Date Printed: 9/23/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6200-24	Certificate Number
KEYS FUNDING LLC - 5024	Applicant Name
4/21/2026	Application Date
9/29/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	66,542.31
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		28,395.79
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		95,463.10
7. Total Interest Accrued by Tax Collector		4,295.84
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]		55.36
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		100,105.30
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,874.28
20. Total of Lines 18 & 19		102,979.58
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*	**$**	**103,002.83**

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

PAYOFF GOOD THROUGH: 9/29/2026

PAYOFF GOOD THROUGH 9-29-26 **BY 9:00 AM**

BP

Redemption Date: 9/25/26

Name & Address: Adrian Kolaronski
25 River Dunes Dr
Daytona Beach, FL 32118

Created by UD

9/25/2026 2:55:38 PM
Instrument# 2026176212 1 page
Book: 8909 Page: 2603
Electronically Recorded By
Volusia County Clerk of the Court

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

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

Book:**8880**

Page: **2123**

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

Certificate No. **6200-24** Year of Issuance **JUNE 1, 2024**

Description of Property **531623000080**
N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084

Name in which assessed **KOLAROVSKI ADRIAN**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
Deputy Clerk

Dated: 9/25/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/25/2026 2:55 PM
Receipt: 303176856 Drawer: 155835

TAX DEEDS DELAND

Operator: bpoitras

Instrument #: 2026176212 Type: RE
Book #: 8909 Page #: 2603 Time: 2:55 PM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 6200-24 / KEYS FUNDING LLC - 5024

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 9/23/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6200-24 Certificate Number
KEYS FUNDING LLC - 5024 Applicant Name
4/21/2026 Application Date
9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	66,542.31
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		28,395.79
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		95,463.10
7. Total Interest Accrued by Tax Collector		4,295.84
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]		55.36
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		100,105.30
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,874.28
20. Total of Lines 18 & 19		102,979.58
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*	**$**	**103,002.83**

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

PAYOFF GOOD THROUGH: 9/29/2026

PAYOFF GOOD THROUGH 9-29-26 **BY 9:00 AM**

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

Date Printed: 9/22/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

6200-24 Certificate Number

KEYS FUNDING LLC - 5024 Applicant Name

4/21/2026 Application Date

9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	66,542.31
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		28,395.79
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		95,463.10
7. Total Interest Accrued by Tax Collector		4,295.84
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]		55.36
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		100,105.30
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,874.28
20. Total of Lines 18 & 19		102,979.58
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*	**$**	**103,002.83**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		102,979.58
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**102,979.58**

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

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

Created by:

CL-0921-2301

To:
Tax Collector's Office

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

Date: 9/22/2026
Pages: 3
Completed by: JMT
Date: 09/22/2026

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

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

Updated 9-22-26 No Changes

CERTIFICATE NUMBER	PARCEL ID NUMBER	TOTAL AMOUNT OF ANY CURRENT OR DELINQUENT TAXES ACCRUED AFTER THE TAX COLLECTOR'S CERTIFICATION (DR-513) WAS SENT TO THE CLERK'S OFFICE
4793-24	423317010150	$ 0.00
5462-24	523818020150	$ 0.00
5663-24	523913000241	$ 0.00
6200-24	531623000080	$ 0.00
6228-24	53270802F040	REDEEMED
6517-24	533862000510	REDEEMED
6589-24	533876020260	REDEEMED

CL-0769-2504

6825-24	533958010010	$ 0.00
6850-24	533978000480	REDEEMED
7328-24	631307011050	REDEEMED
7548-24	634103000040	REDEEMED
7667-24	734306001031	$ 0.00
7833-23	633708010090	$ 0.00
7960-24	740410200041	$ 0.00
8178-24	744006160290	$ 0.00
8354-24	840201064850	REDEEMED
9253-24	5327100121B3	$ 0.00
9267-24	533939020030	REDEEMED

9340-24	424288001020	REDEEMED
9352-24	480300000015	REDEEMED
9687-24	5339A7002040	REDEEMED
9760-24	721201020041	REDEEMED
9969-24	732607000010	REDEEMED
10139-24	534032000140	REDEEMED
10182-24	323107000020	REDEEMED
10183-24	323107000170	REDEEMED
11020-24	521609000010	$ 0.00
12075-24	950400000016	$ 0.00

To:
Property Appraiser - County of Volusia

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

Date: 9/22/26

Pages: 3

Completed by: Laura Huff

Date: 9/22/26

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

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

9-22-26 NO Changes BL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
4793-24	423317010150	NO ✓	$146,637
5462-24	523818020150	NO ✓	$60,204
5663-24	523913000241	NO ✓	$97,467
6200-24	531623000080	NO ✓	$1,527,370
6228-24	53270802F040	NO	$313,235 Redeemed
6517-24	533862000510	NO	$57,860 Redeemed
6589-24	533876020260	NO	$87,434 Redeemed

6825-24	533958010010	NO✓	$562,124
6850-24	533978000480	NO	$51,340 Redeemed
7328-24	631307011050	NO	$287,949 Redeemed
7548-24	634103000040	NO	$136,466 Redeemed
7667-24	734306001031	NO✓	$121,500
7833-23	633708010090	NO✓	$39,750
7960-24	740410200041	NO ✓	$603,882
8178-24	744006160290	NO ✓	$335,345
8354-24	840201064850	NO	$213,626 Redeemed
9253-24	5327100121B3	NO ✓	$153,054
9267-24	533939020030	NO	$36,724 Redeemed

9340-24	424288001020	NO	$22,356 Redeemed
9352-24	480300000015	NO	$159,584 Redeemed
9687-24	5339A7002040	YES	$109,064 Redeemed
9760-24	721201020041	NO	$412,617 Redeemed
9969-24	732607000010	YES	$387,339 Redeemed
10139-24	534032000140	YES	$365,497 Redeemed
10182-24	323107000020	NO	$252,830 Redeemed
10183-24	323107000170	NO	$274,147 Redeemed
11020-24	521609000010	NO ✓	$90,030
12075-24	950400000016	NO ✓	$186,176

Date Printed: 7/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6200-24 Certificate Number

KEYS FUNDING LLC - 5024 Applicant Name

4/21/2026 Application Date

9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	66,542.31
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		28,395.79
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		95,463.10
7. Total Interest Accrued by Tax Collector		4,295.84
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]		55.36
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)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		100,105.30
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		2,874.28
20. Total of Lines 18 & 19		102,979.58
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*	**$**	**103,002.83**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		102,979.58
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**102,979.58**

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

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

Created by: _____

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **6200-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 531623000080 N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084**

Name in which assessed **KOLAROVSKI ADRIAN**

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **29TH** day of **SEPTEMBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

