Date Printed: 10/13/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5540-24	Certificate Number
KEYS FUNDING LLC - 7024	Applicant Name
4/21/2026	Application Date
10/27/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	2,903.95
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,308.72
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		4,737.67
7. Total Interest Accrued by Tax Collector		213.20
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]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		160.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		5,406.91
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		233.72
20. Total of Lines 18 & 19		5,640.63
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*	S	5,663.88

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

PAYOFF GOOD THROUGH: 10/20/2026

Redemption Date: 10/13/26

Name & Address: Central FL. Community Devel. Corp. Inc.
PO Box 15065
Daytona, FL 32115

BP

Created by:

CL-0922-2301

3287118

10/13/2026 9:44:09 AM
Instrument# 2026186949 1 page
Book: 8916 Page: 1666
Electronically Recorded By
Volusia County Clerk of the Court

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

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

Book:**8885**

Page: **3339**

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

Certificate No. **5540-24** Year of Issuance **JUNE 1, 2024**

Description of Property **523836090110**
LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162

Name in which assessed **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

Dated: 10/13/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/13/2026 9:44 AM
Receipt: 303185784 Drawer: 156026

TAX DEEDS DELAND
Operator: bpoitras

Instrument #: 2026186949 Type: RE
Book #: 8916 Page #: 1666 Time: 9:44 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 5540-24 / KEYS FUNDING LLC - 7024

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 10/13/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5540-24 Certificate Number
KEYS FUNDING LLC - 7024 Applicant Name
4/21/2026 Application Date
10/27/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	2,903.95
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,308.72
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		4,737.67
7. Total Interest Accrued by Tax Collector		213.20
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]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		160.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		5,406.91
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		233.72
20. Total of Lines 18 & 19		5,640.63
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
23. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
24. TOTAL AMOUNT TO REDEEM*	**$**	**5,663.88**

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

PAYOFF GOOD THROUGH: 10/20/2026

Redemption Date: _____

Name & Address: _____

_____

_____

BP

Created by:

_____

CL-0922-2301

Date Printed: 8/10/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

5540-24 Certificate Number

KEYS FUNDING LLC - 7024 Applicant Name

4/21/2026 Application Date

10/27/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	2,903.95
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,308.72
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		4,737.67
7. Total Interest Accrued by Tax Collector		213.20
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]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		160.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		5,406.91
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		233.72
20. Total of Lines 18 & 19		5,640.63
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
23. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
24. TOTAL AMOUNT TO REDEEM*	**$**	**5,663.88**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		5,640.63
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**5,640.63**

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

Must be paid by 9:00 AM on 10/27/2026

Created by: SP

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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. **5540-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 523836090110 LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162**

Name in which assessed **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

Said property being in the County of **VOLUSIA**, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **27TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 4TH 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.

SEPTEMBER 24, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 523836090110
Tax Deed #: 32135
Situs Address: 230 FULTON ST

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

Tax Deed Applicant
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
PO BOX 15065
DAYTONA BEACH, FL 32115-5065

Billing Address on Current Tax Roll
FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH, FL 32114-1738

Additional Parties, Per Search

CITY OF DAYTONA BEACH ATTN: LEGAL DEPARTMENT 301 S RIDGEWOOD AVE DAYTONA BEACH, FL 32114	Mortgage Holder
FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION 760 WHITE STREET DAYTONA BEACH, FL 32114	Title Holder
GERALD CHESTER, REGISTERED AGENT O/B/O FLAGSTONE	Title Holder's Agent/Rep

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

COMMUNITY DEVELOPMENT
CORPORATION
760 WHITE STREET
DAYTONA BEACH, FL 32114

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Will Roberts – Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720
Tel: 386-736-5938 • Fax: 386-822-5729
Web: volusiatax.gov • Email: taxcollector@volusiatax.gov

513
Effective 11/20

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 7024 PO BOX 67514 NEWARK, NJ 07101-8009	Application date	Apr 21, 2026
Situs address	230 FULTON ST DAYTONA BEACH 32114	Yr Issued/Certificate #	2024 / 5540
Parcel owner	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH, FL 32115-5065	Date certificate issued	06/01/2024
		Deed application number	32135
Property description	See last page.	Account number	523836090110

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)
# 2024/5540	05/31/2024	1,252.18	168.00	1,420.18
			Part 2: Total*	**1,420.18**

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)
# 2025/5302	05/31/2025	1,388.43	6.25	89.09	1,483.77
				Part 3: Total*	**1,483.77**

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,903.95
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,308.72
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)	213.20
7. **Total Paid** (Lines 1-6)	4,950.87

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: Jesse Treichel
Signature, Tax Collector or Designee

Volusia, Florida

Date 07/17/2026

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)	4,950.87
18. Redemption fee	6.25
19. Total amount to redeem	4,957.12

Sign here: _____ Date of sale

Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Legal information for 523836090110, 2023

Property description (continued from Page 1):

LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162

LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG (Full legal attached.)

TDA #: 32135

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
523836090110	3287118	230 FULTON ST DAYTONA BEACH 32114

Legal Description

LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-5540	$90,157	No	No	Yes	No

Owner of Record on Current Tax Roll

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC

PO BOX 15065
DAYTONA BEACH FL 32115-5065

Billing Name & Address

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT

760 WHITE ST
DAYTONA BEACH FL 32114-1738

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: 06/18/2026 **Search covers** **20 years** **through:** 06/02/2026

Brian Johnson
Title Examiner

General Examiner Comments:

The legal description on the conveyance(s) or vesting deed(s) differ from the Property Appraiser records. Property Appraiser shows "West End Sub" Deeds shows "JA Clements West End addition."

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION 760 WHITE STREET DAYTONA BEACH FL 32114	Quit Claim Deed Bk:8854 Pg:177	
GERALD CHESTER, REGISTERED AGENT O/B/O FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION 760 WHITE STREET DAYTONA BEACH FL 32114	Sunbiz	

Related Documents (for Reference)

Warranty Deed
Bk:3322 Pg:1316

Warranty Deed
Bk:6008 Pg:4048

Quit Claim Deed
Bk:6135 Pg:829

Quit Claim Deed
Bk:6264 Pg:3162

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
CITY OF DAYTONA BEACH ATTN: LEGAL DEPARTMENT 301 S RIDGEWOOD AVE DAYTONA BEACH FL 32114	Mortgage Bk:6264 Pg:3163	

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

5/15/2026 12:03:14 PM Instrument #2026088660 #1 Book:8854 Page:177 Laura E. Roth, Volusia County Clerk of Court
Doc Stamps $0.70 Transfer Amt $10.00

This Instrument Prepared by and Return to:
CFCDC
760 White Street
Daytona Beach, FL 32114

Property Appraisers Parcel I.D. (Folio) Number(s):
5238-36-09-0110

QUITCLAIM DEED

THIS INDENTURE, Made this 30 **day of** April , 2026 by and between **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.** whose address is 760 WHITE STREET, DAYTONA BEACH, FL 32114, hereinafter collectively referred to as "Grantor", and

FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION, whose address is 760 WHITE STREET, DAYTONA BEACH, FL 32114 hereinafter collectively referred to as "Grantee",

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($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 situated in Volusia County, Florida. viz:

LOT 11, BLOCK 9, JA CLEMENTS WEST END ADDITION TO DAYTONA ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 146 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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.

IN WITNESS WHEREOF, Grantee has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature:
Witness Printed Name: A. Thomas
Address: 760 White St Daytona Beach FL 32114

Witness Signature:
Witness Printed Name: Raymond Carmichael
Address: 1381 Holly Glen Lun, Apopka FL 32703

GERALD O. CHESTER, PRESIDENT/CEO OF CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION

Witness Signature:
Witness Printed Name: A. Thomas
Address: 760 White St Daytona Beach FL 32114

Witness Signature:
Witness Printed Name: Samuel Ferguson
Address: 1600 Patrick Circle Daytona Beach

TURNER HYMES, AS BOARD CHAIRMAN OF CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION

STATE OF FLORIDA
COUNTY OF VOLUSIA

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization on 4/30/2026, by Gerald O. Chester, as President/CEO of Central Florida Community Development Corporation.

Notary Public

(Print, Type, or Stamp Commissioned Name of Notary Public)

[X] Personally Known OR [ ] Produced Identification

Type of Identification Produced

Notary Public State of Florida
Alethea Thomas
My Commission HH 375859
Expires 3/19/2027

STATE OF FLORIDA
COUNTY OF VOLUSIA

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization on 4/28/2026, by Turner Hymes as Board Chairman of Central Florida Community Development Corporation.

Notary Public

(Print, Type, or Stamp Commissioned Name of Notary Public)

[X] Personally Known OR [ ] Produced Identification

Type of Identification Produced

Notary Public State of Florida
Alethea Thomas
My Commission HH 375859
Expires 3/19/2027

Division of Corporations

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

Detail by Entity Name

Florida Not For Profit Corporation
FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION

Filing Information

Document Number	N19000006696
FEI/EIN Number	84-2093079
Date Filed	06/14/2019
State	FL
Status	ACTIVE

Principal Address

760 White Street
Daytona Beach, FL, FL 32114

Changed: 05/01/2023

Mailing Address

760 White Street
Daytona Beach, FL, FL 32114

Changed: 05/01/2023

Registered Agent Name & Address

CHESTER, GERALD
760 White Street
Daytona Beach, FL, FL 32114

Address Changed: 05/01/2023

Officer/Director Detail

Name & Address

Title Treasurer

CARMICHAEL, RAYMOND
1381 Holly Glen Run
Apopka, FL 32703

Title Chairman

JOHNSON, RUFUS
921 W. International Speedway Blvd
Daytona Beach, FL 32114

Title President

Chester, Gerald O
760 White Street
Daytona Beach, FL, FL 32114

Title Director

Bryant, Charles
1412 Evergreen Avenue
Daytona Beach, FL 32114

Title Director

Coffie, Edwin
239 Westhampton Dr
Palm Coast, FL 32164

Title Director

Averette, Wanda
459 Model Street
Daytona Beach, FL 32114

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2025	04/17/2025
2026	02/13/2026

Document Images

02/13/2026 -- ANNUAL REPORT	View image in PDF format
04/17/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
01/30/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
06/14/2019 -- Domestic Non-Profit	View image in PDF format

BOOK PAGE

3322 1316

Return to:
Name Anderson C. Hill, II
Address 429 N. Ridgewood Avenue
Daytona Beach, FL 32014

Property Appraiser's
Parcel Identification No.

Return To:

This instrument was prepared by:
Name Anderson Hill, II
Address 429 N. Ridgewood Avenue
Daytona Beach, Florida 32014

LAW OFFICE OF ANDERSON C. HILL, II
429 N Ridgewood Ave.
Daytona Beach, FL 32114
(904) 252-4150

600
1485

Grantee S.S. No. _____
Name

Grantee S.S. No. _____
Name

[Space above this line for recording data.]

WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 31st day of May 19 89, **Between**
ROSALYN BURROUGHS, a single woman

of the County of , State of New York , grantor*, and
MICHAEL HENDERSON
whose post office address is 300 Lincoln Street
of the County of Volusia , State of Florida , grantee*,
Witnesseth that said grantor, for and in consideration of the sum of Ten

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 following described land, situate, lying and being in Volusia County, Florida, to-wit:

Lot 11, Block 9 J. A. Clement's West End addition
to Daytona as per Plat recorded in Map Book 2,
Page 146 Public Records of Volusia County,
Florida

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO TAXES FOR 1988 AND SUBSEQUENT YEARS

REC FEE $ 6.00 REC'D PAYMENT AS
DOC ST. $ 14.85 INDICATED FOR CLASS
INT TAX $ _____ OF INTANGIBLE & DOC
PENALTY $ _____ STAMP TAXES SIGNED
INTEREST $ _____
Clerk Circuit Court Volusia Co. Florida D.G. Smith

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:

Rosalyn Burroughs (Seal)
Rosalyn Burroughs

_____ (Seal)

_____ (Seal)

_____ (Seal)

FILED FOR RECORD
RECORD VERIFIED
CLERK CIRCUIT COURT
VOLUSIA CO., FL

083298 89 JUN 23 PM 2:54

STATE OF New York
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
Rosalyn Burroughs
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that she executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 31st day of May, 1989.

My commission expires: JAMES CODY
Notary Public, State of New York
No. 41-0674120 - Queens County
Term Expires March 30, 1990

James Cody
Notary Public

083298

22:F-761-002

02/15/2007 03:51 PM
Doc stamps 490.00
(Transfer Amt $ 70000)
Instrument# 2007-037831 # 1
Book: 6008
Page: 4048
Diane M. Matousek
Volusia County, Clerk of Court

Return to:
Name: **SOUTHERN TITLE HOLDING COMPANY, LLC**
Address: **404 SEABREEZE BLVD.**
DAYTONA BEACH, Florida 32118

This Instrument Prepared:
Alethea Thomas, C.L.C.
SOUTHERN TITLE HOLDING COMPANY, LLC
404 SEABREEZE BLVD.
DAYTONA BEACH, Florida 32118
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
5238-36-09-0110
Grantee(s) S.S.#(s):
File No:**sb0610416**

WARRANTY DEED

SOUTH ERN TITLE SM

This Warranty Deed Made the **31st day of January, 2007**, by **MICHAEL HENDERSON, ,** hereinafter called the grantor, whose post office address is: **1828 MANGO TREE DRIVE, EDGEWATER, Florida 32132**

to **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, A FLORIDA NON-PROFIT CORPORATION** whose post office address is: **P.O. BOX 15065, DAYTONA BEACH, Florida 32115**, hereinafter called the grantee,

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

LOT 11, BLOCK 9, J.A. CLEMENT'S WEST END ADDITION, TO DAYTONA ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 146 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2006**, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____
Printed Name: A.S. Thomas

Witness Signature: _____
Printed Name: Gerald J. Dickens

Witness Signature: _____
Printed Name:

Witness Signature: _____
Printed Name:

_____
MICHAEL HENDERSON

STATE OF **FLORIDA**
COUNTY OF **VOLUSIA**

The foregoing instrument was acknowledged before me this 31st day of January, 2007, by **MICHAEL HENDERSON**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

_____
ALETHEA THOMAS
Notary Public
Serial Number

Alethea Thomas
Commission # DD566163
Expires July 21, 2010
Bonded Troy Fain - Insurance, Inc. 800-385-7019

This Instrument Prepared by and Return to:
GERALD DICKENS
P.O. BOX 15065
DAYTONA BEACH, FL 32115

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

Grantee S.S.#

10/03/2007 12:13 PM
Doc stamps .70
(Transfer Amt $ 10)
Instrument# 2007-224387 # 1
Book: 6135
Page: 829
Diane M. Matousek
Volusia County, Clerk of Court

QUITCLAIM DEED

THIS INDENTURE, Made this 2ND **day of** OCTOBER **, 2007**, by and between, CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA NON-PROFIT CORPORATION, whose address is P.O. BOX 15065, DAYTONA BEACH, FLORIDA 32115 hereinafter collectively referred to as "Seller" and

CENTRAL FLORIDA COMMUNITY AND ECONOMIC DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose address is 847 ORANGE AVENUE, DAYTONA BEACH, FLORIDA 32114 hereinafter collectively referred to as "Buyer",

WITNESSETH: That Seller, for and in consideration of the sum of $10.00 Dollars and other valuable considerations, lawful money of the United States of America, to Seller in hand paid by the Buyer, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in Volusia County, Florida, to wit:

LOT 11, BLOCK 9, J.A. CLEMENT'S WEST END ADDITION, TO DAYTONA ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 126 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

To Have and to Hold, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns forever.

IN WITNESS WHEREOF, Seller has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: _____
Witness Printed Name: GERALD J. DICKENS
Witness Signature: _____
Witness Printed Name: JOAN ANTHONY

Turner Hymes
TURNER HYMES, AS DIRECTOR OF CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 2nd DAY OF October , 2007, by TURNER HYMES AS DIRECTOR OF CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC., who is personally known to me or produced driver license(s) as identification.

My Commission Expires: October 2, 2007

Notary Public: Janice P. Thomas
Serial Number: DD 601080

JANICE P. THOMAS
MY COMMISSION # DD 601080
EXPIRES: October 2, 2010
Bonded Thru Notary Public Underwriters

Return to:
Name: **SOUTHERN TITLE HOLDING COMPANY, LLC**
Address: **2335 BEVILLE ROAD**
DAYTONA BEACH, FL 32119

This Instrument Prepared by:
Alethea Thomas, C.L.C.
SOUTHERN TITLE HOLDING COMPANY, LLC
2335 BEVILLE ROAD
DAYTONA BEACH, Florida 32119
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
5238-36-03-0110
Grantee(s) S.S.#(s):
File No.:**db0814258**

08/11/2008 02:40 PM
Doc stamps 297.85
(Transfer Amt $ 42550)
Instrument# 2008-160713 # 1
Book: 6264
Page: 3162
Diane M. Matousek
Volusia County, Clerk of Court

QUITCLAIM DEED

THIS INDENTURE, Made this **5th day of August, 2008**, by and between CENTRAL FLORIDA COMMUNITY & ECONOMIC DEVELOPMENT, A FLORIDA LIMITED LIABILTY COMPANY, whose address is 847 ORANGE AVENUE, DAYTONA BEACH, FL 32114 hereinafter collectively referred to as "Seller" and

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC., A FLORIDA NON-PROFIT CORPORATION, whose address is P.O. BOX 15065, DAYTONA BEACH, FL 32115 hereinafter collectively referred to as "Buyer",

WITNESSETH: That Seller, for and in consideration of the sum of $~~$10.00~~ $42,550.00 Dollars and other valuable considerations, lawful money of the United States of America, to Seller in hand paid by the Buyer, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim of the Seller in and to the following described land in **Volusia** County, Florida, to wit:

LOT 11, BLOCK 9, JA CLEMENTS WEST END ADDITION TO DAYTONA ACCORDING TO PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 146 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

To Have and to Hold, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns forever.

IN WITNESS WHEREOF, Seller has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

ATTEST _____
SECRETARY

CENTRAL FLORIDA COMMUNITY & ECONOMIC DEVELOPMENT, LLC

Witness Signature: _____
Witness Printed Name: N. S. Thomas
Witness Signature: _____
Witness Printed Name: Marielle Hiller

_____(seal)
GERALD O. CHESTER, INDIVIDUALLY AND AS MANAGING MEMBER OF CENTRAL FLORIDA COMMUNITY & ECONOMIC DEVELOPMENT, LLC

STATE OF **FLORIDA**
COUNTY OF **VOLUSIA**

The foregoing instrument was acknowledged before me this 5th DAY OF AUGUST, 2008, by **GERALD O. CHESTER, INDIVIDUALLY AND AS MANAGING MEMBER OF CENTRAL FLORIDA COMMUNITY & ECONOMIC DEVELOPMENT, LLC** personally known to me or produced driver license(s) as identification.

My Commission Expires:

_____
Notary Public:
Serial Number:

Alethea Thomas
Commission # DD566163
Expires July 21, 2010
Bonded Thru Fain - Insurance, Inc. 800-385-7019

08/11/2008 02:40 PM
Doc stamps 399.70
Instrument# 2008-160714 # 1
Book:: 6264
Page:: 3163

AFFORDABLE HOUSING SECURITY AGREEMENT BETWEEN THE CITY OF DAYTONA BEACH AND CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC., A COMMUNITY HOUSING DEVELOPMENT ORGANIZATION

THIS AGREEMENT is made this **15th** day of **July 2008** between The City of Daytona Beach, FLORIDA, (hereinafter referred to as "CITY") and **Central Florida Community Development Corporation, Inc.**, a Florida non-profit corporation, hereinafter referred to as ("OWNER").

WITNESSETH:

WHEREAS, the CITY and OWNER entered into an agreement for the provision of affordable housing, approved by Daytona Beach City Commission Resolution No. 08-05; and

WHEREAS, the aforementioned agreement authorizes the OWNER to receive a combination of HOME and SHIP Program funds from the CITY, for the purpose of providing affordable rental housing consistent with HOME and SHIP Program requirements; and

WHEREAS, the aforementioned Agreement provides that before such funds may be disbursed, the CITY and OWNER must execute this security agreement, which grants the CITY the right to recover such funds if the OWNER fails to use and maintain the subject property for affordable housing purposes consistent with HOME and SHIP Program requirements.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed:

1. **Definitions.** Unless a different meaning is clearly apparent from the context, the terms listed below when used in this AGREEMENT shall have the following meaning:

A. **Affordability Period** shall have the same meaning as referenced in the HOME/SHIP Funding Agreement.

B. **Days** shall mean calendar days.

C. **Effective Date** shall mean the date this Agreement is executed.

D. **HOME/SHIP Funding Agreement** means the Agreement for the Use of HOME/SHIP Funds for the Provision of Affordable Housing as referenced in the foregoing recitals. A copy of the HOME/SHIP Funding Agreement is attached hereto and incorporated herein by reference as Exhibit A. In case of an express conflict between the terms of this Agreement and the HOME/SHIP Funding Agreement, this Agreement shall supersede and control.

E. **Modification** shall mean any and all modification, alterations, repairs, improvements, rehabilitation, replacements, additions and rebuilding.

F. **Property** shall mean the parcel of land described in Section 4 hereof, together with all fixtures, building improvements and structures located thereon.

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G. **Premises** shall mean only that part of the Property that consists of improvements, buildings, structures and fixtures.

H. **Uninterrupted Occupancy** shall mean being physically present on the property for at least eight hours per day for at least 330 days of any twelve-month period.

2. **Description of Property.** The parcel of land that is legally bound by this AGREEMENT is commonly known as **230 Fulton Street**, Daytona Beach, Florida, legally described as follows:

LOT: 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829

PARCEL: 5238-36-09-0110

3. **Provision of Funding; Conditions.** Upon assurance of the financial ability and assurance of the financial ability and qualifications of OWNER in accordance with all applicable federal and state regulations, the CITY shall, subject to the conditions herein, loan the OWNER HOME funds in the amount of **sixty eight thousand seven hundred twenty-one dollars ninety cents ($68,721.90)** and SHIP funds in the amount of **forty five thousand four hundred seventy-eight dollars ten cents ($45,478.10)**, for a total of one hundred fourteen thousand two hundred ($114,200.00). The OWNER agrees to accept these funds in the form of a loan, to be repaid to the CITY under the terms hereinafter below; that repayment of this loan is a personal obligation of the OWNER and that this Agreement secures payment of such loan as a mortgage on the Property. The CITY agrees that this loan is a forgivable loan, in that if the OWNER continues to comply with the conditions below throughout the Affordability Period, the loan and the OWNER's obligation to repay shall be forgiven.

4. **Use of Funds.** The funds provided herein as to be applied solely toward those costs authorized by the HOME/SHIP Funding Agreement.

