Date Printed: 9/14/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6228-24	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	$	5,846.55
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		5,345.46
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,717.01
7. Total Interest Accrued by Tax Collector		527.27
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		12,659.32
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		363.96
20. Total of Lines 18 & 19		13,023.28
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
23. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
24. TOTAL AMOUNT TO REDEEM*	**$**	**13,046.53**

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

PAYOFF GOOD THROUGH: 9/22/2026

Redemption Date: 9/14/26

Name & Address: The Abbey House LLC

Created by: JN

CL-0922-2301

9/15/2026 9:44:32 AM
Instrument# 2026167809 1 page
Book: 8904 Page: 1099
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: **2116**

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

Certificate No. **6228-24** Year of Issuance **JUNE 1, 2024**

Description of Property **53270802F040**
UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011

Name in which assessed **KERRIVAN REAL ESTATE LLC**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

Dated: 9/15/2026

CL-0404-1810

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records; 9/15/2026 9:44 AM
Receipt: 303170176 Drawer: 155718

TAX DEEDS DELAND

Operator: bpoitras

Instrument #: 2026167809 Type: RE
Book #: 8904 Page #: 1099 Time: 9:44 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 6228-24 / KEYS FUNDING LLC - 5024

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

ESCROW: 330 $17.00

Date Printed: 9/14/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6228-24	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	$	5,846.55
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		5,345.46
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,717.01
7. Total Interest Accrued by Tax Collector		527.27
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		12,659.32
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		363.96
20. Total of Lines 18 & 19		13,023.28
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
23. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
24. TOTAL AMOUNT TO REDEEM*	**$**	**13,046.53**

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

PAYOFF GOOD THROUGH: 9/22/2026

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 7/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6228-24 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	$	5,846.55
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		5,345.46
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,717.01
7. Total Interest Accrued by Tax Collector		527.27
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		83.04
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		120.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		12,659.32
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		363.96
20. Total of Lines 18 & 19		13,023.28
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
23. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
24. TOTAL AMOUNT TO REDEEM*	**$**	**13,046.53**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		13,023.28
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**13,023.28**

***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. **6228-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 53270802F040 UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011**

Name in which assessed **KERRIVAN REAL ESTATE LLC**

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

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

AUGUST 27, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 53270802F040
Tax Deed #: 32237
Situs Address: 3047 S ATLANTIC AVE F040

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
KERRIVAN REAL ESTATE LLC
4735 SE 27TH ST
OCALA, FL 34480

Billing Address on Current Tax Roll

Additional Parties, Per Search
CUSTOM STORM SHUTTERS DIRECT, INC.
826 HULL RD
ORMOND BEACH, FL 32174 — Other Party

OCEANS TWO CONDOMINIUM ASSOCIATON, INC.
3047 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FL 32118-6151 — Other Party

PATRICIA V RICE, REGISTERED AGENT O/B/O OCEANS TWO CONDOMINIUM ASSOCIATON, INC. — Other Party

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

3047 S. ATLANTIC AVE., #904
DAYTONA BEACH SHORES, FL
32118

KERRIVAN REAL ESTATE, LLC
4735 S.E. 27TH ST
OCALA, FL 34480

Title Holder

KAREN T BOERSMA, REGISTERED
AGENT O/B/O KERRIVAN REAL
ESTATE, LLC
426 S BEACH ST
DAYTONA BEACH, FL 32114

Title Holder's Agent/Rep

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

513
Effective 11/20

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information			
Applicant	KEYS FUNDING LLC - 5024 PO BOX 67514 NEWARK, NJ 07101-8009	Application date	Apr 21, 2026
Situs address	3047 S ATLANTIC AVE F040 DAYTONA BEACH SHORES 32118	Yr Issued/Certificate #	2024 / 6228
Parcel owner	KERRIVAN REAL ESTATE LLC 4735 SE 27TH ST OCALA, FL 34480	Date certificate issued	06/01/2024
		Deed application number	32237
Property description	See last page.	Account number	53270802F040