AUGUST 27, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 531623000080
Tax Deed #: 32236
Situs Address: 25 RIVER DUNES DR

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

Tax Deed Applicant
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH, FL 32118

Billing Address on Current Tax Roll

Additional Parties, Per Search

CITY OF SOUTH DAYTONA — Lien Holder
1672 S. RIDGEWOOD AVE
SOUTH DAYTONA, FL 32119

INTERNAL REVENUE SERVICE — Lien Holder
ADVISORY CONSOLIDATED
RECEIPTS
7940 KENTUCKY DR
STOP 2850F
FLORENCE, KY 41042

ADRIAN KOLAROVSKI — Title Holder
25 RIVER DUNES DRIVE
DAYTONA BEACH, FL 32118

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

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

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 5024 PO BOX 67514 NEWARK, NJ 07101-8009	Application date	Apr 21, 2026
Situs address	25 RIVER DUNES DR DAYTONA BEACH 32118	Yr Issued/Certificate #	2024 / 6200
Parcel owner	KOLAROVSKI ADRIAN 25 RIVER DUNES DR DAYTONA BEACH, FL 32118	Date certificate issued	06/01/2024
		Deed application number	32236
Property description	See last page.	Account number	531623000080

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)
# 2024/6200	05/31/2024	29,715.61	1,485.78	31,201.39
			Part 2: Total*	**31,201.39**

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)
# 2025/6109	05/31/2025	33,492.58	6.25	1,842.09	35,340.92
				Part 3: Total*	**35,340.92**

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)	66,542.31
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	28,395.79
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)	4,295.84
7. **Total Paid** (Lines 1-6)	99,758.94

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

Sign here: Tim Brownson
Signature, Tax Collector or Designee

Volusia, Florida

Date 07/08/2026

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)	99,758.94
18. Redemption fee	6.25
19. Total amount to redeem	99,765.19

Sign here: _____ Date of sale

Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Legal information for 531623000080, 2023

Property description (continued from Page 1):

N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4
002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084

N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4
002 PG 0283 PER DC OR 5484 PG 0197 PER (Full legal attached.)

TitleExpress®
A service of Grant Street Group
339 Sixth Ave, Suite 1400
Pittsburgh, PA 15222

Web: www.grantstreet.com
E-mail: TitleExpress@grantstreet.com
Phone: (412) 391-5555

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

Account #	Alt. Key	Property Address
531623000080	3415604	25 RIVER DUNES DR DAYTONA BEACH 32118

Legal Description
N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-6200	$1,527,370	No	No	Yes	No

Owner of Record on Current Tax Roll
ADRIAN KOLAROVSKI

25 RIVER DUNES DR
DAYTONA BEACH FL 32118

Billing Name & Address

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: 06/01/2026 **Search covers** **20 years** **through:** 05/18/2026

James Bennett
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
ADRIAN KOLAROVSKI 25 RIVER DUNES DRIVE DAYTONA BEACH FL 32118	Warranty Deed Bk:8058 Pg:84	

Related Documents (for Reference)

Warranty Deed
Bk:4002 Pg:283

Death Certificate
Bk:5484 Pg:197

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS 7940 KENTUCKY DR STOP 2850F FLORENCE KY 41042	Tax Lien Bk:8453 Pg:3379	
CITY OF SOUTH DAYTONA 1672 S. RIDGEWOOD AVE SOUTH DAYTONA FL 32119	Lien Bk:8677 Pg:4374	

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

6/2/2021 12:21:05 PM Instrument #2021127968 #1 Book:8058 Page:84
Doc Stamps $13,649.30 Transfer Amt $1,949,900.00

Prepared By and Return To:
Julie Rose

SmartTitle SERVICES

164 West Granada Blvd
Ormond Beach, FL 32174
386.317.4171

This document is prepared incident to the issuance of title insurance

Property Appraiser's ID #: 531623000080

WARRANTY DEED

This Warranty Deed is executed this 28th day of May, 2021, by **Karin Gehris, an unremarried widow**, ("Grantor") whose post office address is PO Box 7527, Daytona Beach, FL 32116 to **Adrian Kolarovski, a single man**, ("Grantee") whose post office address is 25 River Dunes Drive, Daytona Beach, FL 32118.

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

Witnesseth, that Grantor, for the sum of $10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

LOT 8, RIVER DUNES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 225, AND REPLAT RECORDED IN MAP BOOK 25, PAGE 27, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALSO: THE NORTHERLY 1/2 OF LOT 7, RIVER DUNES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 23, PAGE 225, AND REPLAT RECORDED IN MAP BOOK 25, PAGE 27, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; RUN THENCE SOUTH 29 DEGREES 58' EAST, ALONG THE EASTERLY LINE THEREOF, FOR A DISTANCE OF 40.18 FEET TO A POINT THEREIN; THENCE SOUTH 71 DEGREES 41' WEST, IN SAID LOT 7, A DISTANCE OF 213.42 FEET TO THE MEAN HIGH WATER MARK OF THE HALIFAX RIVER; THENCE ALONG SAID HIGH WATER MARK, NORTH 29 DEGREES 25' 40" WEST, 25.27 FEET TO A POINT; THENCE NORTH 25 DEGREES 46' WEST, 34.73 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 7; THENCE NORTH 76 DEGREES 51' EAST, ALONG SAID NORTH LINE, A DISTANCE OF 215.45 FEET TO THE POINT OF BEGINNING.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

[Signature page to follow]

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in our presence as to all parties:

Witness 1 Signature

Witness 1 Printed Name Doni E. Norton

Witness 2 Signature

Witness 2 Printed Name Jenny Sivriter

Karin Gehris (Seal)

State of Florida

County of Volusia

The foregoing instrument was acknowledged before me by means of (X) Physical Presence OR ( ) Online Notarization, this 28th day of May, 2021, by **Karin Gehris, an unremarried widow** , who ( ) was/were personally known to me, or (X) presented the following identification: Drivers License.

Signature of Notary

My Commission Expires: 3/17/2025

DONI E. NORTON
Notary Public - State of Florida
Commission # HH 081088
My Comm. Expires Mar 17, 2025
Bonded through National Notary Assn.

This Warranty Deed

05/03/1995 13:40
Doc stamps 3150.00
(Transfer Amt $ 450000)
Instrument # 95050368
Book: 4002
Page: 283

Made this 1st day of May A.D. 19 95
by Charlotte E. Bonner a/k/a Charlotte Z. Bonner, a single person

hereinafter called the grantor, to

Orrison H. Hackney, III and Kim Gabriel, husband and wife

whose post office address is: 501 Silver Beach Avenue
Daytona Beach, Florida
[redacted]

(Grantee's SSN: [redacted]
hereinafter called the grantee:

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

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

Orrison H.
Unit Designated "B" as created and defined in and by Unit reference made a part hereof.