5. **Use of Property and Management of Program.** The OWNER agrees to use and manage the Property in accordance in full compliance with the obligations of the OWNER under the HOME/SHIP Funding Agreement and the HOME/SHIP Program requirements referenced therein, including the obligations to develop and use the premises as HOME and SHIP low income affordable rental housing in accordance with 24 CFR Part 92.252, to keep the premises insured against loss of the appraised value thereof during the Affordability Period and name the City as additional insured, and to pay any and all insurance premiums and taxes on the premises when due. The OWNER agrees not to convey title to the Property except in accordance with the HOME/SHIP Funding Agreement, during the Affordability Period as described in said Agreement. The OWNER agrees to maintain records and documentation as necessary to document compliance with HOME and SHIP Program requirements, as further described in the HOME/SHIP Funding Agreement.

6. **Superiority of Lien.** The loan provided herein shall be deemed superior to any other lien on the Property except as provided in law.

7. ***(Reserved)***.

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Instrument# 6264
Book:: 3165
Page::

8. **Indemnification and Release.** The OWNER shall indemnify and hold the CITY harmless from and against all costs, expenses, liabilities, suits, claims and demand of every kind or nature by or on behalf of any person whomsoever arising out of any accident, injury, or damage which may happen in, on, or about the Property, and for any matter or thing growing out of the condition, occupation, maintenance, modification, or use of the Property.

9. **Default.** In the event of default of any of the terms set forth in this Agreement, the CITY shall give notice to the OWNER of its intention to issue a Certificate of Noncompliance, at which time all sums advanced to the OWNER under paragraph 18 shall become due and payable to the CITY. This agreement may be foreclosed as provided by law.

At the end of the Affordability Period, the CITY agrees to void this agreement upon certification that the OWNER has not defaulted on any of the conditions of this agreement. The CITY shall thereafter record a Satisfaction of Security Agreement with the Clerk of the Circuit Court, Volusia County, Florida.

10. **Notice.** All notices or other documents required or permitted, under the terms of this Agreement to be given by either party to the other, shall be in writing, and unless and until otherwise specified in writing by the respective parties, shall be sent or hand delivered to the parties and addresses as follows:

(Representing CITY)	(Representing OWNER)
James V. Chisholm, City Manager	Gerald O. Chester, President and CEO
City of Daytona Beach	Central Florida Community Development Corp., Inc.
P.O. Box 2451	847 Orange Avenue
Daytona Beach, FL 32115	Daytona Beach, FL 32114

All notices or other documents shall be deemed to have been properly served only if sent by registered or certified mail to the person(s) at the address as designated above, or to any other person at the address which said party may hereafter designate by written notice to the other party or if delivered by hand to the person(s) designated above or to any other person which said party may hereinafter designate by written notice to the other party. Service of any such notice or document served by mail shall be considered to be the date indicated on the return receipt as the date of delivery. If during any two week period, after making at least three attempts at service during said two week period, the CITY is unsuccessful in attempting to serve the OWNER by one or both of the aforementioned methods, service shall be deemed complete upon the occurrence of one of the following events:

A. The taping securely of the papers to be served to the front door of the address given above.

B. The taping securely of the papers to be served to the front door of the Property located at **230 Fulton Street** Daytona Beach, Florida.

C. The publication of the titles and summaries of the papers to be served once during each week for four (4) consecutive weeks in a newspaper of general circulation in the City of Daytona Beach.

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11. **Computation of Time.** In computing time periods herein, the day of the act, event or default from which the designated time period begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday or legal holiday. When the time period is less than seven (7) days, intermediate Saturdays, Sundays and legal holidays shall be excluded from the computation.

12. **Governing Law/Venue.** This franchise shall be governed by the laws of the State of Florida and applicable federal law. Venue and jurisdiction for any action concerning this franchise or this ordinance shall be in the Circuit Court in and for Volusia County, Florida.

13. **Waiver.** Failure of the CITY to insist upon a strict performance of any of the agreements, terms, covenants, or conditions hereof shall not be deemed a waiver of any breach or default in any such agreements, terms, covenants, or conditions.

14. **THIS IS A LEGALLY BINDING AGREEMENT. THE OWNER ACKNOWLEDGES THAT THE OWNER HAS BEEN ADVISED TO SEEK COMPETENT ADVICE AND ASSISTANCE AND THAT THE OWNER SHOULD HAVE THE TITLE EXAMINED PRIOR TO EXECUTION.**

15. **Interpretations.** In the event of litigation, preference in construing the terms of this Agreement shall not be given to either by virtue of its having drafted this Agreement. OWNER acknowledges that it is familiar with the federal and state laws referenced herein.

16. **Entire Agreement.** This Agreement contains the entire agreement between the parties and shall not be amended in any manner except by written agreement signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

WITNESSES:

Printed Name: Mary A. Williams

Printed Name: Maxine P. Zdunek

OWNER: Central Florida Community Development, Corporation, Inc.

By: _____
Gerald O. Chester, President and CEO

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Page:: 3167

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this 15th day of July A.D., 2008, before me personally appeared **Gerald O. Chester**, **President and CEO** of **Central Florida Community Development Corporation, Inc.,** a Florida non-profit corporation, on behalf of the corporation. He is known to me or had produced _____ as identification and did/did not take an oath.

Maxine P. Zdunek
Notary Public
Commission No: _____

MAXINE P. ZDUNEK
MY COMMISSION # DD 663051
EXPIRES: July 22, 2011
Bonded Thru Budget Notary Services

WITNESSETH:

Bobbie N. Cox
Printed Name: Bobbie H. Cox

Pamela Fearn
Printed Name: Pamela J. Fearn

THE CITY OF DAYTONA BEACH

By: _____
Glenn S. Ritchey, Mayor

Attest: Jennifer L. Thomas
Jennifer L. Thomas, City Clerk

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this 18th day of July A.D., 2008, before me personally appeared Glenn S. Ritchey and Jennifer L. Thomas, Mayor and City Clerk of The City of Daytona Beach, a Florida municipal corporation, on behalf of the corporation. They are known to me or produced _____ as identification and did/did not take an oath.

Deborah L. Griffith
Notary Public
Commission No: _____

Deboran L. Griffith
Commission # DD496693
Expires December 5, 2009
Bonded Troy Fain Insurance, Inc 800-385-7019

Approved as to legal form:

By: _____
Marie Hartman, City Attorney

Instrument # 2008-160714 # 6
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Page:: 3168

Exhibit A

CITY OF DAYTONA BEACH
COMMUNITY DEVELOPMENT
HOME PROGRAM

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) AGREEMENT
CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.

DEVELOPER'S DEFERRED LOAN AGREEMENT

March, 2006

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Page:: 3169

CITY OF DAYTONA BEACH
DEVLOPMENT AND ADMINISTRATIVE SERVICES DEPARTMENT
COMMUNITY DEVELOPMENT

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) AGREEMENT
HOME Rental Assistance Program

THIS AGREEMENT is made and entered into this 16th day of **January 2008,** by and between **The City of Daytona Beach** a political subdivision of the State of Florida, hereinafter called the **"City"**, and **Central Florida Community Development Corporation, Inc.**, a nonprofit organization located in Daytona Beach, Florida, hereinafter referred to as **"Community Housing Development Organization (CHDO)".**

W I T NE S S E T H

WHEREAS, the City has the authority to enter into a binding agreement for the expenditures of all or a portion of its **HOME** Investment Partnerships Program (HOME) funds and matching State Housing Initiative Program (SHIP) funds: and

WHEREAS, the regulations of 24 CFR Part 92, (as now in effect and as may be amended from time to time), which is attached hereto and made a part hereof and constitutes a part of this Agreement **(Attachment A)**; and

WHEREAS, the State SHIP statutes and regulations (as now in effect and as may be amended from time to time) which is attached hereto and made a part hereof and constitutes a part of this Agreement **(Attachment B)**;and

WHEREAS, the City has determined that services provided by the CHDO comply with the regulations governing the expenditures of such City funds; and

NOW, THEREFORE, in accordance of the mutual understanding and agreements set forth herein, the City and CHDO agree as follows:

SECTION I. USE OF FUNDS

A. **Use of Funds.** The CHDO agrees to use the funds received under this Agreement exclusively for the activities contained herein.

CHDO is prohibited from using funds provided herein for political activities, sectarian or religious activities, or lobbying activities.

B. **Description of Tasks.** The CHDO shall in exchange for CHDO eligible project costs as defined in 24 CFR Part 92.206 and SHIP Statutes perform all the necessary tasks provided under this contract within the incorporated boundaries of the City of Daytona Beach with and respecting the following project:

1. **Tasks.** The CHDO will be responsible for administering a Fiscal Year 2003-2004 HOME Rental Assistance Program located at **230 Fulton Street,** Daytona Beach, Florida 32114 in a manner satisfactory to the City and consistent with any standards required as a condition of providing these funds. Such program will include the following activity (ies) eligible under the HOME Investment Partnership and SHIP Programs:

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a) Acquisition of property located at **230 Fulton Street**, Daytona Beach, Florida 32114.
b) Construction of one, three bedroom, two bath unit to provide decent and safe affordable rental housing.

c) Rehabilitation of one, three bedroom, one bath unit to provide decent and safe affordable rental housing. (Bank Financing)

d) Qualify low income persons or families to occupy said property in accordance with 24 CFR Part 92.203 Income Determination and the State SHIP Statues and Regulations.

The CHDO shall certify annually that tenant annual income and eligibility for assistance under this agreement are in accordance with 24 CFR Part 92.203 and the State SHIP Statues and Regulations. **(Attachment C)** The CHDO will submit a Project Compliance Report on all CHDO tenants annually to the City's Development and Administrative Services Department, Community Development.

C. **Schedule of Completion.** The following is a description of the tasks to be performed along with the timetables for completion.

- January 2008 - Acquisition of Property
- January 2008 - Rehabilitation of Property
- February 2008 -Tenant Selection
- February 2008 - Completion of project
- March 2008 - Fully Operational

D. **Budget:** The City has authorized disbursement up to an amount not to exceed **$114,200.00** (One hundred fourteen thousand two hundred dollars) for full performance of the services specified in this Agreement. The CHDO will receive reimbursement of HOME funds not to exceed **$114,200.00** (One hundred fourteen thousand two hundred dollars). The budget details the estimated cost related to the delivery of specified tasks and Program Income, if applicable. **(Attachment E)**

SECTION II. AFFORDABILITY

A. **Affordability.** The CHDO shall ensure that housing assisted with HOME and SHIP funds meet the Affordability requirements of 24 CFR Part 92.252 or 92.254, as applicable. If the property is sold prior to the end of the affordability period, first right of refusal must be given to another non-profit organization.

SECTION III. PROJECT REQUIREMENTS

A. **Project Requirements.** The CHDO shall ensure that the housing is in compliance with the project requirements in 24 CFR Part 92 Subpart F as applicable, in accordance with the type of project assisted.

B. **Administration.** The City of Daytona Beach, in accordance with 24 CFR Part 92, and SHIP Statutes has full responsibility and authority in the administration of

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HOME and SHIP funds within the boundaries of the City of Daytona Beach. This responsibility and authority extends to ensuring that HOME and SHIP funds are expended by CHDOs in accordance with all program requirements and to determine the adequacy of performance under CHDO Agreements and procurement contracts.

The City shall take appropriate action to correct performance problems when they arise.