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)
# 2024/6228	05/31/2024	5,568.14	278.41	5,846.55
			Part 2: Total*	**5,846.55**

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)
# /					
				Part 3: Total*	**0.00**

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)	5,846.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,345.46
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)	527.27
7. **Total Paid** (Lines 1-6)	12,244.28

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)	12,244.28
18. Redemption fee	6.25
19. Total amount to redeem	12,250.53

Sign here:

Signature, Clerk of Court or Designee

Date of sale

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Legal information for 53270802F040, 2023

Property description (continued from Page 1):

UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 176
9 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 794
5 PG 1011

UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 176
9 PG 1475 PER OR 5392 PG 3306 PER OR 79 (Full legal attached.)

TDA #: 32237

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
53270802F040	3428901	3047 S ATLANTIC AVE F040 DAYTONA BEACH SHORES 32118

Legal Description
UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-6228	$313,235	No	No	Yes	No

Owner of Record on Current Tax Roll
KERRIVAN REAL ESTATE LLC

Billing Name & Address

4735 SE 27TH ST
OCALA FL 34480

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
KERRIVAN REAL ESTATE, LLC 4735 S.E. 27TH ST OCALA FL 34480	Warranty Deed Bk:7945 Pg:1011	
KAREN T BOERSMA, REGISTERED AGENT O/B/O KERRIVAN REAL ESTATE, LLC 426 S BEACH ST DAYTONA BEACH FL 32114	Sunbiz ATH	

Related Documents (for Reference)

Quit Claim Deed
Bk:5392 Pg:3306

Warranty Deed
Bk:7918 Pg:169

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
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
CUSTOM STORM SHUTTERS DIRECT, INC. 826 HULL RD ORMOND BEACH FL 32174	Notice of Commencement Bk:8785 Pg:4007	
OCEANS TWO CONDOMINIUM ASSOCIATON, INC. 3047 SOUTH ATLANTIC AVENUE DAYTONA BEACH SHORES FL 32118-6151	Sunbiz COA	
PATRICIA V RICE, REGISTERED AGENT O/B/O OCEANS TWO CONDOMINIUM ASSOCIATON, INC. 3047 S. ATLANTIC AVE., #904 DAYTONA BEACH SHORES FL 32118	Sunbiz COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

11/19/2020 10:43:38 AM Instrument #2020224959 #1 Book:7945 Page:1011 Laura E. Roth, Volusia County Clerk of Court
Doc Stamps $0.70 Transfer Amt $10.00

PREPARED BY and RETURN TO:
J. Knox Burns, IV
CAUTHEN & BURNS, P.A.
215 North Joanna Avenue
Tavares, FL 32778-3200

Parcel ID No. 53270802F040

This document was prepared on information furnished by Grantor. No examination of title was requested by Grantee and no title examination has been made on the subject property.

WARRANTY DEED

THIS WARRANTY DEED is made the 28th day of October, 2020,

BY: **Karen Rosen, now known as Karen Boersma, a single woman** whose address is 4735 S.E. 27th Street, Ocala, FL 34480 ("Grantor"),

TO: **Kerrivan Real Estate, LLC**, whose address is 4735 S.E. 27th Street, Ocala, FL 34480 ("Grantee");

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

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

Unit 704 of Oceans Two Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1769, Page(s) 1475, of the Public Records of Volusia County, Florida, and any amendments thereto, together with its undivided share in the common elements. Together with the right to the use of, to the exclusion of all others, garage space number 704.

Subject to easements, restrictions, reservations and mortgages of record, if any, but not to reimpose any void or lapsed restrictions or easements.

The above described property does not constitute the Grantor's homestead as defined by the constitution or the laws of the State of Florida.

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

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

AND Grantor hereby covenants with said 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 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, 2019.

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

Signed in the Presence of

Print or Type Name Marylee Wooten

Print or Type Name Stefani Seiss

KAREN ROSEN,
n/k/a Karen Boersma

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28th day of October, 2020 by KAREN ROSEN, who is [X] personally known to me or [ ] who has produced _____ as identification.