Subject to taxes for the current year, zoning and all easements, restrictions, and reservations of record, if any, but this reference shall not serve to reimpose the same and all provisions of all laws affecting said property.

Parcel Identification Number: [redacted]

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 December 31, 19 94

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Dorothy A. Hickman — Charlotte E. Bonner a/k/a Charlotte Z. Bonner (L.S.)
Witness: Barbara J. Meegan — (L.S.)
Witness — (L.S.)
Witness — (L.S.)

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 1st day of May, 19 95, by Charlotte E. Bonner a/k/a Charlotte Z. Bonner, a single person who is personally known to me or who has produced Florida Driver's License as identification.

Print Name: Barbara J. Meegan
Notary Public
My Commission Expires:

Barbara J. Meegan
Notary Public - Florida
Volusia County
My Commission Expires
January 25, 1996
CC 172080

WD-1
S/98

PREPARED BY: Southside Title Corporation, Inc.
PREPARED @ PINEHURST
Southside Title Corporation, Inc.
4085 S. Ridgewood Avenue, Suite 103
Daytona Beach, Florida 32119
[redacted]

Schedule A

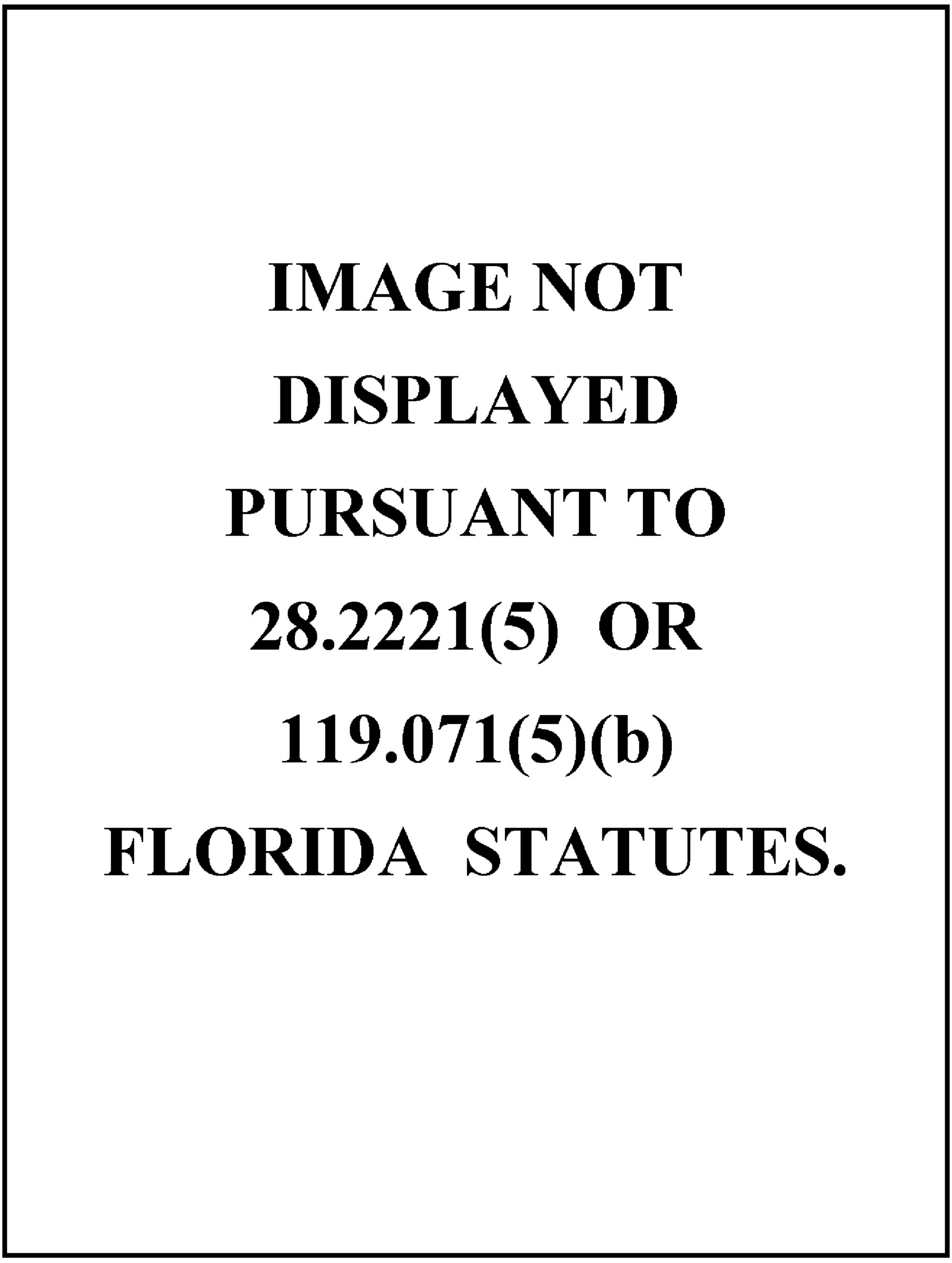
Lot 8, River Bumas Subdivision, according to the map or plat thereof, as recorded in Map Book 22, page 225, and replat recorded in Map Book 25, page 27, of the Public Records of Volusia County, Florida.

Also: The Northerly 1/2 of Lot 7, River Bumas Subdivision, according to the map or plat thereof, as recorded in Map Book 23, page 225, and replat recorded in Map Book 25, page 27, of the Public Records of Volusia County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 7; run thence South 22 degrees 58' East, along the Easterly line thereof, for a distance of 40.38 feet to a point thereon; thence South 71 degrees 41' West, in said Lot 7, a distance of 213.42 feet to the Mean High Water Mark of the Halifax River; thence along said High Water Mark, North 22 degrees 25' 40" West, 25.22 feet to a point; thence North 25 degrees 46' West, 34.23 feet to a point in the North line of said Lot 7; thence North 76 degrees 51' East, along said North Line, a distance of 215.45 feet to the Point of Beginning.

File No. 04161

060388


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

8/31/2023 9:33:29 AM Instrument #2023178475 #1 Book:8453 Page:3379 Laura E. Roth, Volusia County Clerk of Court

Form 668 (Y)(c)
(Rev. February 2004)

3008

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number
477712323

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer ADRIAN KOLAROVSKI

Residence
25 RIVER DUNES DR
DAYTONA BEACH, FL 32118-5217

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2021	XXX-XX-[redacted]	11/21/2022	12/21/2032	1223100.70

Place of Filing
CLERK OF CIRCUIT COURT
VOLUSIA COUNTY
DELAND, FL 32721

Total $ 1223100.70

This notice was prepared and signed at BALTIMORE, MD, on this,

the 21st day of August, 2023.