C. **Uniform Administrative Requirements.** In accordance with 24 CFR Part 92.505 the CHDO shall comply with the requirements of:

1. OMB Circular A-122, "Cost Principles For Nonprofit Organizations" **(Attachment F)**

2. OMB Circular No. A-110, "Uniform Administrative Requirements" or applicable portions there of. **(Attachment G)**

3. 24 CFR Part 84, which apply, to nonprofits receiving HOME funds. **(Attachment H)**

D. **Performance Compliance.** The CHDO shall carry out the specified activities in compliance with all Federal laws and regulations described in 24 CFR Part 92 Subpart E, except:

1. The CHDO does not assume the City's environmental responsibility described in 24 CFR Part 91.352; and

2. The CHDO does not assume the City's responsibility for initiating the review process under the provisions of 24 CFR Part 92.

SECTION IV. PROPERTY STANDARDS

A. **Property Standards.** The CHDO shall ensure that the housing meets the property Standards in 24 CFR Part 92.251. The CHDO shall maintain the housing in compliance with Section 92.251 for the duration of the affordability period.

B. **Lead-Based Paint.** The CHDO shall ensure that the housing meets the lead-based paint standards in 24 CFR Part 92.355 and 24 CFR Part 35 upon completion of the project. "The Lead-Based Paint Addendum to the Sales Contract - Property Built Before 1978", must be completed and attached to the Sales Contract for any property built before 1978. **(Attachment I)**

SECTION V. RECORDS AND REPORTS

A. The CHDO agrees to submit a program narrative (progress report) and program Income report (if applicable) when submitting the Request for Reimbursement and Expense Report for payment.

B. The CHDO agrees to maintain racial, ethnic, gender, head of household, household income, and household size data showing the extent to which these persons have

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participated in, or benefited from the project and to submit this information to the City within 30 days of a request from the City.

C. The CHDO agrees to keep all necessary books and records, including property, personnel and financial records, in connection with the operations and services performed under this Agreement, and shall document all transactions and services performed under this Agreement so that all expenditures may be properly audited.

D. The CHDO agrees that the City or any authorized representative has access to and the right to examine all records, books, papers or documents related to the project.

E. The CHDO hereby severally warrants that all project records, books, papers and documents will be retained for a period of not less than five (5) years after the project terminates and grants the City the option of retention of the project records, books, papers and documents.

F. Individual tenant income verifications, project rents and project inspections must be retained for the most recent five (5) years after the end of the affordability period.

G. The CHDO agrees to obtain all necessary permits for intended improvements or activities.

H. The CHDO shall purchase and maintain the following types and amounts of insurance, in form and companies satisfactory to the City:

1. Commercial General Liability insurance, including coverage for operations, on an "occurrence" basis insuring CHDO and any other interests, including, but not limited to, any associated or subsidiary companies involved in the service under this Agreement.

   The liability insurance shall include contractual liability insurance applicable to the CHDO's obligations under Section XIII. A. and shall name the City as an additional insured.

   The limits of liability shall be no less than $250,000 for injury or death to any one person and no less than $500,000 for injury or death to two or more persons as a result of any one occurrence and no less than $100,000 for property damage, or a combined single limit for bodily injury and property damage of no less than $500,000. If the insurance is provided with general aggregate, then the general aggregate shall be no less than $500,000. The limit of liability for contractual liability shall be no less than $500,000.

2. During Construction – Builder's Risk Insurance, on an "all risk" basis, on a no less than 80 percent completed value basis on the insurable portion of the work for the benefit of CHDO and The City of Daytona Beach as their interests may appear.

3. After Construction – Property Insurance, on an "all risk" basis, for the insurable value of the building(s) on a replacement cost basis for the benefit of CHDO and The City of Daytona Beach as their interests may appear.

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The CHDO shall file replacement certificates 30 days prior to the expiration of termination of the required insurance occurring during the term of this Agreement. In the event such insurance shall lapse, the City expressly reserves the right to purchase replacement insurance at the CHDO's expense.

I. The CHDO agrees to affirmatively further fair housing.

VI. ENFORCEMENT OF THE AGREEMENT

A. **Enforcement of Agreement.** Enforcement of this Agreement by the City shall include a lien on real property, deed restriction, or covenants running with the land. The affordability requirements in 24 CFR Part 92.252 must be enforced by deed restriction and the State SHIP Statutes and Regulations.

B. **Breach of Agreement.** If the CHDO fails to observe the terms of this Agreement, the City has the right to revoke the CHDO's certification, delay future funding, and require the CHDO to repay funds received under the terms of this Agreement.

VII. REQUEST FOR DISBURSEMENT OF FUNDS

A. **Disbursement of Funds.** The City shall only reimburse the CHDO for eligible cost under the terms of this Agreement. The amount of the request shall be limited to the amount of eligible costs incurred for activities listed in Attachment J Section 1.B.

C. **Payments.** Payments for related eligible costs shall be made to the CHDO upon receipt by the City of a Request for Reimbursement and Expense Report (**Attachment J**) together with the supporting documentation. Eligible acquisition and closing costs will be paid per the contract at the time of closing. Rehabilitation costs will be paid to the contractor based on periodic progress inspections and satisfactory completion of the specified work as determined by the City.

C. **Program Income.** Program income generated from the performance of services related to this Agreement shall be defined as in and administered in accordance with 24 CFR Part 92.503. Any Program income derived from the project shall revert back to the City for use in the HOME Program.

SECTION VIII. DURATION OF AGREEMENT

A. **Duration.** This Agreement goes into effect January 16, 2008 and shall remain in effect until the end of the affordability period.

B. **Termination.** It is expressively understood and agreed that either party shall have the right to terminate this Agreement within 15 days of signing this agreement upon written notice to the other party. All reports or accountings provided for herein shall be rendered whether or not falling due within the contract period.

Further the City reserves the right to terminate this contract upon written notification to the CHDO under any of the following conditions:

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1) Notification by the U.S. Department of Housing and Urban Development (HUD) or the Florida Housing Finance Corporation (FHFC) to the City that said project is ineligible because of project location, services provided, or any other reason cited by HUD or the FHFC; or

2) Notification by HUD or the FHFC to the City that said project is deficient and that continued support of the project is not providing an adequate level of services to low income persons; or

3) Written notification from HUD or the FHFC to the City that the program funds made available to the City are being curtailed, withdrawn, or otherwise restricted.

The City also reserves the right to terminate this Agreement or to reduce the Agreement compensation amount if the CHDO:

1) Fails to file the required reports or to meet project progress or completion deadlines.

2) Materially fails to comply with any provision of this Agreement.

3) Expends funds under this Agreement for ineligible activities, services or items.

4) Fails to comply with written notice from the City of substandard performance under the terms of this Agreement.

SECTION IX. CONDITIONS FOR RELIGIOUS ORGANIZATIONS

A. **Religious Organizations.** The CHDO shall ensure that the use of the HOME and matching SHIP funds are in compliance with 24 CFR Part 92.257 and the SHIP Statutes.

SECTION X. CHDO PROVISIONS

A. **CHDO Provisions:** The CHDO shall be in compliance with the provisions of the set-aside rules under 24 CFR Part 92.300 and 92.301.

SECTION XI. REVERSION OF ASSETS

A. **Current Assets.** Upon expiration of this Agreement, the CHDO must transfer to the City any HOME funds on hand and any accounts receivable attributable to the use of HOME funds on hand at the time of expiration.

B. **Real Property.** Any real property under the CHDOs control that was acquired or improved in whole or in part with HOME funds shall revert to the CHDO at the expiration of the contract.

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Page:

SECTION XII. NON-DISCRIMINATION

A. **Non Discrimination.** The CHDO or its agents in administering and carrying out activities in which HOME and SHIP funds are expended shall not discriminate on the basis of race, color, sex, national origin, or religion in accordance with 24 CFR Part 92.

SECTION XIII. HOLD HARMLESS

A. **Hold Harmless.** CHDO shall indemnify and hold harmless The City of Daytona Beach, its agents, officers and employees from and against all claims, damages, losses, and expenses, including but not limited to attorney's fees, arising out of or resulting from performance on this Agreement, provided that the claim, damage, loss and expense is caused in whole or in part by any negligent act or omission of the City, CHDO, any subcontractor, or anyone directly or indirectly employed by any one of them or anyone for whose acts any of them may be liable, regardless of whether or not is caused in part by a party indemnified hereunder, except CHDO shall not have to indemnify and hold harmless the City if such claim, damage, loss and expense is the result of the sole negligence of the City or of anyone directly or indirectly employed by the City or anyone for whose acts the City may be liable.

B. **Reimbursement.** All claims or demands for reimbursement initiated by HUD or the FHFC because of action by the CHDO, or its employees, servants or agents shall be borne by the CHDO.

SECTION XIV: GENERAL TERMS AND CONDITIONS

A. **Safeguard.** The CHDO hereby severally warrants that it will establish and adopt safeguards to prohibit members, officers and employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties. Further, no member, officer or employee of the CHDO who exercises and functions or responsibility with respect to the program during his or her tenure or for one year thereafter, shall have any financial interest, direct or indirect, in any contract or subcontract, or the proceeds, thereof, either for themselves or those with whom they have family or business ties, for work to be performed in connection with the program assisted under this agreement.

C. **Persons with Disabilities.** The CHDO hereby certifies that, in the implementation of projects funded by this Agreement and in all of its other operations, it will comply with all requirements of Section 504 of the Rehabilitation Act of 1973 (29USC 794); the Americans with Disabilities Act of 1990 (PL 101-336), 42 U.S.C. 12131; 47 U.S.C. 155, 201, 218 and 225; and all state and local laws requiring physical and program accessibility to people with disabilities, and agrees to defend, hold harmless, and indemnify the City from and against any and all liability for any noncompliance on the part of the CHDO.

D. **Entire Agreement.** This Agreement contains the entire agreement between the City and the CHDO and shall not be amended in any manner except by written agreement signed by both parties.

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E. Waiver. The failure of the City to insist upon a strict performance of any of the agreements, terms, covenants, or conditions hereof shall not be deemed a waiver of any subsequent breach or default in any such agreements, terms, covenants, or conditions.

SECTION XV. CERTIFICATION

The undersigned officials of the CHDO hereby certify that this information given is true and accurate.

Date of State Charter: September 13, 1982

Date of IRS 501(c) 3 Status: March 1984

By-laws. Organization's most recent by-laws attached. **(Attachment K)**

Board of Directors. A list of the organization's current board of directors attached. **(Attachment L)**

SECTION XVI. AUTHORIZATION

IN WITNESS WHEREOF, the authorized representatives hereto have caused their names to be affixed on the day and year first above written and for the purposes herein expressed.

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION, INC.

ATTEST:
By: _____
Gerald O. Chester
President/CEO

By: _____
Turner Hymes
Chair, Board of Directors

THE CITY OF DAYTONA BEACH

ATTEST:

By _____
Jennifer L. Thomas
City Clerk

By: _____
Glenn S. Ritchey
Mayor

APPROVED:

_____
Patricia A. Askew
Community Development Director

_____
City Attorney

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Attachment E

PROJECT BUDGET INFORMATION FORM
CHDO DEFERRED LOAN
Central Florida Community Development Corporation, Inc.
Fiscal Year 2006-2007

INSTRUCTIONS

For each cost category below enter the amount necessary to complete the activity from each funding source. Include program income, if applicable.

