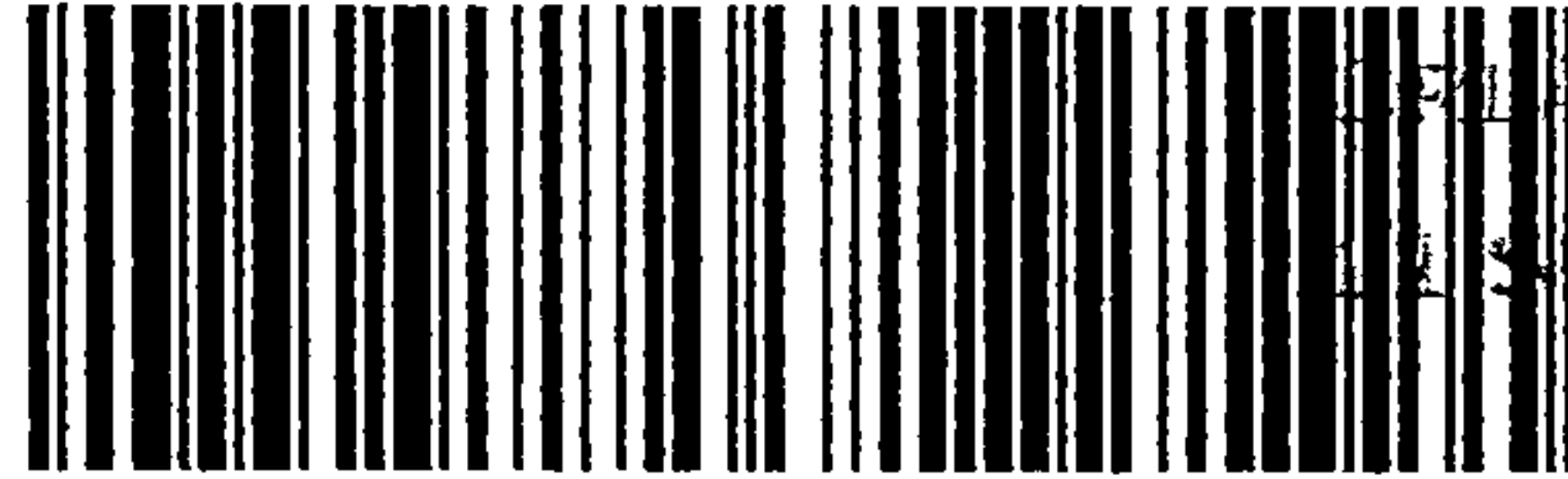
5381-24 NOVEMBER 3, 2026

9589 0710 0120 6856 5270 0225 1453 E54T 4514 60

CERTIFIED MAIL®

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

TAX DEED DEPT

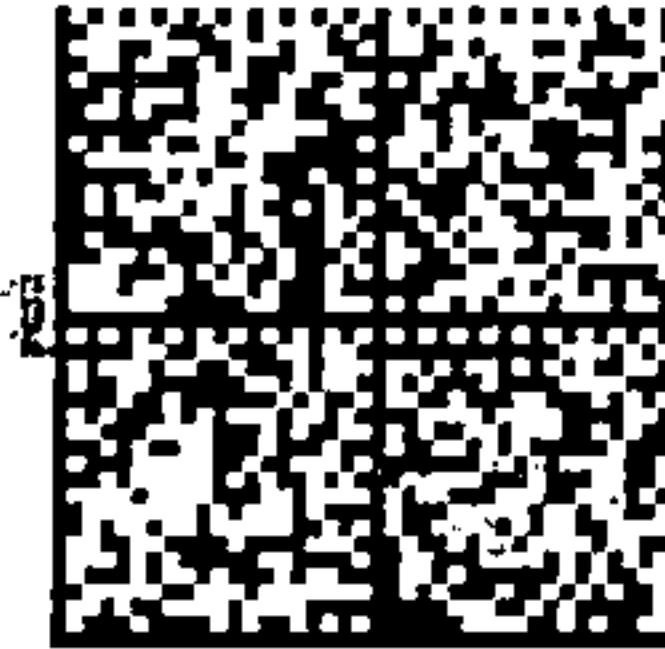


9589 0710 5270 1453 4514 60

DELANDO FL 328

SEP 2026 PM 2 1

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 32724 \$ 010.98⁰
02 7W

0008028897 SEP 10. 2026.

ADK

CYNTHIA BIRTHRONG HARVEY
105 VIRGINIA STREET
EDGEWATER FL 32132

5381-24

NOVEMBER 3, 2026

ANK
321327216043

NIXIE

326 FE 1

0009/18/26

RETURN TO SENDER
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UNABLE TO FORWARD