Signature
for JOHN HOOPES

Title
REVENUE OFFICER
(386) 254-7317

23-09-3736

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X

3/17/2025 11:28:10 AM Instrument #2025048985 #1 Book:8677 Page:4374

CITY OF SOUTH DAYTONA
CODE ENFORCEMENT
SPECIAL MASTER ORDER

City of South Daytona, a political subdivision of the State of Florida

City of South Daytona, Petitioner,
vs.
Kolarovski, Adrian, Respondent

RE: **Case Number:** 24-000316
Address of Violation: 910 Big Tree Road, Unit 1104, South Daytona, Florida 32119
Tax Parcel Number: 5344-35-11-0040

ORDER IMPOSING FINE / LIEN

The City of South Daytona Special Master has heard testimony under oath at a hearing on March 13, 2025.

THIS CAUSE, came on for public hearing before the undersigned Special Master on February 13, 2025, pursuant to the Special Master's Order, titled Findings of Facts, Conclusion of Law and Order, dated February 13, 2025, where the property was found in violation.

Based on the testimony and evidence received, the Special Master finds that the property was not in compliance by February 28, 2025 at 4:00pm. The property remains in violation of the following:

1. City of South Daytona Code of Ordinances Section 16-19 (13) Rental dwellings. a. Local business tax receipt required: It shall be unlawful for any owner of residential property to rent or lease, or offer to rent or lease (throughout this subsection (13) the terms "rent" and "lease" are synonymous; as are the terms "to rent or lease" and "to offer to rent or lease") therein any dwelling or dwelling unit(s), whether single-family, duplex, triplex, multi-family, apartment, condominium, or more than one (1) room, etc., unless a current local business tax receipt therefore has been issued by the city, a copy of which is to be available at the structure in which the dwelling unit(s) is located. There is no requirement for there to be a written lease or any evidence on monetary payment to establish a rental arrangement. A rental arrangement shall be presumed to exist when someone is residing in a residential structure who is not the owner of the property and someone with an ownership interest is also not residing in said structure at the same time.

2. City of South Daytona Code of Ordinances Section 16-19 (13) Rental dwellings. b. *Annual inspection required:* Each dwelling unit licensed [permitted] for

rental must pass an annual inspection by a city code inspector(s). The singular for the term "code inspector" or "inspector" includes the plural for purposes of this subsection (13), and the term is gender neutral. The purpose of the annual inspection shall be to determine compliance with the International Property Maintenance Code, other applicable codes, and the supplemental provisions of this subsection (13). Annual inspection of such properties shall be accomplished in a systematic manner according to administratively determined plans and schedules.

Accordingly, a fine of $100.00 per day for violations listed above shall be imposed. These fines shall begin March 1, 2025 and continue to accrue against the property until said property is brought into compliance.

This Order will be recorded immediately in the Public Records of Volusia County, Florida, and shall constitute a lien against the above-described property and upon any other real or personal property owned by the Respondent(s), pursuant to Section 162.08 and 162.09, Florida Statutes.

DONE AND ORDERED this 13th day of March, 2025, at South Daytona, Volusia County, Florida.

By:_____
Matthew D. Branz, Esquire, Special Master

REBECCA WITTE
Commission # HH 102826
Expires April 14, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF FLORIDA, COUNTY OF VOLUSIA

This document was sworn to (or affirmed) and subscribed before me by means of ✓ **physical presence or** ____ **online notarization**, this 13 day of March, 2025,

he/she is personally known to me or has presented _____ as identification

Rebecca Witte (Notary).

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing ORDER has been sent by hand delivery or certified US Mail this 13 day of March, 2025

By: _____
Code Compliance Officer: Josh McEnany
City of South Daytona, Florida

This instrument prepared by and please return to: City of South Daytona, Attention Finance, PO BOX 214960, South Daytona, FL 32121-4960

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:	3415604
Parcel ID:	531623000080
Township-Range-Section:	15 - 33 - 16
Subdivision-Block-Lot:	23 - 00 - 0080
Owner(s):	KOLAROVSKI ADRIAN - FS - Fee Simple - 100%
Mailing Address On File:	25 RIVER DUNES DR DAYTONA BEACH FL 32118
Physical Address:	25 RIVER DUNES DR, DAYTONA BEACH 32118
Building Count:	1
Neighborhood:	3047 - RIVER FRONT (HALIFAX) DOBBINS
Subdivision Name:	RIVER DUNES
Property Use:	0100 - SINGLE FAMILY
Tax District:	204-DAYTONA BEACH
2025 Final Millage Rate:	18.0498
Homestead Property:	No
Agriculture Classification:	No
Short Description:	N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4 002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084

Property Values

Tax Year:	2026 Working	2025 Final	2024 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	$930,998	$707,652	$1,192,429
Land Value:	$819,718	$819,718	$565,542
Just/Market Value:	$1,750,716	$1,527,370	$1,757,971

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.

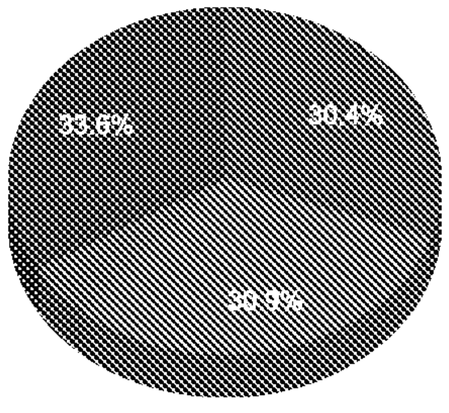
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$1,750,716	$1,750,716	$0	$1,750,716	1.5000	$2,626.07
0012	DISCRETIONARY	$1,750,716	$1,750,716	$0	$1,750,716	0.7480	$1,309.54
0011	REQ LOCAL EFFORT	$1,750,716	$1,750,716	$0	$1,750,716	3.0310	$5,306.42
0050	GENERAL FUND	$1,750,716	$1,680,107	$70,609	$1,680,107	3.2007	$5,377.52
0053	LAW ENFORCEMENT FUND	$1,750,716	$1,680,107	$70,609	$1,680,107	1.5994	$2,687.16
0055	LIBRARY	$1,750,716	$1,680,107	$70,609	$1,680,107	0.3697	$621.14
0520	MOSQUITO CONTROL	$1,750,716	$1,680,107	$70,609	$1,680,107	0.1573	$264.28
0530	PONCE INLET PORT AUTHORITY	$1,750,716	$1,680,107	$70,609	$1,680,107	0.0660	$110.89
0058	VOLUSIA ECHO	$1,750,716	$1,680,107	$70,609	$1,680,107	0.2000	$336.02
0057	VOLUSIA FOREVER	$1,750,716	$1,680,107	$70,609	$1,680,107	0.2000	$336.02
0065	FLORIDA INLAND NAVIGATION DISTRICT	$1,750,716	$1,680,107	$70,609	$1,680,107	0.0270	$45.36
0100	HALIFAX HOSPITAL AUTHORITY	$1,750,716	$1,680,107	$70,609	$1,680,107	0.7019	$1,179.27
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$1,750,716	$1,680,107	$70,609	$1,680,107	0.1793	$301.24
0210	DAYTONA BEACH	$1,750,716	$1,680,107	$70,609	$1,680,107	5.9300	$9,963.03
0211	DAYTONA BEACH I&S 2004	$1,750,716	$1,680,107	$70,609	$1,680,107	0.1395	$234.37
						18.0498	$30,698.34