COST CATEGORY	CITY CHDO	OTHER (BANK)	TOTAL
Personnel			
Fringe Benefits			
Supplies			
Audit			
Acquisition	**100,000.00**		**100,000.00**
Rehabilitation	**3,000.00 roofing**	**15,000.00**	**18,000.00 update plumbing, carpet/tile, A/C, appliances, doors/cabinets, painting and landscaping**
Construction (New Unit)			
Developer's Fee	**8,000.00**		**8,000.00**
Other (Identify): Soft Cost	**3,200.00 appraisal, surveys, closing cost, closing fees**	**1,500.00**	**4,700.00**
TOTALS:	**114,200.00**	**16,500.00**	**130,700.00**

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REQUEST FOR PAYMENT AND EXPENSE REPORT

SECTION I

1. CHDO NAME: Central Florida Community Development Corporation

2. ADDRESS: P.O. Box 150105, Daytona Beach, FL 32115

---

3. REQUEST DATE: June 19, 2008

4. A) REQUEST #: 1 B) FINAL: Yes

5. CONTACT PERSON: Turner Hymes

6. TELEPHONE NUMBER: (386) 226-1216

7. E-MAIL:

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[redacted]

8. TOTAL EXPENDITURES

FROM START OF CHDO PROJECT TO

DATE (FROM SECTION II, LINE 4) $ 114,200.00

9. PAYMENTS RECEIVED TO DATE $ 0.00

10. FUNDS REQUESTED FOR THIS PERIOD:

(LINE 8 MINUS LINE 9) $ 114,200.00

Turner Hymes — Chairperson

11A) SUBMITTED BY — 11B) TITLE

12. AUTHORIZED SIGNATURE: Turner Hymes

CITY STAFF USE ONLY

Purchase Order Number:
SHIP Fund (123- 06/250) **Amount: $** 45,478.10
HOME Fund (122- 0711 70) **Amount: $** 68,721.90
Total Amount Approved : $ 114,200.00
Reviewed & Approved By: C Brown
Title: Afford. Hsg. Coord. **Date:** 6/19/08

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SECTION II
(EXPENSES)

1. EXPENDITURES FOR 930 Fulton Street

EXPENSES				
COST CATEGORY	I. BUDGET	II. CURRENT	III. Y-T-D	IV. AVIL. BALANCE
A. (PN)	$	$	$	$
B. (FB)	$	$	$	$
C. (AE)	$100,000	$100,000	$100,000	$ 0
D. (ANC)	$	$	$	$
E. (RHB)	$ 3,000	$ 3,000	$ 3,000	$ 0
F. (DF)	$ 8,000	$ 8,000	$ 8,000	$ 0
G. (OTH)	$ 3,200	$ 3,200	$ 3,200	$ 0

2. TOTAL a. 114,200 b. 114,200 c. 114,200 d. 0

3. TOTAL EXPENDITURES REPORTED ON PRIOR EXPENSE REPORT AND REQUEST FOR FUNDS (FROM SECTION I, LINE 8, OF PREVIOUS PAGE) $ 0.00

4. CUMULATIVE EXPENDITURES YEAR-TO-DATE ADD LINES 2b. and 3; ENTER ON LINE I, SECTION I) $ 114,200

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SECTION III

This section must be included with all requests for payment. It must include all the requested data before payment will be made. Please include supporting documentation such as receipts, CITY inspection documents or certificates, tenant lease agreements, tenant income certifications and staff time sheets specific to this Project.

Example: CHDO type activities should be requested on the basis of the type of service:

Staff hours: N/A

Rehabilitation: See attached

Acquisition completed: In-process

Unit (s) Construction Completed: N/A

Unit (s) Occupied: No

Total number of tenants served: N/A

a) Number of very low- income tenants: N/A

b) Number of low- income tenants: N/A

REMEMBER TO ENSURE THAT ALL SUPPORTING DOCUMENTATION, RECEIPTS AND OR PAID INVOICES ARE ATTACHED.

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CITY OF DAYTONA BEACH
Request for Payment & Expense Report
Instructions

Purpose: The purpose of this form is to report expenses incurred in one (1) month and to request payment of funds expended for authorized activities during the month.

Instructions for Section I

Line 1: Name of governmental unit, entity or non-profit agency receiving funds under a CHDO agreement with the City.

Line 2: Mailing address for entity in Line 1.

Line 3: Date the form submitted/completed.

Line 4A: Fiscal year and number of request.

Line 4B: yes/no as to whether or not this request is the last request for this activity.

Line 5: Person at CHDO Agency who may be contacted for additional information about this request, if necessary.

Line 6: Phone number of person named in Line 5.

Line 7: Email address of person named in Line 5.

Line 8: The sum of expenditures from start of project to date.

Line 9: The sum of all payments received to date.

Line 10: Funds requested for this period. The difference of Line 8 minus Line 9.

Line 11A: Type the name of the requester.

Line 11B: Type the requester's title.

Line 12: The requester's signature.

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Diane M. Matousek
Volusia County, Clerk of Court

Instruction for Section II

(Complete before Section I, Items 7-12)

Line 1. A. – I: Amounts in Lines 1.A.I through 1.G.I. should be completed based on the appropriate cost category (PN=Personnel, FB=Fringe Benefits, AE= Acquisition/Existing, ANC=Acquisition/New Construction, RHB=rehabilitation, DF=Developer Fee, OTH= other soft costs) corresponding with the submitted Project Budget form. Complete columns, II and III-IV with the same premise based on the time period listed. Column IV represents the amount of fund remaining (if any) to be requested for payment based on the initial budget (subtract amount in Column III from the amount in Column I for each line listed).

Line 2 (a-d): List corresponding totals for each column from Line 1.

Line 3: Total cash expenditures on prior expense report and request for funds (from Section I, Line 8 of previous page)

Line 4: Cumulative expenditures year-to-date. Add lines 2b. and 3.

Instruction for Section III

This section must be completed must also be completed for payment--list N/A for any items that do not apply.

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:	3287118
Parcel ID:	523836090110
Township-Range-Section:	15 - 32 - 38
Subdivision-Block-Lot:	36 - 09 - 0110
Owner(s):	FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT - FS - Fee Simple - 100%
Mailing Address On File:	760 WHITE ST DAYTONA BEACH FL 32114 1738
Physical Address:	230 FULTON ST, DAYTONA BEACH 32114
Building Count:	1
Neighborhood:	3453 - MAINLAND DB E OF NOVA BY BCC AND ISB
Subdivision Name:	J A CLEMENTS
Property Use:	0100 - SINGLE FAMILY
Tax District:	204-DAYTONA BEACH
2025 Final Millage Rate:	18.0498
Homestead Property:	No
Agriculture Classification:	No
Short Description:	36-15-33 LOT 11 BLK 9 J A CLEMENTS WEST END ADD MB 2 PGS 146 -147 MB 17 PGS 107-108 PER OR 3322 PG 1316 PER OR 6006 PG 40 48 PER OR 6135 PG 0829 PER OR 6264 PG 3162 PER OR 8854 PG 01

Property Values

	2026 Working	2025 Final	2024 Final
Tax Year:			
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	$85,842	$77,557	$82,808
Land Value:	$14,000	$12,600	$15,400
Just/Market Value:	$99,842	$90,157	$98,208

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.

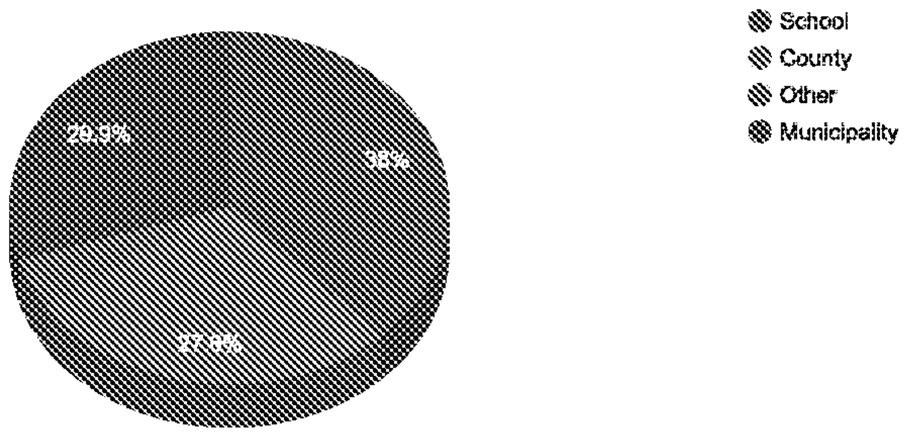
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$99,842	$99,842	$0	$99,842	1.5000	$149.76
0012	DISCRETIONARY	$99,842	$99,842	$0	$99,842	0.7480	$74.68
0011	REQ LOCAL EFFORT	$99,842	$99,842	$0	$99,842	3.0310	$302.62
0050	GENERAL FUND	$99,842	$68,446	$31,396	$68,446	3.2007	$219.08
0053	LAW ENFORCEMENT FUND	$99,842	$68,446	$31,396	$68,446	1.5994	$109.47
0055	LIBRARY	$99,842	$68,446	$31,396	$68,446	0.3697	$25.30
0520	MOSQUITO CONTROL	$99,842	$68,446	$31,396	$68,446	0.1573	$10.77
0530	PONCE INLET PORT AUTHORITY	$99,842	$68,446	$31,396	$68,446	0.0660	$4.52
0058	VOLUSIA ECHO	$99,842	$68,446	$31,396	$68,446	0.2000	$13.69
0057	VOLUSIA FOREVER	$99,842	$68,446	$31,396	$68,446	0.2000	$13.69
0065	FLORIDA INLAND NAVIGATION DISTRICT	$99,842	$68,446	$31,396	$68,446	0.0270	$1.85
0100	HALIFAX HOSPITAL AUTHORITY	$99,842	$68,446	$31,396	$68,446	0.7019	$48.04
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$99,842	$68,446	$31,396	$68,446	0.1793	$12.27
0210	DAYTONA BEACH	$99,842	$68,446	$31,396	$68,446	5.9300	$405.88
0211	DAYTONA BEACH I&S 2004	$99,842	$68,446	$31,396	$68,446	0.1395	$9.55
						18.0498	$1,401.18

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$1,401.18
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$1,401.18**
Estimated Tax Amount without SOH/10CAP ⓘ	$1,802.13

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2025	$12,600	$77,557	$90,157	$62,224	$0	$62,224	$0
2024	$15,400	$82,808	$98,208	$56,568	$0	$56,568	$0
2023	$15,400	$74,333	$89,733	$51,425	$0	$51,425	$0
2022	$14,000	$61,618	$75,618	$46,750	$0	$46,750	$0
2021	$7,560	$42,165	$49,725	$42,500	$0	$42,500	$0
2020	$7,560	$43,004	$50,564	$38,636	$0	$38,636	$0
2019	$5,880	$38,216	$44,096	$35,124	$0	$35,124	$0
2018	$5,880	$33,238	$39,118	$31,931	$31,931	$0	$0
2017	$4,200	$31,787	$35,995	$29,028	$29,028	$0	$0

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				50.0	135	250	$14,000
									Total Land Value:	$14,000