BC: 32721604343

*0274-08474-11-35



CLERK OF THE CIRCUIT COURT
CITY COURT VOLUSIA CO
CC 40

2026 SEP 22 AM 10:57

FILED

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

TAX DEED DEPT.

Pay

CYNTHIA BIRTHRONG HARVEY
105 VIRGINIA STREET
EDGEWATER FL 32132

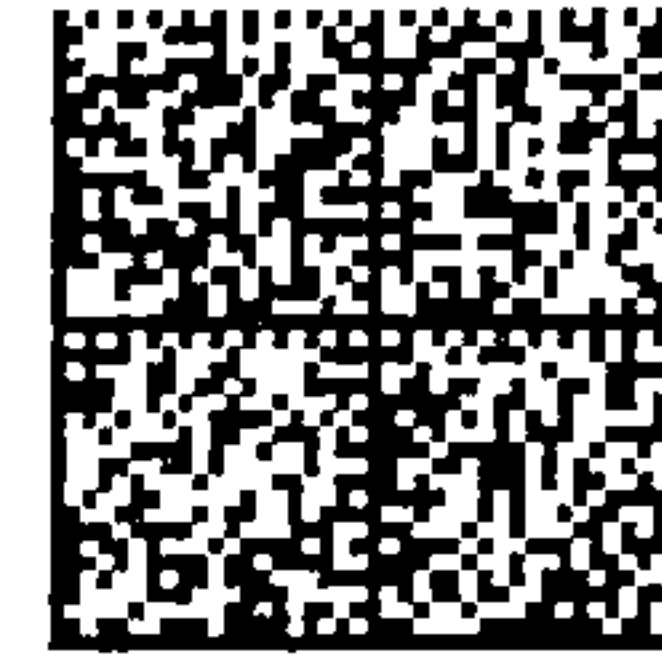
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NOVEMBER 3, 2026

32721-6043

151 IMGKMP

FIRST-CLASS
NONAUTO
PRSRT LTR



US POSTAGE PAID PITNEY BOWES



ZIP 32724 \$ 000.72¹
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0008028897 SEP 10 2026

CLERK OF THE CIRCUIT COURT
& CITY COURT VOLUNTARILY
CC 40

2026 SEP 22 AM 10:57

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325. FE 1278

0009/18/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32721604343

*2131-02357-18-45



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

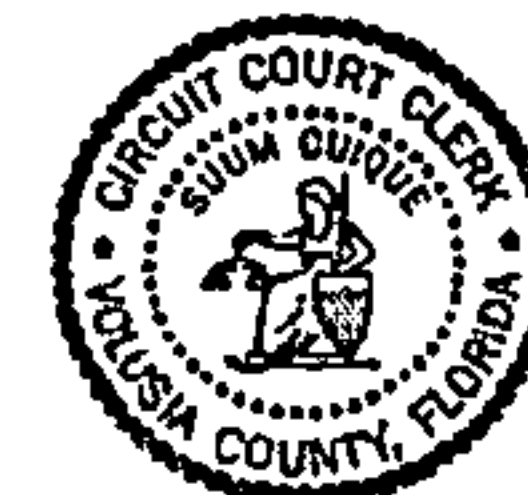
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FOR FURTHER INFORMATION, CONTACT THE CLERK OF THE CIRCUIT COURT, ATTN: TAX DEED DEPARTMENT, 101 N. ALABAMA AVE, P O BOX 6043, DELAND, FLORIDA 32721. TELEPHONE (386) 736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT



HARVEY CYNTHIA BIRTHRONG
1241 DAL MASO DR
DAYTONA BEACH FL 32117

5381-24

NOVEMBER 3, 2026

DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

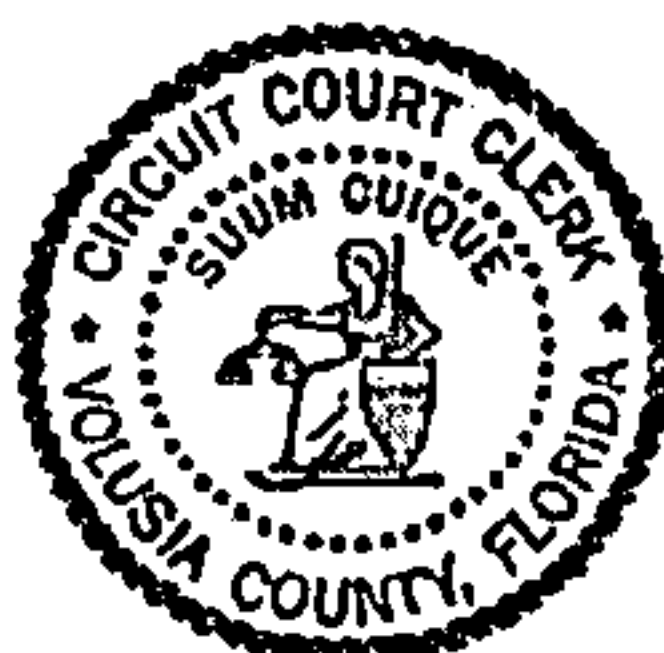
NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the following certificate issued on **JUNE 1, 2024**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property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

Certificate No.: **5381-24** Name in which assessed: **HARVEY CYNTHIA BIRTHRONG**
Description of Property: **Parcel # 523713000440 LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124 PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR 8322 PG 0038 PER OR 8410 PG 0310.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 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: **\$13,931.20**

OPENING BID AMOUNT: \$13,907.95

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.: **5381-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$13,931.20***

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

HARVEY CYNTHIA BIRTHRONG
1241 DAL MASO DR
DAYTONA BEACH FL 32117

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

9589 0710 0120 5270 1453 E54T 4514 77

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postmark
Here

USPS-32724

Postage

\$
T

HARVEY CYNTHIA BIRTHRONG
1241 DAL MASO DR
DAYTONA BEACH FL 32117

\$
S

\$

5381-24 NOVEMBER 3, 2026

C

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:

HARVEY CYNTHIA BIRTHRONG
1241 DAL MASO DR
DAYTONA BEACH FL 32117

5381-24 NOVEMBER 3, 2026



9590 9402 8217 3030 9782 35

2. Article Number (Transfer from service label)

9589 0710 5270 1453 4514 77

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery****D. Is delivery address different from item 1?**☐ Yes

If YES, enter delivery address below:

☐ No

NOV 3 2026
CYNTHIA BIRTHRONG
1241 DAL MASO DR
DAYTONA BEACH FL 32117
AM 8:37

3. Service Type

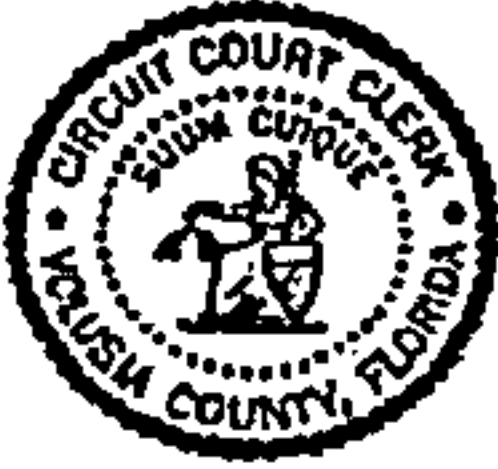
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Mail

Mail Restricted Delivery

(over \$500)



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: **Tuesday, November 03, 2026**
Service of Process must be completed by: **Tuesday, October 13, 2026**