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$30,698.34
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$30,698.34**
Estimated Tax Amount without SOH/10CAP ⓘ	$31,600.07

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	$819,718	$707,652	$1,527,370	$1,527,370	$0	$1,527,370	$0
2024	$565,542	$1,192,429	$1,757,971	$1,684,101	$0	$1,684,101	$0
2023	$559,187	$971,814	$1,531,001	$1,531,001	$0	$1,531,001	$0
2022	$698,984	$891,686	$1,590,670	$1,590,670	$0	$1,590,670	$0
2021	$645,120	$670,251	$1,315,371	$782,420	$50,000	$732,420	$532,951
2020	$645,120	$611,572	$1,256,692	$771,617	$50,000	$721,617	$485,075
2019	$645,120	$604,476	$1,249,596	$754,269	$50,000	$704,269	$495,327
2018	$645,120	$635,655	$1,280,775	$740,205	$50,000	$690,205	$540,570
2017	$645,120	$558,444	$1,203,564	$724,980	$50,000	$674,980	$478,584

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0133-IMP RVRFRNT-1 <2 AC	N	F-FRONT FOOT				169.0	212	6,450	$819,718
									Total Land Value:	$819,718

Building(s) - Residential

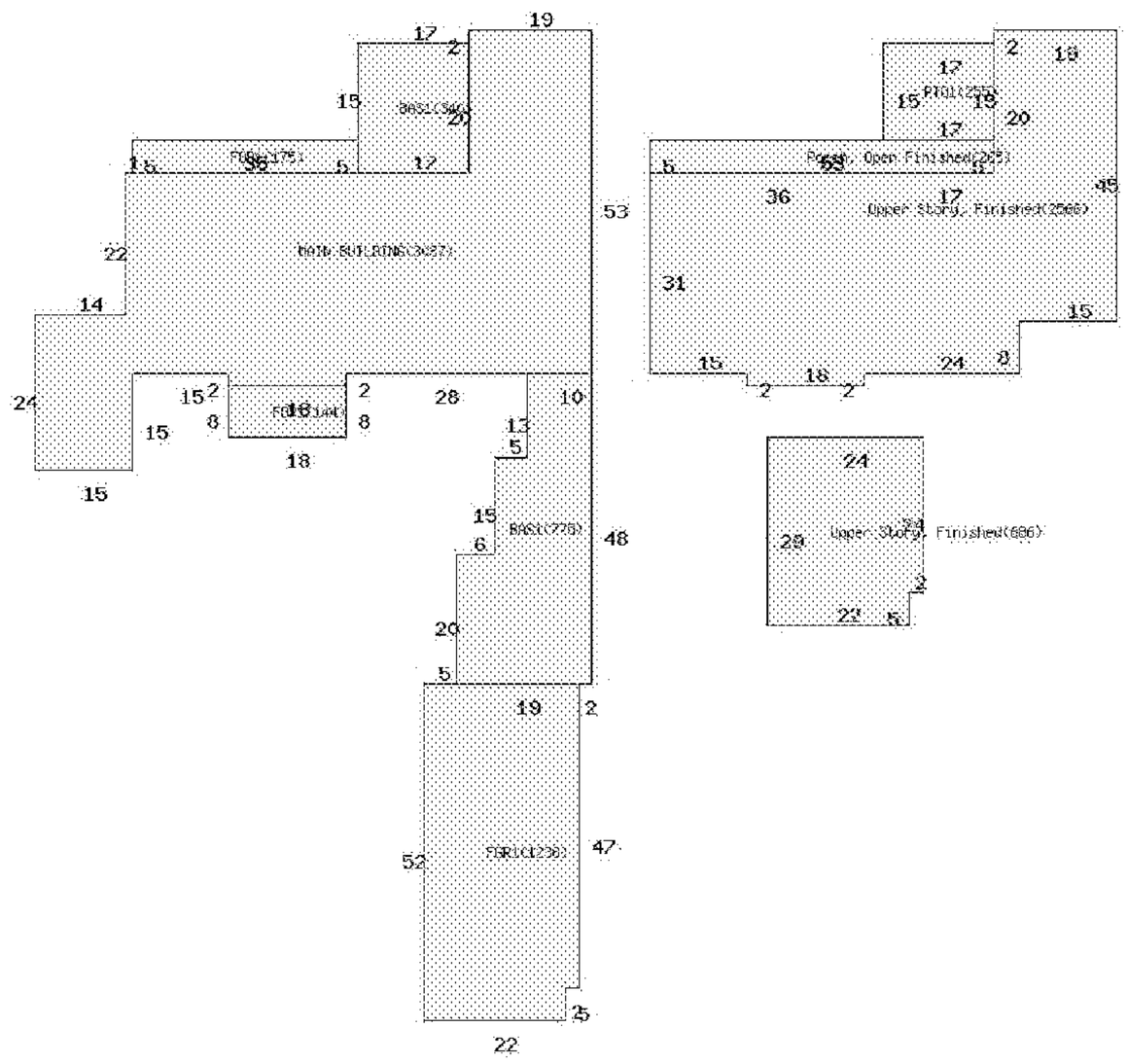
Card (Bldg) #: 1

Style:	ME - MEDITERRANEAN	**# Stories:**	2	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	5	**3 Fixture Baths:**	8
Quality Grd:	400	**Floor Type:**	20 - COMBINATION	**4 Fixture Baths:**	0
Arch Design:		**Wall Type:**	3 - PLASTER	**5 Fixture Baths:**	0
Year Built:	1965	**Exterior Wall:**	17 - CONCRETE BLOCK STUCCO	**6 Fixture Baths:**	0
Total SFLA:	7,404			**7 Fixture Baths:**	0
HVAC:	Y - AIR CONDITIONING	**Foundation:**	3 - CONCRETE SLAB	**Add'l Fixtures:**	2
Heat Method:	6 - FORCED DUCTED	**Roof Cover:**	6 - CONCRETE/CLAY TILE		
Heat Source:	1 - ELECTRICITY	**Roof Type:**	03 - GABLE		
		FPL:	2 / 2 /		