JOHN KNOX BURNS IV
MY COMMISSION # GG 917918
EXPIRES: September 30, 2023
Bonded Thru Notary Public Underwriters

Print or Type Name John Knox Burns, IV
Notary Public
My Commission Expires:

Division of Corporations

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

Detail by Entity Name

Florida Limited Liability Company
KERRIVAN REAL ESTATE, LLC

Filing Information

Document Number	L20000345368
FEI/EIN Number	85-3880407
Date Filed	10/30/2020
Effective Date	10/28/2020
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/17/2025

Principal Address

426 S Beach St
Daytona Beach, FL 32114

Changed: 12/21/2023

Mailing Address

426 S Beach St
Daytona Beach, FL 32114

Changed: 12/21/2023

Registered Agent Name & Address

BOERSMA, KAREN T
426 S Beach St
Daytona Beach, FL 32114

Name Changed: 01/17/2025

Address Changed: 01/17/2025

Authorized Person(s) Detail

Name & Address

Title MGR

BOERSMA, KAREN T
426 S Beach St
Daytona Beach, FL 32114

Annual Reports

Report Year	Filed Date
2023	04/24/2023
2024	01/17/2025
2025	01/17/2025

Document Images

01/17/2025 -- REINSTATEMENT	View image in PDF format
12/21/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/24/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
04/05/2021 -- ANNUAL REPORT	View image in PDF format
10/30/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

18.50
10

08/31/2004 02:24 PM
Doc stamps .70
(Transfer Amt $ 10)
Instrument# 2004-220110
Book: 5392
Page: 3306

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 17th day of July, 20 04,
by first party, Grantor, Jerry E. Jones
whose post office address is 3047 S. Atlantic Ave #704 Daytona Bch Shres FLA 32021
to second party, Grantee, Della M. Jones
whose post office address is 3047 S. Atlantic Ave #704 Daytona Bch Shres Fla. 32021

WITNESSETH, That the said first party, for good consideration and for the sum of
Ten + 00/100 Dollars ($ 10.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Volusia,
State of Florida to wit: A condominium parcel consisting of Unit #704 of OCEANS TWO, A Condominium, Together with an undivided .947% interest in the common elements appurtenent thereto, in accordance with and subject to easements of record and subject to the covenants, Restrictions, Reservations, Terms and provisions of the "Declarations of Restrictions, Reservations, Covenants, Conditions and Easements Oceans II, Two A Condominium" and subject to those certain exhibits attached to and made a part of recorded March 7, 1975 in Official Records Book 1769 Pages 1475 to 1532 inclusive, and as amended by Amendment recorded June 3, 1975, in Official Records Book 1782 Pages 1406 through 1428, inclusive, Public Records of Volusia County, Florida, together with the right to the use of, to the exclusion of all others, garage space 704, as designated on Copy of Sheet 3, exhibit "B," to the Declaration of Condominium Recorded in Official Records Book 1769, page 1499, Public Records of Volusia County, Florida, and Party of the First Part does hereby sell, assign, transfer and set over unto Party of the second Part and successors in title to said unit the right to designate the said garage space for future deed conveying said unit shall automatically pass with said unit, as appurtenant thereto, and vest in the grantee named in such deed the right to use said garage parking space in connection with and appurtenant to the ownership of said unit to the exclusion to all others,

Parcel # 5327.08-02-F040

www.socrates.com

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LF298 • Rev 04/04

Book: 5392
Page: 3307
Diane M. Matousek
Volusia County, Clerk of Court

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

Signed, sealed and delivered in presence of:

Signature of Witness: Patricia L. Williams

Print name of Witness: PATRICIA L. WILLIAMS

Signature of Witness: Susan Elaine Chambers

Print name of Witness: Susan Elaine Chambers

Signature of First Party: Jerry E. Jones

Print name of First Party: JERRY E. JONES

Signature of Second Party: Della M. Jones

Print name of Second Party: DELLA M. JONES

Signature of Preparer Jerry E. Jones

Print Name of Preparer JERRY E. JONES

Address of Preparer 5240 OAKWOOD HILLS TRL.
SUWANEE, GA 30024

State of Georgia
County of Gwinnett } ss.