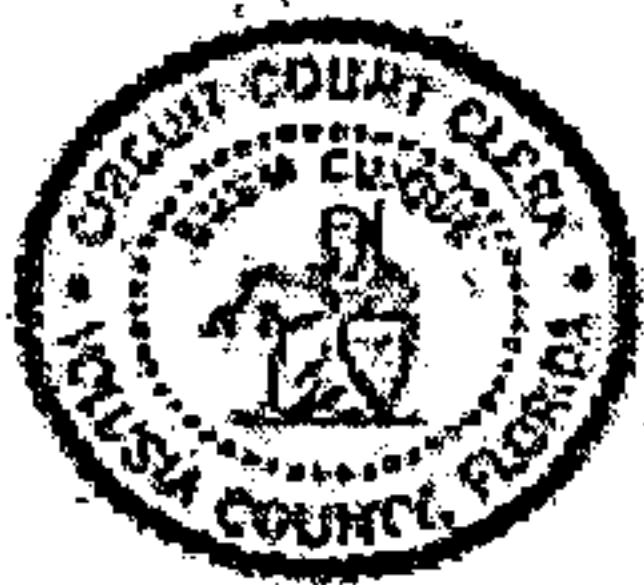
Enclosed are Sheriff's Notice(s) of Application for Tax Deed which require Service of Process together with check(s). If you are unable to make service, please post a copy of the notice in a conspicuous place at the given address. See the following page for the names of the Titleholders requiring Service:

NUMBER OF SERVICES:	54
COST OF SERVICE:	\$40.00
<u>TOTAL AMOUNT OF CHECK(S):</u>	<u>\$2,160.00</u>

Send all Return of Services to:

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

Sincerely,



LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

HAROLD HAYWARD	1
6817-24	2
WALKER WINSEL SR	1
WINSEL WALKER SR	1
6818-24	3
WALKER WINSEL SR	1
WINSEL WALKER SR	1
WINSEL WALKER SR	1
6870-24	1
UNIVERSAL FLIPS LLC	1
7089-24	1
RIDGEWOOD DAYTONA LLC	1
7190-24	2
LOGUE RUSSELL E LOGUE ANNETTE M	1
RUSSELL E LOGUE AND ANNETTE M LOGUE	1
7216-24	4
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
7424-24	2
BRADFORD WILLIAM DANA	1
WILLIAM DANA BRADFORD	1
7521-24	4
KLOOS JAMES V	1
JAMES V KLOOS	2
KLOOS JAMES V KLOOS ITALIA M	1
8441-20	1
HARELLSON BUFORD R	1
10131-24	2
HILAMAN CHRIS	1
CHRIS HILAMAN	1
11082-24	1
MONICA GOLDMAN	1

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

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

TAX DEED CERTIFICATE NO.: 5381-24

**THERE ARE UNPAID TAXES ON PROPERTY
WHICH YOU OWN OR IN WHICH YOU HAVE A
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HARVEY CYNTHIA BIRTHRONG
105 VIRGINIA ST
EDGEWATER FL 32132-3619