Total Building Value: $776,500

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

Description	Area	Year Built
MAIN BUILDING	3037	
Base Area	775	1997
Base Area	340	1997
Finished Garage	1238	1997
Porch, Open Finished	144	1997
Porch, Open Finished	175	
Upper Story, Finished	2566	
Patio	255	
Upper Story, Finished	686	1997
Porch, Open Finished	265	
Total Building Area	9,481	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	SEW-SEA WALL (BULKHEADS)	1965	200	1		$3,480
2	PTO-PATIO/CONCRETE SLAB	1997	2,681	1		$4,119
3	RSP-POOL, RESIDENTIAL SWIMMING	1997	702	1		$29,630
4	JZZ-JACUZZI OR SPA	1997	1	1		$5,176
5	JHN-REST ROOM FACILITY	1997	221	1		$8,384
6	GZO-GAZEBO	1997	144	1	12 x 12	$246
7	CDA-CONSTANT DOLLAR AMOUNT [4:FLAT VALUE]	1997	1	1		$16,701
8	DOC-DOCK, BOAT	2018	1,347	1		$31,060
9	BHS-BOAT HOUSE	2024	1,085	1	35 x 31	$48,129
10	BL1-BOAT LIFT	2024	1	2		$7,573
				Total Miscellaneous Value:		$154,498

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
8058 / 0084	[illegible]	05/28/2021	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$1,949,900
5484 / 0197	[illegible]	11/27/2002	DC-DEATH CERTIFICATE	UNQUALIFIED	IMPROVED	$100
4002 / 0283	[illegible]	05/15/1995	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$450,000

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084	204	15 - 33 - 16	23 - 00 - 0080	29-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
10/20/2023	R2309-256	ADD DOUBLE BOATHOUSE/COVERED	$107,500
06/17/1987	30240D	MECHANICAL MISC	$0

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 531623000080
Tax Deed #: 32236
Situs Address: 25 RIVER DUNES DR

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

Tax Deed Applicant
KEYS FUNDING LLC - 5024
PO BOX 67514
NEWARK, NJ 07101-8009

Owner on Current Tax Roll
(1)
KOLAROVSKI ADRIAN
SN 25 RIVER DUNES DR
(VOL) DAYTONA BEACH, FL 32118

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) CITY OF SOUTH DAYTONA — Lien Holder
1672 S. RIDGEWOOD AVE
SOUTH DAYTONA, FL 32119

(3) INTERNAL REVENUE SERVICE — Lien Holder
ADVISORY CONSOLIDATED
RECEIPTS
7940 KENTUCKY DR
STOP 2850F
FLORENCE, KY 41042

SN (VOL) (4) ADRIAN KOLAROVSKI — Title Holder
25 RIVER DUNES DRIVE
DAYTONA BEACH, FL 32118

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

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

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

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Wednesday, July 8, 2026 12:08 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #6200-24 CERTIFYING

Attention! This email originates from outside of the Clerk's office. DO NOT open attachments or click links unless you are sure this email comes from a known sender and you know the content is safe. If you have any doubts please contact IT!

Hello,

I will be certifying Cert #6200-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH, FL 32118

Also the owner of Record for the base tax year is as follows:
KOLAROVSKI ADRIAN
25 RIVER DUNES DR AOV
DAYTONA BEACH, FL 32118

SITUS ADDRESS
25 RIVER DUNES DR,
DAYTONA BEACH,
32118

Sincerely,

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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 13, 2026

Payment Due: August 12, 2026

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

RE: CERTIFICATE NUMBER: **6200-24**
PARCEL ID NUMBER: **531623000080**

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]		55.36
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		80.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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]		701.40
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**1,066.26**

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.: **6200-24**
AMOUNT ENCLOSED: **$1,066.26**

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

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

CL-0142-1910

09

024

FILED

2026 JUL 17 PM 1:58

CLERK OF THE CIR & CTY. COURT VOLUSIA CC 40

OSED: $1,066.26

O:: 6200-24

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

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

Applicant's Deposit

CERTIFICATE NUMBER: 6200-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	55.36
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	80.00
Sheriff's Return Postage Fee	(PO)	2.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	701.40
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 1,066.26

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/17/2026 2:47 PM
Receipt: 303138472 Drawer: 155074

KEYS FUNDING LLC -5024
Operator: slabaw

Instrument #: 2026129667 Type: NO
Book #: 8880 Page #: 2123 Time: 2:47 PM

Recording Fee:	$10.00
1 Tax Deed Processing Fee - $60.00	$60.00
5536 Postage - $0.01	$55.36
5600 Advertising Fee - $0.01	$56.00
8000 Sheriffs Fee/Tax Deed - $0.01	$80.00
200 Postage - $0.01	$2.00
1 Tax Deed Proof of Pub / Cert Mail Record - $10.00	$10.00
1 Tax Deed Certificate Sign and Seal - $7.00	$7.00
1 Notice for Newspaper Sign and Seal - $7.00	$7.00
1 Recording - $8.50	$8.50
70140 Tax Deed Deposit Escrow Doc Stamps only - $0.01	$701.40
6900 Tax Deed Auction Fee - $0.01	$69.00

CERT# 6200-24 KEYS FUNDING LLC -5024

Subtotal:	$1,066.26
Sales Tax:	$0.00
Due:	$1,066.26
CHK# 3454503	$1,066.26

7/17/2026 2:47:19 PM
Instrument# 2026129667 1 page
Book: 8880 Page: 2123
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **6200-24** Year of Issuance **JUNE 1, 2024**

Description of Property **531623000080**
N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084

Name in which assessed **KOLAROVSKI ADRAIN**

Said property being in the County of **VOLUSIA**, State of Florida.
Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **29TH** day of **SEPTEMBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/17/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

AUGUST 27, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

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

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

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

7-28-26 Updated and checked SZ

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

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

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

10183-24	323107000170	PKG PROPERTIES OF VOLUSIA TR PKG LAND TRUST	PKG PROPERTIES OF VOLUSIA TR ✓ PKG LAND TRUST 9 NEEDLES LN ORMOND BEACH FL 32174
10946-24	422530002000	RLRR HOLDINGS LLC	RLRR HOLDINGS LLC ✓ 912 CHEROKEE LN FRANKLIN LAKES NJ 07417
12075-24	950400000016	SOLADAD INC	SOLADAD INC ✓ 403 E HALIFAX AVE OAK HILL FL 32759

To:
Property Appraiser - County of Volusia

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

Date: 7/27/2026

Pages: 4

Completed by: Laura Huff

Date: 07/28/2026

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

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

7-28-26 NO Changes SH

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

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

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

12075-24	950400000016	NO ✓	$186,176

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

WARNING

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

TAX DEED CERTIFICATE NO.: 6200-24

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.

KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH FL 32118

DATED THIS 7TH DAY OF AUGUST, 2026.

6200-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **6200-24** Name in which assessed: **KOLAROVSKI ADRIAN**
Description of Property: **Parcel # 531623000080 N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$103,002.83**
OPENING BID AMOUNT: $102,979.58

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.: **6200-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$103,002.83***

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

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

KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4971 40

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Total Postage and Fees

$

Sent To

KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH FL 32118

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

6200-24 SEPTEMBER 29, 2026

City, State, ZIP+4®

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

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 0345 4911 40

FIRST-CLASS

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

LN 08/13

FILED
2026 AUG 31 AM 8:38
CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CT
CC 40

KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH FL 32118

6200-24 SEPTEMBER 29, 2026

UNC
32132F-326025

NIXIE 326 DE 1 0008/29/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343 *0474-01568-08-42

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

WARNING

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

TAX DEED CERTIFICATE NO.: 6200-24

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.

CITY OF SOUTH DAYTONA
1672 S RIDGEWOOD AVE
SOUTH DAYTONA FL 32119

DATED THIS 7TH DAY OF AUGUST, 2026.

6200-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **6200-24** Name in which assessed: **KOLAROVSKI ADRIAN**
Description of Property: **Parcel # 531623000080 N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$103,002.83**
OPENING BID AMOUNT: $102,979.58

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.: **6200-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$103,002.83***

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

CITY OF SOUTH DAYTONA
1672 S RIDGEWOOD AVE
SOUTH DAYTONA FL 32119

***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

0345 4911 57

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

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

OFFICIAL USE

DELAND, FL
AUG 07 2026
USPS-32724

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

9589 0710 5270

CITY OF SOUTH DAYTONA
1672 S RIDGEWOOD AVE
SOUTH DAYTONA FL 32119

6200-24 SEPTEMBER 29, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

CITY OF SOUTH DAYTONA
1672 S RIDGEWOOD AVE
SOUTH DAYTONA FL 32119

6200-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1198 49

2 Article Number *(Transfer from service label)*

9589 0710 5270 0345 4911 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

☐ Yes
☐ No

FILED
2026 SEP 29 PM 12:26
CLERK OF THE CIRCUIT COURT
VOLUSIA FLA.

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

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

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

WARNING

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

TAX DEED CERTIFICATE NO.: 6200-24

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

INTERNAL REVENUE SERVICE ADVISORY
CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

6200-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate issued on **JUNE 1, 2024,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **6200-24** Name in which assessed: **KOLAROVSKI ADRIAN**
Description of Property: **Parcel # 531623000080 N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$103,002.83**
OPENING BID AMOUNT: $102,979.58

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.: **6200-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$103,002.83***

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

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INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4914 64

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

DELAND, FL
AUG 07 2026
USPS-32724

Postmark Here

INTERNAL REVENUE SERVICE ADVISORY
CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

6200-24 SEPTEMBER 29, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

INTERNAL REVENUE SERVICE ADVISORY
CONSOLIDATED RECEIPTS
7940 KENTUCKY DR STOP 2850F
FLORENCE KY 41042

6200-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1198 56

(Transfer from service label)

9589 0710 5270 0345 4911 64

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

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

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

CITY OF FLORENCE
INTERNAL REVENUE SERVICE
RECEIVED
AUG 13 2026
08/13/26 CIR
CAMPUS SUPPORT
FLORENCE, KY
MAIL UNIT # 131

3. Service Type

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

(over $500)

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

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

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DATED THIS 7TH DAY OF AUGUST, 2026.

ADRIAN KOLAROVSKI
25 RIVER DUNES DRIVE
DAYTONA BEACH FL 32118

6200-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Volusia County

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Certificate No.: **6200-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$103,002.83***

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

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

ADRIAN KOLAROVSKI
25 RIVER DUNES DRIVE
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4911 71

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

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

Postmark Here

ADRIAN KOLAROVSKI
25 RIVER DUNES DRIVE
DAYTONA BEACH FL 32118

6200-24 SEPTEMBER 29, 2026

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 0345 4911 71

ORLANDO FL 328
8 AUG 2026 PM 2

FIRST-CLASS

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

LN 0110 LEC

2026 AUG 31 AM 8:38
CLERK OF THE CIRCUIT COURT
& CTY. COURT VOLUSIA FL
CC 40

ADRIAN KOLAROVSKI
25 RIVER DUNES DRIVE
DAYTONA BEACH FL 32118

6200-24 SEPTEMBER 29, 2026

9327 0260 2124 0359 05

UNC
32118-9999
32721>6043

136

NIXIE 326 DE 1 0008/29/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343 *0274-04770-08-41

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 29, 2026

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

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

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

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

Send all Return of Services to:

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

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

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

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6200-24

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KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH FL 32118

6200-24 SEPTEMBER 29, 2026

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DR-451
R. 9/76

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Laura E. Roth

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

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KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH FL 32118

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

Will Roberts - Tax Collector
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[Telephone: 386-736-5938]

CL-0918-2101

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CL-0918-2101



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26017369

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: ADRIAN KOLAROVSKI

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/29/2026	9:00 AM	6200-24

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 10th day of August, 2026 at 8:14 AM, and that I served the same on the 11th day of August, 2026, at the hour of 8:22 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	ADRIAN KOLAROVSKI	**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 AUG 18 AM 10:04
CLERK OF THE CIR
& CTY. COURT VOLUSI
CC 40

ADDRESS SERVED:	25 RIVER DUNES DRIVE DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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: 8/12/2026
ENTRD BY: KONEAL

BY: Robert Kowolchuk 8949
KOWOLCHUK, ROBERT 8949, PROCESS SERVER

2601736

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6200-24

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ADRIAN KOLAROVSKI
25 RIVER DUNES DRIVE
DAYTONA BEACH FL 32118

6200-24 SEPTEMBER 29, 2026

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DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

AUG 10 '26 8:14

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **6200-24** Name in which assessed: **KOLAROVSKI ADRIAN**
Description of Property: **Parcel # 531623000080 N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084.**

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

CLERK OF CIRCUIT COURT & COMPTROLLER VOLUSIA COUNTY, FL
FILED
2026 AUG 10 AM 8:14

REDEMPTION AMOUNT: **$103,002.83**
OPENING BID AMOUNT: $102,979.58
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.: **6200-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$103,002.83***

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

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

ADRIAN KOLAROVSKI
25 RIVER DUNES DRIVE
DAYTONA BEACH FL 32118

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 #:
26017373

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: KOLAROVSKI ADRIAN

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/29/2026	9:00 AM	6200-24

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 10th day of August, 2026 at 8:14 AM, and that I served the same on the 11th day of August, 2026, at the hour of 8:22 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	KOLAROVSKI ADRIAN	**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 AUG 18 AM 11:04
CLERK OF THE CIRCUIT COURT VOLUSIA CTY.
CC 40