GLORIA D. PALMER
Notary Public, Gwinnett County, Georgia
My Commission Expires March 30, 2006

On 9/17/04 before me, _____,

appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Gloria D. Palmer
Signature of Notary

Affiant ___ Known ✓ Produced ID
Type of ID DL

(Seal)

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908716

9/29/2020 1:02:17 PM Instrument #2020184954 #1 Book:7918 Page:169 Laura E. Roth, Volusia County Clerk of Court
Doc Stamps $2,205.00 Transfer Amt $315,000.00

Prepared by:
Surfside Title Services, Inc.
302 Dunlawton Avenue
Port Orange, Florida 32127

File Number: 15997

Warranty Deed

Made this September 28, 2020, by **Della M. Jones, an unremarried widow**, hereinafter called the grantor, whose post office address is: 325 Oak Park Terrace, McDonough, GA 30253 to **Karen Rosen, a single woman**, whose post office address is: 3047 South Atlantic Avenue Unit 704, Daytona Beach Shores, FL 32118, 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 Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Volusia County, Florida, viz:

Unit 704 of Oceans Two Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1769, Page(s) 1475, of the Public Records of Volusia County, Florida, and any amendments thereto, together with its undivided share in the common elements.
Together with the right to the use of, to the exclusion of all others, garage space number 704.

Subject to restrictions, reservations and easements of record, if any, the mention of which shall not serve to reimpose the same and all zoning ordinances affecting the property.

Parcel ID Number: 5327-08-02-F040

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, 2019

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 Printed Name: Tristen Graham

Della M. Jones (Seal)
Della M. Jones

Witness Printed Name: Cortez Smith

(Seal)

State of GA
County of Henry

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this September 25, 2020, by Della M. Jones, an unremarried widow who has produced a drivers license as identification.

TIFFANY HURLEY NOTARY PUBLIC Exp. Oct. 16, 2023 HENRY COUNTY, GA

Notary Public
Print Name: Tiffany Hurley
My Commission Expires: Oct 16 2023

12/1/2025 10:36:44 AM Instrument #2025223198 #1 Book:8785 Page:4007 Laura E. Roth, Volusia County Clerk of Court

Tax Parcel Number
53270802F040

Permit No

NOTICE OF COMMENCEMENT

State of Florida County of Volusia

The UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement

1. Description of Property: (Legal description of the property, and street address if available.) UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011 F040-3047 S ATLANTIC AVE, DAYTONA BEACH SHORES 32118

2. General description of improvement:
PROVIDE HURRICANE PROTECTION

FOR CLERK'S OFFICE USE ONLY

3. Owner(s) Information:
   a. Name(s) and address KERRIVAN REAL ESTATE LLC - FS - Fee Simple - 100%
   4735 SE 27TH ST
   OCALA FL 34480
   b. Interest in property 100%
   c. Name and address of fee simple title holder (if other than owner)
   NA

4. a. Contractor: Name and address
CUSTOM STORM SHUTTERS DIRECT, INC., 826 HULL RD, ORMOND BEACH, FL 32174

   b. Contractor's phone number 386-672-3737

5. Surety (if applicable, a copy of the payment bond is attached):
   a. Name and address NA
   b. Phone number _____
   c. Amount of bond $ _____.00

6. a. Lender: Name and address NA
   b. Lender's phone number _____

7. Persons within the State of Florida designated by Owner upon whom notices, or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
   a. Name and address NA
   b. Phone numbers of designated persons: _____

8. In addition to himself, Owner designates NA of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes
   a. Name and address
   b. Phone number of person or entity designated by owner: _____

9. Expiration date of Notice of Commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X _____
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager (Section 713.13(1) (d))

Signatory's Title/Office OWNER

State of FL, County of VOLUSIA

The forgoing instrument was acknowledged before me by means of [X] physical presence or sworn to (or affirmed) by [ ] online notarization,

this 28 day of AUG, 2025, by Karen Boersma, as OWNER

(Type of authority) for _____ (name of party on behalf of whom instrument was executed).