Building(s) - Residential

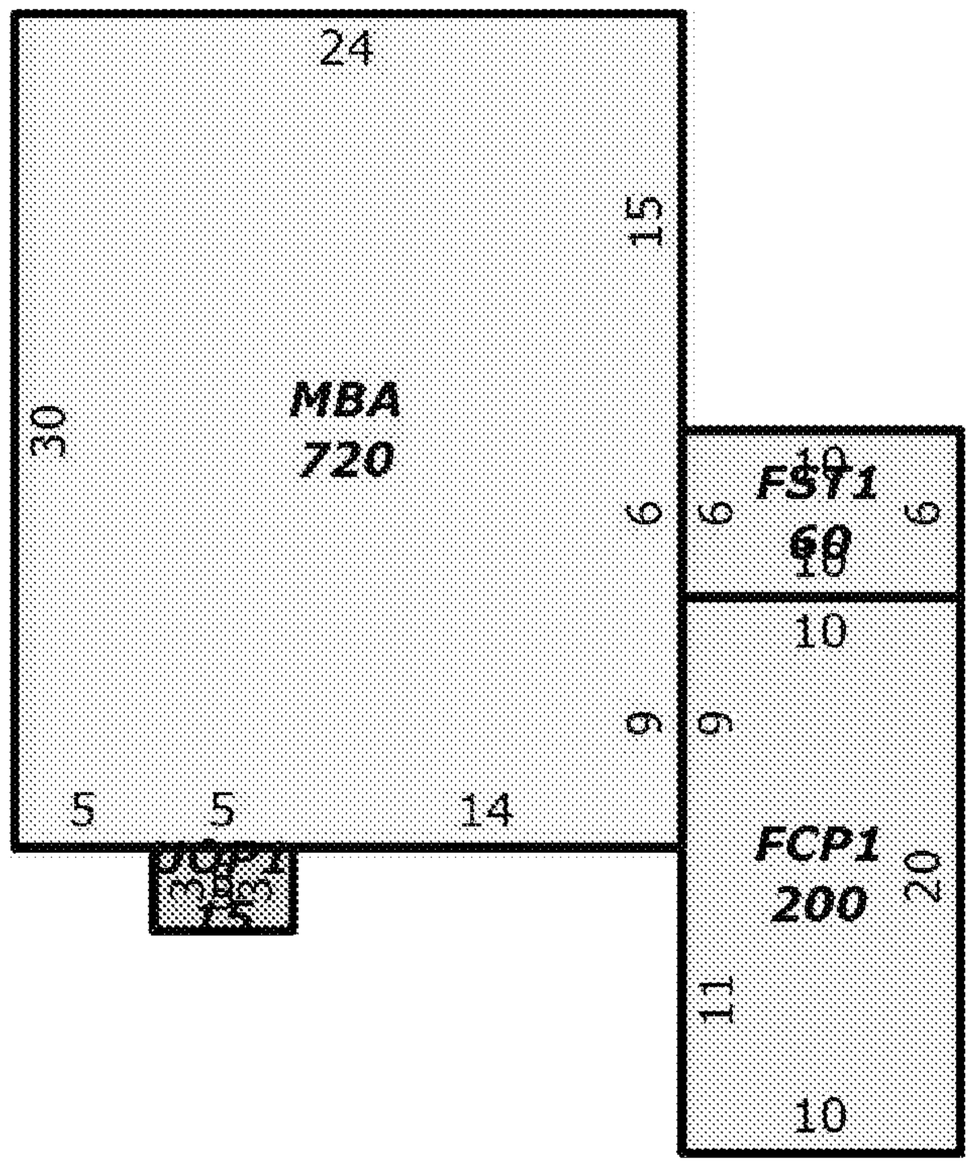
Card (Bldg) #: 1

Style:	8U - BUNGALOW	**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	1
Quality Grd:	300	**Floor Type:**	07 - TILE - VINYL/CORK	**4 Fixture Baths:**	0
Arch Design:				**5 Fixture Baths:**	0
Year Built:	1960	**Wall Type:**	3 - PLASTER	**6 Fixture Baths:**	0
Total SFLA:	720	**Exterior Wall:**	15 - CONCRETE - CINDER BLOCK	**7 Fixture Baths:**	0
HVAC:	Y - AIR CONDITIONING	**Foundation:**	3 - CONCRETE SLAB	**Add'l Fixtures:**	0
Heat Method:	1 - NONE	**Roof Cover:**	3 - ASPHALT SHINGLE		
Heat Source:	4 - NONE	**Roof Type:**	03 - GABLE		
		FPL:	/ /		

Total Building Value: $85,842

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

Description	Area	Year Built
MAIN BUILDING	720	
Porch, Open Unfinished	15	
Carport, Finished	200	
Finished Utility	60	
Total Building Area	995	



Miscellaneous Improvement(s)

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

Sales History

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

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
8854 / 0177	2026083660	04/30/2026	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
6264 / 3162	2008180213	08/05/2008	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$42,550
6135 / 0829	2007228382	10/02/2007	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
6008 / 4048	2007037831	01/31/2007	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$70,000
3322 / 1316	1989083298	05/15/1989	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$27,000
3322 / 1315	1989083297	05/15/1989	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$100
2935 / 0114		01/15/1987	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
3279 / 1128	1988098187	01/15/1987	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
36-15-33 LOT 11 BLK 9 J A CLEMENTS WEST END ADD MB 2 PGS 146-147 MB 17 PGS 107-108 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162 PER OR 8854 PG 0177	204	15 - 32 - 38	36 - 09 - 0110	27-DEC-81

Permit Summary

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

Date	Number	Description	Amount

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 523836090110
Tax Deed #: 32135
Situs Address: 230 FULTON ST

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

Tax Deed Applicant
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
(1) CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
PO BOX 15065
DAYTONA BEACH, FL 32115-5065

Billing Address on Current Tax Roll
(2) FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
SN 760 WHITE ST
(VOL) DAYTONA BEACH, FL 32114-1738

Additional Parties, Per Search
(3) CITY OF DAYTONA BEACH — Mortgage Holder
ATTN: LEGAL DEPARTMENT
301 S RIDGEWOOD AVE
DAYTONA BEACH, FL 32114

(4) FLAGSTONE COMMUNITY — Title Holder
SN DEVELOPMENT CORPORATION
(VOL) ☆ 760 WHITE STREET
DAYTONA BEACH, FL 32114

(5) GERALD CHESTER, REGISTERED — Title Holder's Agent/Rep
SN AGENT O/B/O FLAGSTONE
(VOL)

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

COMMUNITY DEVELOPMENT
CORPORATION
760 WHITE STREET
DAYTONA BEACH, FL 32114

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Will Roberts – Tax Collector • Volusia County • 123 West Indiana Ave Room 103 • DeLand FL 32720
Tel: 386-736-5938 • Fax: 386-822-5729
Web: volusiatax.gov • Email: taxcollector@volusiatax.gov

Poitras, Beth A

From: Jessica Treichel <jtreichel@volusiatax.gov>
Sent: Friday, July 17, 2026 8:57 AM
To: taxdeeds
Subject: CERTIFICATE # 5540-24

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 #5540-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH, FL 32114-1738

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

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
PO BOX 15065
DAYTONA BEACH, FL 32115-5065

ADV

SITUS ADDRESS

(6)
230 FULTON ST,
SN DAYTONA BEACH,
(VOL) 32114

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT

Thanks
Jesse

Sincerely,
Jesse Treichel
Tax Office Branch Manager
Office of Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
Ext. 12310

(386) 736-5938

Web: volusiatax.gov

Pay online at: volusiatax.gov/online

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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 24, 2026

Payment Due: August 24, 2026

KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NUMBER: **5540-24**
PARCEL ID NUMBER: **523836090110**

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]		83.04
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		160.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		4.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		10.00
Clerk of Court Certificate [per Sect. 28.24]		7.00
Notice for Newspaper [per Sect. 28.24]		7.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02]		38.50
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**513.04**

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

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

CERTIFICATE NO.: **5540-24**
AMOUNT ENCLOSED: **$513.04**

Applicant's Name & Address:
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

Applicant's Deposit

CERTIFICATE NUMBER: 5540-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$	60.00
Postage	(PO)		83.04
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		160.00
Sheriff's Return Postage Fee	(PO)		4.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		38.50
Electronic Auction Fee	(TDAUC)		69.00
	TOTAL DEPOSIT	$	**513.04**

Clerk of Court Laura E. Roth
Official Records: 7/30/2026 3:47 PM
Receipt: 3031145290 Drawer: 155216

KEYS FUNDING LLC - 7024
Operator: spearson

Instrument #: 2026137996 Type: NO
Book #: 8885 Page #: 3339 Time: 3:47 PM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
8304 Postage - $0.01 $83.04
5600 Advertising Fee - $0.01 $56.00
16000 Sheriffs Fee/Tax Deed - $0.01 $160.00
400 Postage - $0.01 $4.00
1 Tax Deed Proof of Pub / Cert Mail Recor
d - $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
3850 Tax Deed Deposit Escrow Doc Stamps o
nly - $0.01 $38.50
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT#5540-24 / KEYS FUNDING LLC - 7024

Subtotal: $513.04
Sales Tax: $0.00
Due: $513.04

CHK# 34713521 $513.04

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 24, 2026

Payment Due: August 24, 2026

KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NUMBER: **5540-24**
PARCEL ID NUMBER: **523836090110**

REQUEST FOR DEPOSIT

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Clerk of Court Certificate [per Sect. 28.24]		7.00
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Documentary Stamp Tax [per Sect. 201.02]		38.50
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00

TOTAL DUE $ 513.04

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

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

CERTIFICATE NO.: **5540-24**
AMOUNT ENCLOSED: **$513.04**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:
KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

CLERK OF THE CIR... CT. COURT VOLUSIA CO. FL
2026 JUL 30 PM 12:47
FILED

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

CL-0142-1910

7/30/2026 3:47:05 PM
Instrument# 2026137996 1 page
Book: 8885 Page: 3339
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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. **5540-24** Year of Issuance **JUNE 1, 2024**

Description of Property **523836090110**
LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162

Name in which assessed **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

Said property being in the County of **VOLUSIA**, State of Florida.
Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **27TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/30/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON
S PEARSON
Deputy Clerk

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

SEPTEMBER 24, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/24/26

Pages: 3

Completed by: Laura Huff

Date: 08/24/2026

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

Tax Deed Sale Date: **OCTOBER 27, 2026**

8.25.26 Changes updated SL

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
2-24	372500000090	NELSON SANDRA L	NELSON SANDRA L 2120 NELSON AVE SEVILLE FL 32190
426-24	403501002030	SAPP SEAN MICHAEL	SAPP SEAN MICHAEL 197 GREENWOOD AVE ORMOND BEACH FL 32174
1595-24	701820010410	634 S SPRING GARDEN AVE LLC	634 S SPRING GARDEN AVE LLC 208 NE 25TH AVE POMPANO BEACH FL 33062
1960-24	800401710150	DANIEL JACQUELINE MARIE	DANIEL JACQUELINE MARIE 1421 W NEW YORK AVE ORANGE CITY FL 32763
2366-24	900801020380	GRANDALL DAVID LUTHER GRANDALL SCHYLER ZOE	GRANDALL DAVID LUTHER 102 S OAK TREE DR DEBARY FL 32713
3083-23	613301130200	INGHRAM LEO R INGHRAM MARGARET M	INGHRAM LEO R INGHRAM MARGARET M PO BOX 122 CEDAR GROVE WV 25039
4616-23	910100000002	RIGGS RONALD W JR	RIGGS RONALD W JR 1199 MICHAEL AVE DELTONA FL 32738