ADDRESS SERVED:	25 RIVER DUNES DR DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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: 8/12/2026
ENTRD BY: KONEAL

BY: Robert Kowolchuk 8949
KOWOLCHUK, ROBERT 8949, PROCESS SERVER

26017373

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6200-24

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

KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH FL 32118

6200-24 SEPTEMBER 29, 2026

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

AUG 10 '26 8:14

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 5024** the holder of the following certificate issued on **JUNE 1, 2024** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **6200-24** Name in which assessed: **KOLAROVSKI ADRIAN**
Description of Property: **Parcel # 531623000080 N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084.**

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

FILED
2026 AUG 18 AM 11:21
CLERK OF CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$103,002.83**
OPENING BID AMOUNT: $102,979.58

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.: **6200-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$103,002.83***

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

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

KOLAROVSKI ADRIAN
25 RIVER DUNES DR
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 25, 2026

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

RE: CERTIFICATE NO.: **6200-24**

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].....	$	701.40
TOTAL AMOUNT OF REFUND	**$**	**719.90**

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

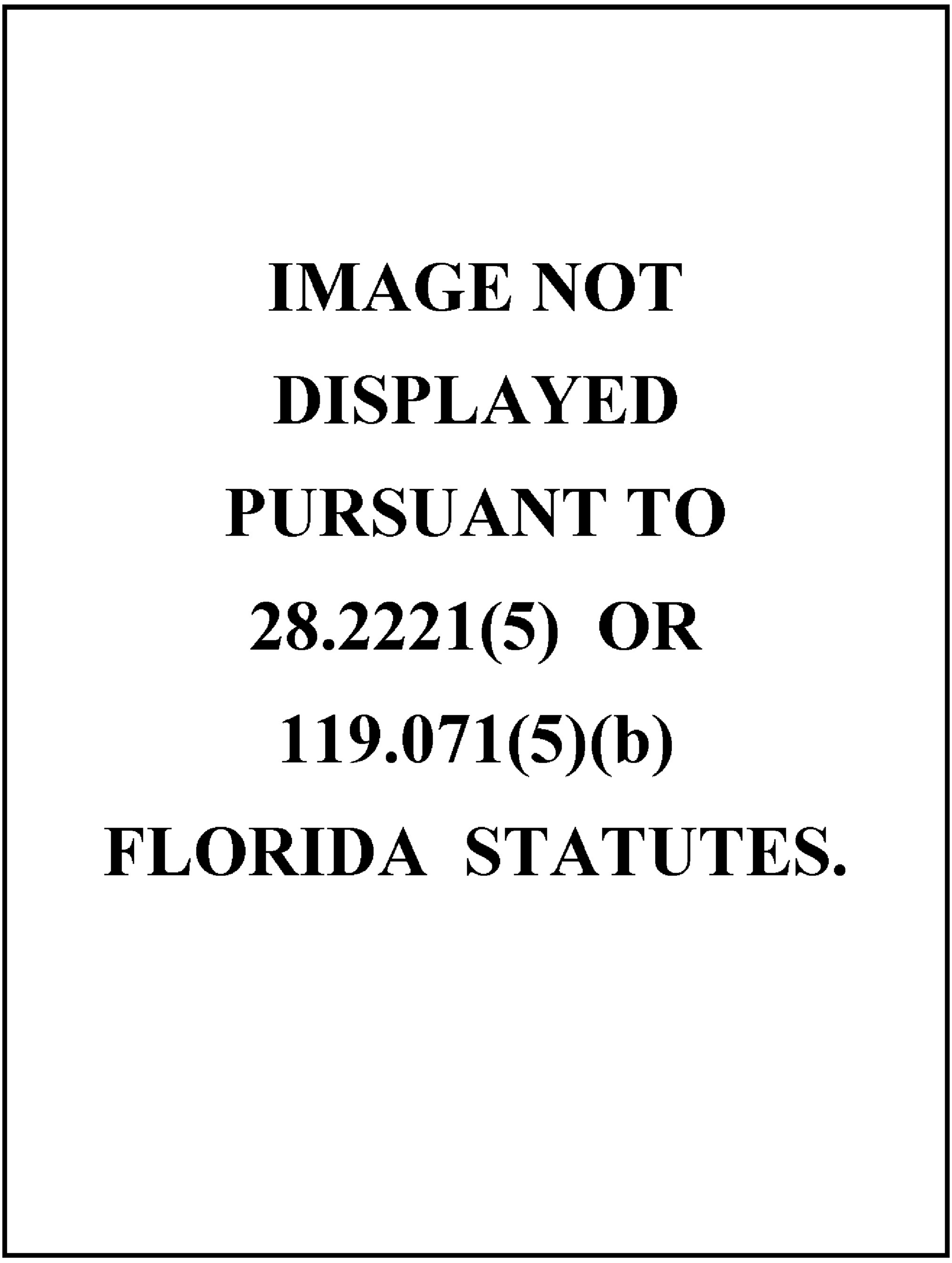
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 6200-24

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 7TH of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

KOLAROVSKI ADRIAN	at	25 RIVER DUNES DR, DAYTONA BEACH FL 32118,
CITY OF SOUTH DAYTONA	at	1672 S RIDGEWOOD AVE, SOUTH DAYTONA FL 32119,
INTERNAL REVENUE SERVICE ADVISORY CONSOLIDATED RECEIPTS	at	7940 KENTUCKY DR STOP 2850F, FLORENCE KY 41042,
ADRIAN KOLAROVSKI	at	25 RIVER DUNES DRIVE, DAYTONA BEACH FL 32118,

Witness my hand and official seal this 7TH of AUGUST, 2026

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: _____
Samantha Pearson
Deputy Clerk

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.

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 #6200-24_____ _____Kolarovski Adrian_____in the ____Circuit__ Court, was published in said newspaper, in the issue(s) of _____ _____August 27, September 3, 10 & 17, 2026_____

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

Barb Shepherd

Sworn to and subscribed before me this __17th_ day of __September, 2026__,

Melodie W. Robinson

(SEAL)

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 5024 the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 6200-24

Year of Issuance: JUNE 1, 2024

Description of Property: Parcel # 531623000080 N 1/2 OF LOT 7 & LOT 8 RIVER DUNES SUB MB 23 PG 225 PER OR 4002 PG 0283 PER DC OR 5484 PG 0197 PER OR 8058 PG 0084

Name in which assessed: KOLAROVSKI ADRIAN

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the 29TH day of SEPTEMBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 7TH day of AUGUST, 2026.

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

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

August 27, September 3, 10 & 17, 2026