Personally Known ✓ Produced ID ___ Type of ID Produced ___

Paulita E. Kundid
(Signature of Notary Public – State of Florida)

PAULITA E. KUNDID
Commission # HH 475073
Expires February 27, 2028

Print, Type or Stamp Commissioned Name of Notary Public)

8.12.22

Detail by Entity Name

Florida Not For Profit Corporation
OCEANS TWO CONDOMINIUM ASSOCIATON, INC.

Filing Information

Document Number	729875
FEI/EIN Number	59-1767434
Date Filed	06/06/1974
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/04/2012

Principal Address

3047 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FL 32118-6151

Changed: 01/30/2021

Mailing Address

3047 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FL 32118-6151

Changed: 01/30/2021

Registered Agent Name & Address

RICE, PATRICIA v
3047 S. ATLANTIC AVE., #904
DAYTONA BEACH SHORES, FL 32118

Name Changed: 02/22/2020

Address Changed: 09/04/2012

Officer/Director Detail

Name & Address

Title Secretary

BURPEE, BRIAN
3047 S. ATLANTICE AVE.
505

DAYTONA BEACH SHORES, FL 32118

Title Director

BEYER, WILLIAM
3047 S. ATLANTIC AVE, #1003
DAYTONA BEACH SHORES, FL 32118

Title Director

GROOT, LONNIE
3047 S. ATLANTIC AVE
1103
DAYTONA BEACH SHORES, FL 32118

Title Director

KOLMAN, THOMAS
3047 S. ATLANTIC AVE.
1201
DAYTONA BEACH SHORES, FL 32118

Title President

WEAVER, NANCY
3047 S. ATLANTIC AVE.
1406
DAYTONA BEACH SHORES, FL 32118

Title VP

DonVito, Vincent
3047 S. Atlantic Ave.
#1605
Daytona Beach Shores, FL 32118

Title Treasurer

D'ANGELO, THOMAS
270 VIA RUSSO LANE
LAKE MARY, FL 32746

Annual Reports

Report Year	Filed Date
2024	03/29/2024
2025	04/14/2025
2026	02/16/2026

Document Images

02/16/2026 -- ANNUAL REPORT View image in PDF format

04/14/2025 -- ANNUAL REPORT	View image in PDF format
03/29/2024 -- ANNUAL REPORT	View image in PDF format
04/14/2023 -- ANNUAL REPORT	View image in PDF format
03/29/2022 -- ANNUAL REPORT	View image in PDF format
01/30/2021 -- ANNUAL REPORT	View image in PDF format
02/22/2020 -- ANNUAL REPORT	View image in PDF format
01/09/2019 -- ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
02/08/2017 -- ANNUAL REPORT	View image in PDF format
02/06/2016 -- ANNUAL REPORT	View image in PDF format
01/19/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/21/2013 -- ANNUAL REPORT	View image in PDF format
09/04/2012 -- REINSTATEMENT	View image in PDF format
02/02/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format
01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/23/2007 -- ANNUAL REPORT	View image in PDF format
03/02/2006 -- ANNUAL REPORT	View image in PDF format
02/28/2005 -- ANNUAL REPORT	View image in PDF format
02/26/2004 -- ANNUAL REPORT	View image in PDF format
01/08/2003 -- ANNUAL REPORT	View image in PDF format
01/21/2002 -- ANNUAL REPORT	View image in PDF format
01/23/2001 -- ANNUAL REPORT	View image in PDF format
01/24/2000 -- ANNUAL REPORT	View image in PDF format
02/23/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
01/29/1996 -- ANNUAL REPORT	View image in PDF format
01/24/1995 -- ANNUAL REPORT	View image in PDF format