5381-24

NOVEMBER 3, 2026

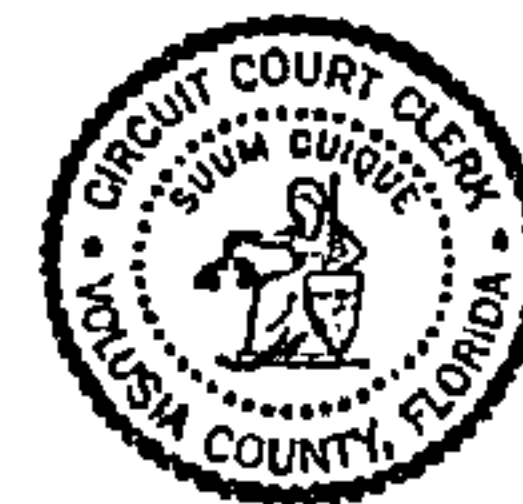
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DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURAE ROTH
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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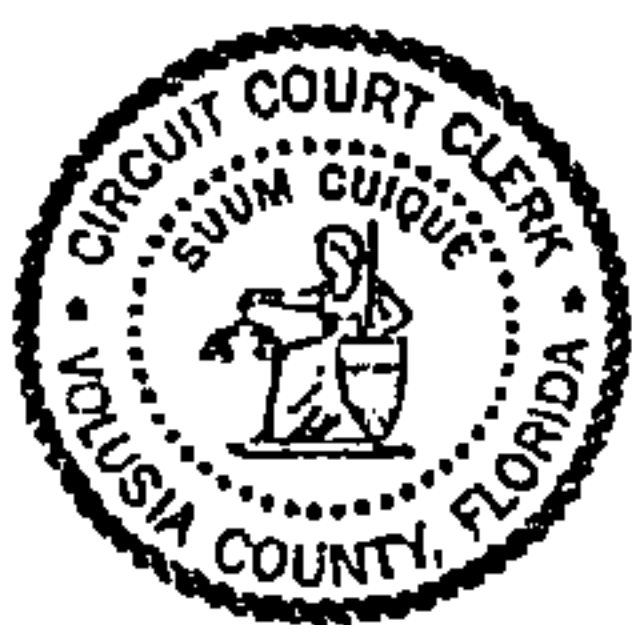
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 3, 2026** at **9:00 o'clock A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

Laura E. Roth

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$13,931.20**

OPENING BID AMOUNT: \$13,907.95

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MAKE CHECK PAYABLE TO:

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MAIL TO:

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[Telephone: 386-736-5938]

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5381-24

NOVEMBER 3, 2026

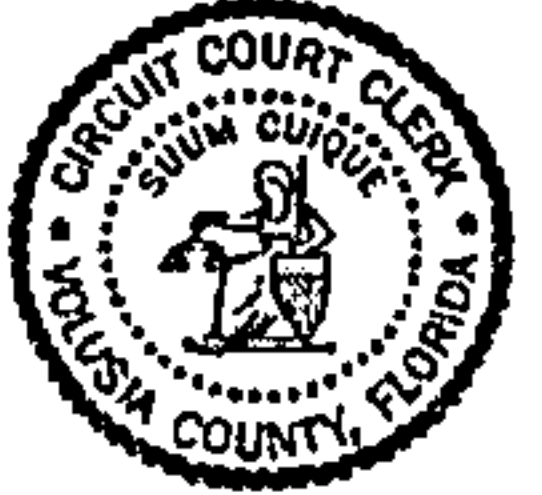
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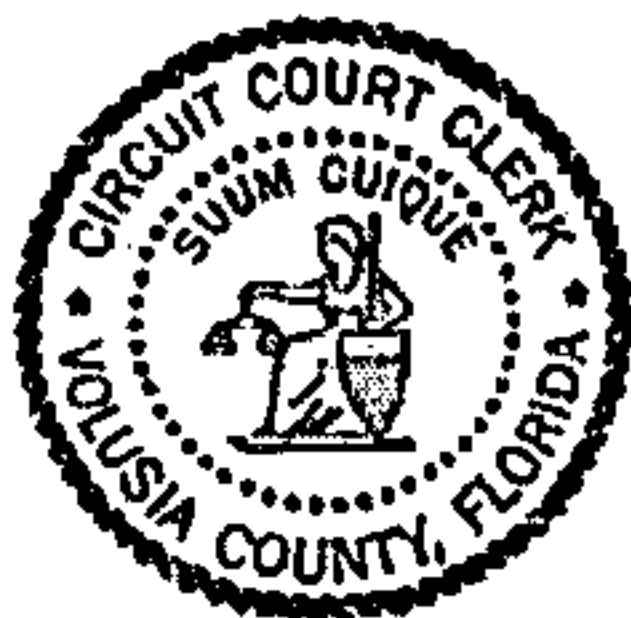
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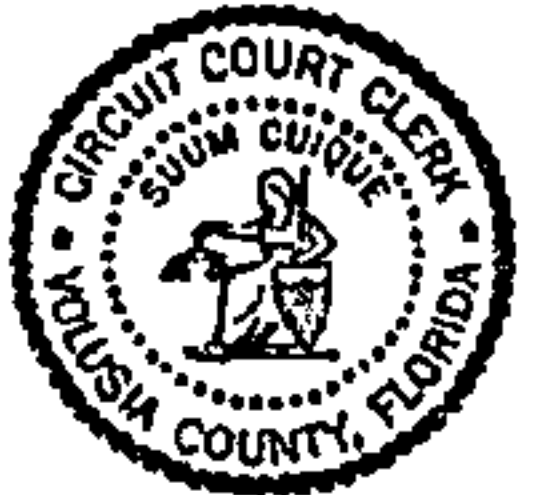
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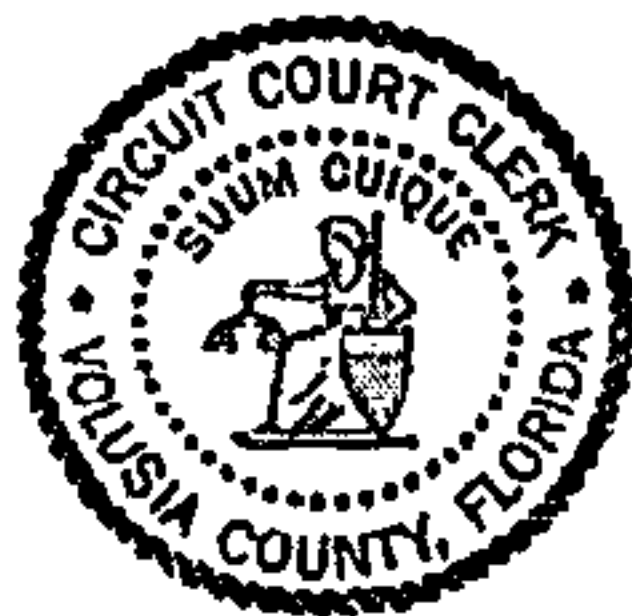
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REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please 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 #:
26020107