5540-24	523836090110	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT 760 WHITE ST DAYTONA BEACH FL 32114
5546-24	523836100090	BRUCE ANNA TRS BERNICE M JACKSON TRUST	BRUCE ANNA TRS BERNICE M JACKSON TRUST 229 FULTON ST DAYTONA BEACH FL 32114
6111-24	530519020409	HANNA DONALD L JR	HANNA DONALD L JR 935 N HALIFAX AVE UNIT 409 DAYTONA BEACH FL 32118
6545-24	533870000130	WILLIAMS SUPREME BUILDERS LLC	WILLIAMS SUPREME BUILDERS LLC 1500 BEVILLE RD STE 606 DAYTONA BEACH FL 32114
6889-24	533984000090	ASHLEY ERIC M SR ASHLEY CATHY D	ASHLEY ERIC M SR ASHLEY CATHY D 113 PINE TREE DR ORMOND BEACH FL 32174
7380-24	631504110510	CERIO CAROLYN NANCY	BIBBEE REAL ESTATE LLC 26246 WESLEY CHAPEL BLVD UNIT 137 LUTZ FL 33559 Pulled to request Additional Deposits
9636-24	742621020150	LAWRENCE MOLLY H	LAWRENCE MOLLY H 98 ARMOUR BLVD NORTH YORK ONTARIO M3H 1L7 CANADA
10095-23	853812000901	ROY JOHN L ETAL	ROY JOHN L ETAL 116 MEADOWBROOK MOORE OK 73160
10826-23	910302030171	BARON JEFFREY A	BARON JEFFREY A 1072 GUERRERO STREET SAN FRANCISCO CA 94110
10909-23	910302030161	BARON JEFFREY A	BARON JEFFREY A 1072 GUERRERO STREET SAN FRANCISCO CA 94110
11003-21	722603000331	FLORIDA FARMS SERVICE INC	FLORIDA FARMS SERVICE INC 20 S 6TH ST FERNANDINA BEACH FL 32034

11114-23	91010000009A	LUCK EUGENE F TR	LUCK EUGENE F TR ✓ 1730 DOGWOOD PL JACKSONVILLE FL 32210 2202
12136-23	734403002151	NRLL EAST LLC	NRLL EAST LLC ✓ 1 MAUCHLY IRVINE CA 92618
13852-19	830401010360	WITTENBERG SHIRLEY	WITTENBERG SHIRLEY ✓ 8420 ARBOR LN WISCONSIN RAPIDS WI 54494

To:
Property Appraiser - County of Volusia

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

Date: 8/24/26	
Pages: 3	
Completed by: Laura Huff	
Date: 08/24/2026	

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

Tax Deed Sale Date: **OCTOBER 27, 2026**

8-25-26 Changes Updated SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
2-24	372500000090	YES ✓	$177,056
426-24	403501002030	NO ✓	$84,956
1595-24	701820010410	NO ✓	$183,935
1960-24	800401710150	YES ✓	$66,230
2366-24	900801020380	YES ✓	$51,924
3083-23	613301130200	NO ✓	$742
4616-23	910100000002	NO ✓	$556

5540-24	523836090110	NO ✓	$62,224
5546-24	523836100090	NO ✓	$151,633
6111-24	530519020409	YES ✓	$60,452
6545-24	533870000130	NO ✓	$13,163
6889-24	533984000090	NO ✓	$45,087
7380-24	631504110510	NO ✓	$102,723 Pulled to request additional Deposits
9636-24	742621020150	NO ✓	$426,632
10095-23	853812000901	NO ✓	$370
10826-23	910302030171	NO ✓	$320
10909-23	910302030161	NO ✓	$330
11003-21	722603000331	NO ✓	$258

11114-23	91010000009A	NO ✓	$455
12136-23	734403002151	NO ✓	$1,080
13852-19	830401010360	NO ✓	$781

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 5540-24

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

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

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

CENTRAL FLORIDA COMMUNITY DEVELOPMENT
CORP INC
PO BOX 15065
DAYTONA BEACH FL 32115-5065

5540-24 OCTOBER 27, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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.: **5540-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 523836090110 LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 27, 2026 at 9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63
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.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

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

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC
PO BOX 15065
DAYTONA BEACH FL 32115-5065

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0086 3355 74

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

Postage

$

Tota

$

Sent

Stree

City,

DELAND, FL
SEP 04 2026
USPS-32724

Postmark Here

CENTRAL FLORIDA COMMUNITY
DEVELOPMENT CORP INC
PO BOX 15065
DAYTONA BEACH FL 32115-5065

5540-24 OCTOBER 27, 2026

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 0086 3355 74

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 SEP 04. 2026

FILED
2026 SEP -4 AM 9:00
CLERK OF THE CIRCUIT
CTY.COURT VOLUSIA FL
CC 40

UTF

CENTRAL FLORIDA COMMUNITY DEVELOPMEN
CORP INC
PO BOX 15065
DAYTONA BEACH FL 32115-5065

5540-24 OCTOBER 27, 2026

UTF

NIXIE 326 FE 1 0009/11/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0532-08188-11-42

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 PITNEY BOWES
ZIP 32724 $000.72[1]
02 4W
0008028897 SEP. 04. 2026

FILED
2026 SEP -4 AM 9:00
CLERK OF THE CIRCUIT COURT VOLUSIA CTY, FL
CC TAX

wtf

CENTRAL FLORIDA COMMUNITY DEVELOP
CORP INC
PO BOX 15065
DAYTONA BEACH FL 32115-5065

NIXIE 326 FE 1270 0009/11/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0552-08299-11-42

32721>6043

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

WARNING

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DATED THIS 4TH DAY OF SEPTEMBER, 2026.

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

5540-24 OCTOBER 27, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $5,640.63
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Certificate No.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

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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]

CL-0917-2101

9589 0710 5270 0084 3355 81

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

Postage

DELAND, FL
SEP 04 2026
USPS-32724

Postmark Here

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

5540-24 OCTOBER 27, 2026

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

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

TAX DEED DEPT

CERTIFIED MAIL®

9589 0710 5270 0086 3355 81

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724
02 7W
$ 010.98⁰
0008028897 SEP. 04 2026

BC 416

2026 OCT -3 AM 8:39
CLERK OF THE CIRCUIT COURT
CC 47

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

5540-24 OCTOBER 27 2026 JNC

32824-417 6868

NIXIE 326 DE 1 00 10/05/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343 *0274-02292-05-36

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 5540-24

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

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

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

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

5540-24 OCTOBER 27, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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.: **5540-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

Description of Property: **Parcel # 523836090110 LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 27, 2026 at 9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63

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.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

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

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0084 3355 48

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

OFFICIAL SEP 04 2026

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 $ _____

USPS-3272

Postmark Here

Postage

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

5540-24 OCTOBER 27, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

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

5540-24 OCTOBER 27, 2026

9590 9402 9257 4295 8594 01

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

9589 0710 5270 0086 3355 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Jennifer Lynch

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Jennifer Lynch

C. Date of Delivery

9/8/26

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO FL
CC
SEP -4 AM 10:56
FILED

3. Service Type

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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DATED THIS 4TH DAY OF SEPTEMBER, 2026.

FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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.: **5540-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

Description of Property: **Parcel # 523836090110 LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 27, 2026 at 9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63

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Certificate No.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0084 3356 04

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OFFICIAL USE

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

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City

DELAND FL
SEP 04 2026
USPS-32724

Postmark Here

FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27, 2026

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

CERTIFIED MAIL

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

TAX DEED DEPT

9589 0710 5270 0086 3356 04

ORLANDO FL 328
SEP 2026 PM 4
FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 SEP. 04 2026

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27 2026

32114-17660 32721>6043

BC 918

CLERK OF THE CIRCUIT COURT
VOLUSIA CO FL
2026 OCT -8 AM 8:33

NIXIE 326 DE 1 0010/05/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343 *0474-14440-05-35

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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GERALD CHESTER REGISTERED AGENT O/B/O
FLAGSTONE COMMUNITY DEVELOPMENT
CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

5540-24 OCTOBER 27, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 4TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63
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Certificate No.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

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GERALD CHESTER REGISTERED AGENT O/B/O FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0086 3356 11

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

Postage
$

Total
$

Sent

Stree

City,

DELAND POSTAL STORE DELAND, FL
SEP 04 2026
Postmark Here

GERALD CHESTER REGISTERED AGENT O/B/C
FLAGSTONE COMMUNITY DEVELOPMENT
CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

USPS 32724

5540-24 OCTOBER 27, 2026

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

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

TAX DEED DEPT

CERTIFIED MAIL®

9589 0710 5270 0086 3356 11

ORLANDO FL 328
SEP 2026 PM 4 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 SEP. 04 2026

2026 OCT -8 AM 8:38
CLERK OF THE CIRCUIT
CT. COURT VOLUSIA CTY, FL
CC 42

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27, 2026

32721>6043
32114-173BED

NIXIE 326 DE 1 0010/05/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343 *2191-06090-05-34

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

WARNING

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DATED THIS 4TH DAY OF SEPTEMBER, 2026.

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
230 FULTON ST
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $5,640.63

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Certificate No.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
230 FULTON ST
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

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

Postage

LAND PORT DEPAN

SEP 04 2026

Postmark Here

USPS 3272a

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
230 FULTON ST
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27, 2026

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 26, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 27, 2026**
Service of Process must be completed by: **Tuesday, October 06, 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:	27
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$1,080.00**

Send all Return of Services to:

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

	Count of Name 1
2-24	**2**
NELSON SANDRA L	1
SANDRA L NELSON	1
426-24	**2**
SAPP SEAN MICHAEL	1
SEAN MICHAEL SAPP	1
1595-24	**3**
634 S SPRING GARDEN AVE LLC	2
ANTONIETTA WETZSTEIN REGISTERED AGENT O/B	1
1960-24	**2**
DANIEL JACQUELINE MARIE	1
JACQUELINE MARIE DANIEL	1
2366-24	**2**
GRANDALL DAVID LUTHER GRANDALL SCHYLER Z	1
DAVID LUTHER GRANDALL AND SCHYLER ZOE GR	1
4616-23	**2**
RIGGS RONALD W JR	1
RONALD W RIGGS JR	1
5540-24	**4**
FLAGSTONE COMMUNITY DEVELOPMENT CORPOR/	2
FLAGSTONE COMMUNITY DEVELOPMENT CORPOR	1
GERALD CHESTER REGISTERED AGENT O/B/O FLA(	1
5546-24	**2**
BRUCE ANNA TRS BERNICE M JACKSON TRUST	1
THE BERNICE M JACKSON TRUST DATED THE 14TH	1
6111-24	**3**
HANNA DONALD L JR	2

DONALD L HANNA JR	1
6889-24	**3**
ASHLEY ERIC M SR ASHLEY CATHY D	2
ERIC M ASHLEY SR AND CATHY D ASHLEY	1
9636-24	**1**
LAWRENCE MOLLY H	1
13852-19	**1**
SHIRLEY WITTENBURG STANLEY J PELOT JAMES I	1
Grand Total	**27**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5540-24

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FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

5540-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 4TH 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 4TH day of SEPTEMBER, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63

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Certificate No.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5540-24

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 4TH 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 **KEYS FUNDING LLC - 7024** 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.: **5540-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**
Description of Property: **Parcel # 523836090110 LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 27, 2026** at **9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

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

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63
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.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5540-24

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

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

GERALD CHESTER REGISTERED AGENT O/B/O
FLAGSTONE COMMUNITY DEVELOPMENT
CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

5540-24 OCTOBER 27, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 27, 2026** at **9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63

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Certificate No.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

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

GERALD CHESTER REGISTERED AGENT O/B/O FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5540-24

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FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
230 FULTON ST
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 4TH day of SEPTEMBER, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63

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Certificate No.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
230 FULTON ST
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:
26019685

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/27/2026	9:00 AM	5540-24

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 8th day of September, 2026 at 8:25 AM, and that I served the same on the 8th day of September, 2026, at the hour of 2:20 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:	TINA BRASWELL	**TITLE:**	MOH

OTHER RETURNS:

FILED
2026 SEP 15 AM 12:21
CLERK OF THE CIR
& CTY. COURT VOLUSIA
CC 40

ADDRESS SERVED:	230 FULTON ST DAYTONA BEACH, FL 32114		
SERVICE STATUS:	Served	**SERVICE BY:**	Deputy Cranmer, Stephen 7932

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: 9/11/2026
ENTRD BY: CEJONES

BY: 7932
CRANMER, STEPHEN 7932, DEPUTY

2601916085

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5540-24

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

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
230 FULTON ST
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 8 '26 8:25

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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.: **5540-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

Description of Property: **Parcel # 523836090110 LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 27, 2026** at **9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

FILED SEP 8 2026 8:25 CLERK CIRCUIT COURT VOLUSIA COUNTY FLORIDA

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.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
230 FULTON ST
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:
26019683

COURT: VOLUSIA COURT CIRCUIT
 # ORG DOCUMENTS: 1
PLAINTIFF: IN RE
DEFENDANT: GERALD CHESTER REGISTERED AGENT O/B/O FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/27/2026	9:00 AM	5540-24

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 8th day of September, 2026 at 8:25 AM, and that I served the same on the 8th day of September, 2026, at the hour of 3:10 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GERALD CHESTER REGISTERED AGENT O/B/O FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION	**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.

FILED
2026 SEP 14 AM 10:12
CLERK OF THE CIRCUIT & CTY. COURTS
VOLUSIA COUNTY, FLA.

ADDRESS SERVED:	760 WHITE STREET DAYTONA BEACH, FL 32114		
SERVICE STATUS:	Served	**SERVICE BY:**	Deputy Currie, Forrest 7933

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

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

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

DATE: 9/14/2026
ENTRD BY: HHENDRIX

BY: D. Currie F.K. 7933

CURRIE, FORREST 7933, DEPUTY

2601961083

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 5540-24

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THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

GERALD CHESTER REGISTERED AGENT O/B/O
FLAGSTONE COMMUNITY DEVELOPMENT
CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

5540-24 OCTOBER 27, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 8 '26 8:25

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 4TH day of SEPTEMBER, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

SEP 8 '26 8:25

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.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

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

GERALD CHESTER REGISTERED AGENT O/B/O FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:
26019682

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/27/2026	9:00 AM	5540-24

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 8th day of September, 2026 at 8:25 AM, and that I served the same on the 8th day of September, 2026, at the hour of 3:10 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION	**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.

FILED
2026 SEP 15 AM 10:22
CLERK OF THE CIR. & CTY. COURT VOLUSIA CO. FL

ADDRESS SERVED:	760 WHITE STREET DAYTONA BEACH, FL 32114		
SERVICE STATUS:	Served	**SERVICE BY:**	Deputy Currie, Forrest 7933

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

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

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

DATE: 9/10/2026
ENTRD BY: CEJONES

BY: D. Currie 7933
CURRIE, FORREST 7933, DEPUTY

2026191082

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

WARNING
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760 WHITE STREET
DAYTONA BEACH FL 32114

5540-24 OCTOBER 27, 2026

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DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

SEP 8 '26 8:25

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 4TH day of SEPTEMBER, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63

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

2026 SEP 8 AM 10:52 CLERK CIRCUIT COURT VOLUSIA COUNTY FL

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.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION
760 WHITE STREET
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:
26019679

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/27/2026	9:00 AM	5540-24

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 8th day of September, 2026 at 8:25 AM, and that I served the same on the 8th day of September, 2026, at the hour of 3:10 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT	**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.

FILED
2026 SEP 15 AM 10: 22
CLERK OF THE CIR. CT.
& CTY. COURT VOLUSIA CO. FL

ADDRESS SERVED:	760 WHITE ST DAYTONA BEACH, FL 32114-1738		
SERVICE STATUS:	Served	**SERVICE BY:**	Deputy Currie, Forrest 7933

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

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

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

DATE: 9/10/2026
ENTRD BY: CEJONES

BY: Dep Forrest K. Currie 7933

CURRIE, FORREST 7933, DEPUTY

26019679

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

TAX DEED CERTIFICATE NO.: 5540-24

WARNING
SHERIFF'S NOTICE

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

FLAGSTONE COMMUNITY DEVELOPMENT
CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

5540-24 OCTOBER 27, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 27, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 4TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 8 '26 8:25

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 7024** 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.: **5540-24** Name in which assessed: **CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC**

Description of Property: **Parcel # 523836090110 LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 27, 2026** at **9:00 o'clock A.M.**

Dated this 4TH day of SEPTEMBER, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$5,663.88**
OPENING BID AMOUNT: $5,640.63

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO. FL SEP 15 PM 1:57

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.: **5540-24**
Date of Sale: **OCTOBER 27, 2026**

REDEMPTION AMOUNT: **$5,663.88***

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

FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT
760 WHITE ST
DAYTONA BEACH FL 32114-1738

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101



REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES **If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Services, 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, at least 7 days before the scheduled auction date, or immediately upon receiving this notification if the time before the scheduled auction date is less than 7 days; if you are hearing or voice impaired, call 711.**
THESE ARE NOT COURT INFORMATION NUMBERS



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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 5540-24

CERTIFICATE OF MAILING

I, LAURA E. ROTH, Clerk of the Circuit Court in and for the State and County aforesaid, do hereby certify that on 4TH of SEPTEMBER AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	at	PO BOX 15065, DAYTONA BEACH FL 32115-5065,
FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT	at	760 WHITE ST, DAYTONA BEACH FL 32114-1738,
CITY OF DAYTONA BEACH ATTN: LEGAL DEPARTMENT	at	301 S RIDGEWOOD AVE, DAYTONA BEACH FL 32114,
FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION	at	760 WHITE STREET, DAYTONA BEACH FL 32114,
GERALD CHESTER REGISTERED AGENT O/B/O FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION	at	760 WHITE STREET, DAYTONA BEACH FL 32114,
FLAGSTONE COMMUNITY DEVELOPMENT CORPORAT	at	230 FULTON ST, DAYTONA BEACH FL 32114,

Witness my hand and official seal this 4TH of SEPTEMBER, 2026

THE HOLDER OF THIS TAX CERTIFICATE APPLIED FOR TAX DEED SALE. PER FLORIDA STATUTE §197.512, THE CERTIFICATE OF MAILING AND PROOF OF PUBLICATION ARE BEING RECORDED IN THE PUBLIC RECORD.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: _____
Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared ___Barb Shepherd_____, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a _____Tax Deed_____ in the matter of _____Certificate #5540-24_____ _Central Florida Community Development Corp Inc_in the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____ _____September 24, October 1, 8 & 15, 2026_____

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

_____

Sworn to and subscribed before me this __15th_ day of _____October, 2026__,

_____

(SEAL)

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 7024 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. 5540-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 523836090110 LOT 11 BLK 9 WEST END SUB DAYTONA MB 2 PG 126 PER OR 3322 PG 1316 PER OR 6008 PG 4048 PER OR 6135 PG 0829 PER OR 6264 PG 3162
Name in which assessed: CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC

Said property being in the County of VOLUSIA, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the 27TH day of OCTOBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 4TH day of SEPTEMBER, 2026.

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

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

September 24, October 1, 8 & 15, 2026

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 13, 2026

KEYS FUNDING LLC - 7024
PO BOX 67514
NEWARK NJ 07101-8009

RE: CERTIFICATE NO.: **5540-24**

REFUND OF DEPOSIT

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

Recording Affidavit of Publication [Sect 197.512(3) & 28.24]		10.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02].....	$	38.50
TOTAL AMOUNT OF REFUND	**$**	**57.00**

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

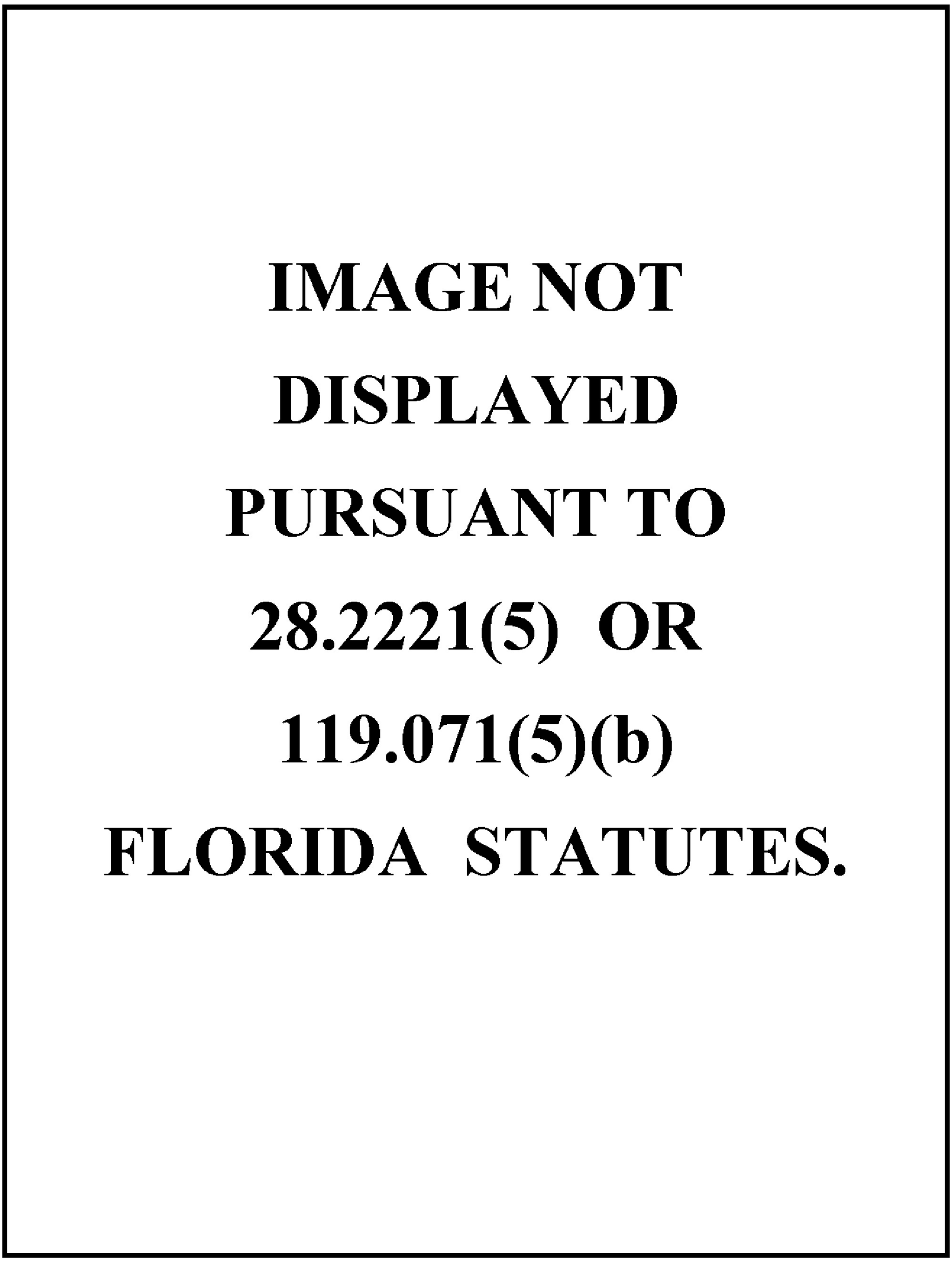
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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