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: HARVEY CYNTHIA BIRTHRONG

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	5381-24

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 10:12 AM, and that I served the same on the 14th day of September, 2026, at the hour of 8:23 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	HARVEY CYNTHIA BIRTHRONG	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:	1241 DAL MASO DR 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
2026 SEP 18 10:15 AM

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

26010107

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

**WARNING
SHERIFF'S
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TAX DEED CERTIFICATE NO.: 5381-24

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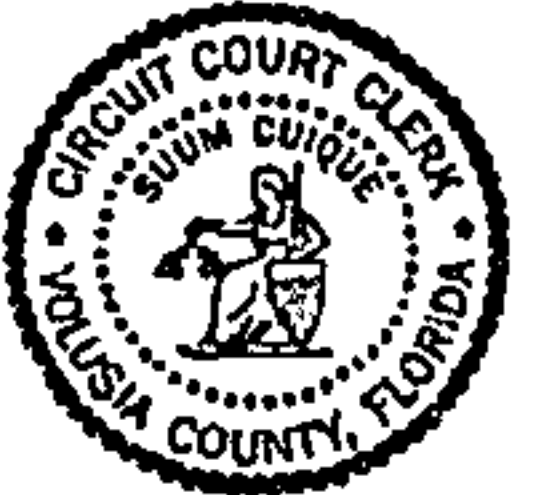
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DATED THIS 10TH DAY OF SEPTEMBER, 2026.

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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:

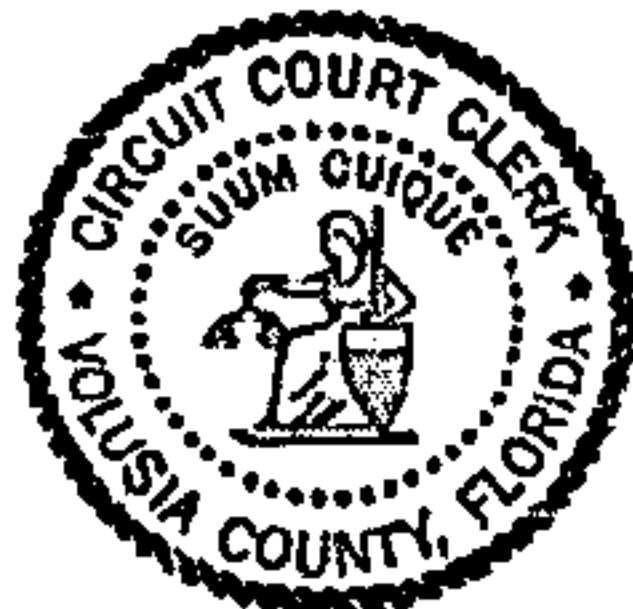
Certificate No.: **5381-24** Name in which assessed: **HARVEY CYNTHIA BIRTHRONG**
Description of Property: **Parcel # 523713000440 LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124
PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR
8322 PG 0038 PER OR 8410 PG 0310.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **NOVEMBER 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: **\$13,931.20**

OPENING BID AMOUNT: **\$13,907.95**

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.: **5381-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$13,931.20***

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

HARVEY CYNTHIA BIRTHRONG
1241 DAL MASO DR
DAYTONA BEACH FL 32117

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA
SEP 11 2026 10:12

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 #:
26020108

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: CYNTHIA BIRTHRONG HARVEY

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	5381-24

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 15th day of September, 2026, at the hour of 11:30 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	CYNTHIA BIRTHRONG HARVEY	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:	105 VIRGINIA STREET EDGEWATER, FL 32132		
SERVICE STATUS:	Served	SERVICE BY:	Process Server Gallant, Darin 7793



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: 9/17/2026
ENTRD BY: CEJONES

FILED

BY:

[Signature] 7793

GALLANT, DARIN 7793, PROCESS SERVER

24020108

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

**WARNING
SHERIFF'S
NOTICE**

TAX DEED CERTIFICATE NO.: 5381-24

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

CYNTHIA BIRTHRONG HARVEY
105 VIRGINIA STREET
EDGEWATER FL 32132

5381-24

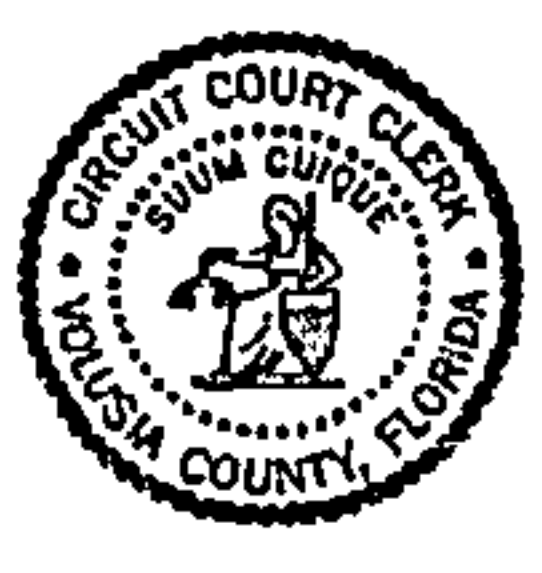
NOVEMBER 3, 2026

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 10:11

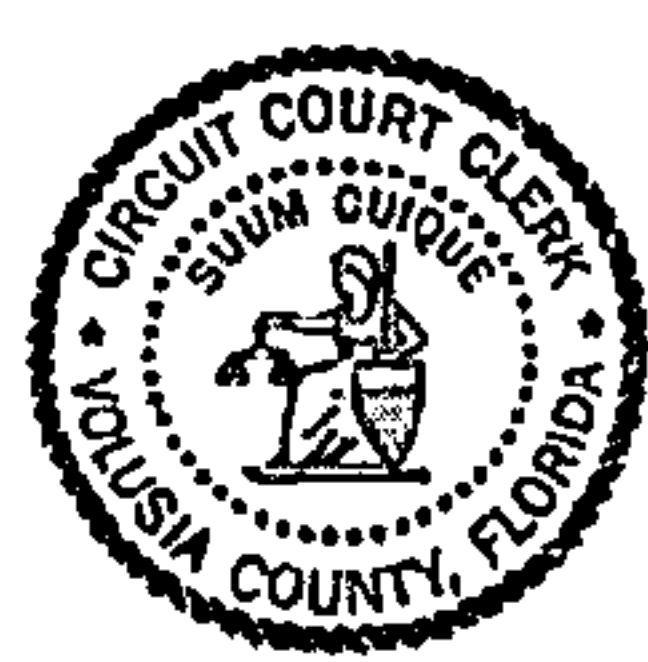
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Certificate No.: **5381-24** Name in which assessed: **HARVEY CYNTHIA BIRTHRONG**
Description of Property: **Parcel # 523713000440 LOT 44 MAGNOLIA GARDENS SEC 1 HOLLY HILL MB 23 PG 124
PER OR 1652 PG 0090 PER UNREC D/C PER OR 6216 PG 0743 PER OR 6547 PG 1936 PER OR 6553 PG 4741 PER OR
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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate
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Dated this 10TH day of SEPTEMBER, 2026.

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



REDEMPTION AMOUNT: **\$13,931.20**
OPENING BID AMOUNT: \$13,907.95
The REDEMPTION AMOUNT & OPENING BID AMOUNT
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Certificate No.: **5381-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **\$13,931.20***

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

CYNTHIA BIRTHRONG HARVEY
105 VIRGINIA STREET
EDGEWATER FL 32132

CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA
CC 40

2026 SEP 22 AM 10:52

FILED

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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COUNTY OF VOLUSIA
SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

VOL CO CLERK OF CIRCUIT COURT
TAX DEEDS
PO BOX 6043
DELAND, FL 32721-6043



SHERIFF'S #:
26020109

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: HARVEY CYNTHIA BIRTHRONG

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	5381-24

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DAYTONA BEACH, FL. 32115

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

DATE: 9/17/2026
ENTRD BY: CEJONES

FILED
2026 SEP 22 AM 10:52
GALLANT, DARIN 7793, PROCESS SERVER

26020109

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

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5381-24

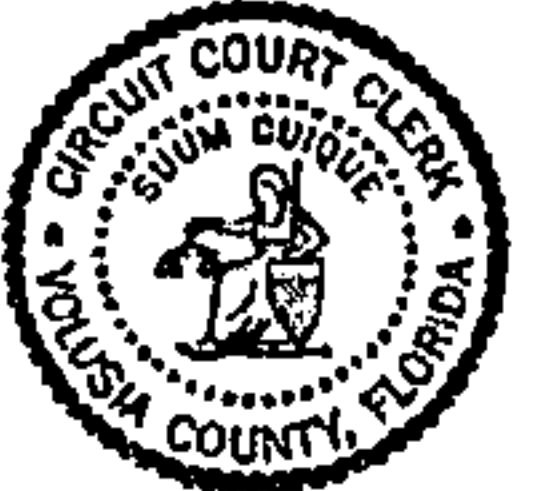
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DR-451

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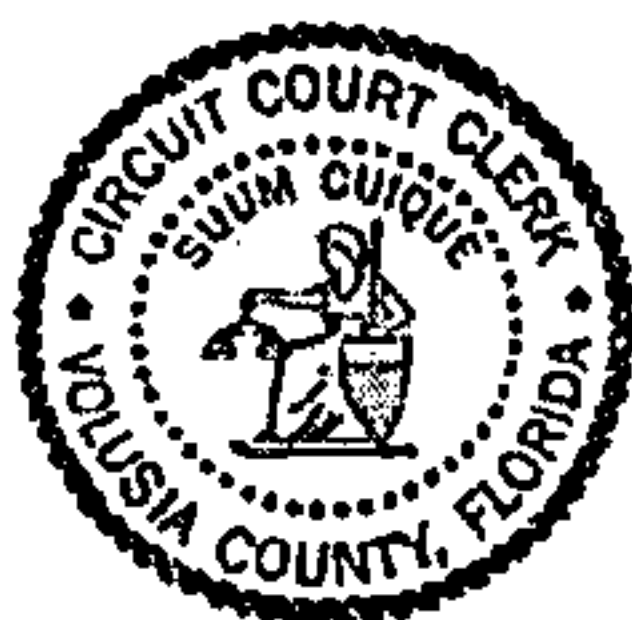
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VOLUSIA COUNTY, FLORIDA

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