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

Property Summary

Alternate Key:	3428901
Parcel ID:	53270802F040
Township-Range-Section:	15 - 33 - 27
Subdivision-Block-Lot:	08 - 02 - F040
Owner(s):	KERRIVAN REAL ESTATE LLC - FS - Fee Simple - 100%
Mailing Address On File:	4735 SE 27TH ST OCALA FL 34480
Physical Address:	F040-3047 S ATLANTIC AVE, DAYTONA BEACH SHORES 32118
Building Count:	1
Neighborhood:	0213 - OCEANS TWO CONDO (5327-08-02)
Subdivision Name:	OCEANS TWO CONDO
Property Use:	0400 - CONDOMINIUM
Tax District:	403-DAYTONA BEACH SHORES
2025 Final Millage Rate:	16.5683
Homestead Property:	No
Agriculture Classification:	No
Short Description:	UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 176 9 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 794 5 PG 1011

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:	$276,777	$313,235	$332,748
Land Value:	$0	$0	$0
Just/Market Value:	$276,777	$313,235	$332,748

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.

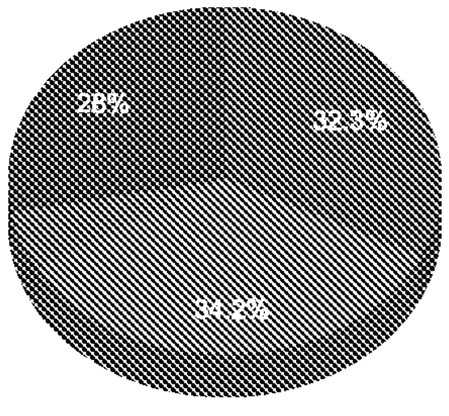
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$276,777	$276,777	$0	$276,777	1.5000	$415.17
0012	DISCRETIONARY	$276,777	$276,777	$0	$276,777	0.7480	$207.03
0011	REQ LOCAL EFFORT	$276,777	$276,777	$0	$276,777	3.0310	$838.91
0050	GENERAL FUND	$276,777	$276,777	$0	$276,777	3.2007	$885.88
0053	LAW ENFORCEMENT FUND	$276,777	$276,777	$0	$276,777	1.5994	$442.68
0055	LIBRARY	$276,777	$276,777	$0	$276,777	0.3697	$102.32
0520	MOSQUITO CONTROL	$276,777	$276,777	$0	$276,777	0.1573	$43.54
0530	PONCE INLET PORT AUTHORITY	$276,777	$276,777	$0	$276,777	0.0660	$18.27
0058	VOLUSIA ECHO	$276,777	$276,777	$0	$276,777	0.2000	$55.36
0057	VOLUSIA FOREVER	$276,777	$276,777	$0	$276,777	0.2000	$55.36
0065	FLORIDA INLAND NAVIGATION DISTRICT	$276,777	$276,777	$0	$276,777	0.0270	$7.47
0100	HALIFAX HOSPITAL AUTHORITY	$276,777	$276,777	$0	$276,777	0.7019	$194.27
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$276,777	$276,777	$0	$276,777	0.1793	$49.63
0240	DAYTONA BEACH SHORES	$276,777	$276,777	$0	$276,777	4.5880	$1,269.85
						16.5683	$4,585.72

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$4,585.72
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$4,585.72**
Estimated Tax Amount without SOH/10CAP ⓘ	$4,585.72

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	$0	$313,235	$313,235	$313,235	$0	$313,235	$0
2024	$0	$332,748	$332,748	$325,332	$0	$325,332	$0
2023	$0	$317,634	$317,634	$295,756	$0	$295,756	$0
2022	$0	$330,181	$330,181	$268,869	$0	$268,869	$0
2021	$0	$244,426	$244,426	$244,426	$0	$244,426	$0
2020	$0	$207,454	$207,454	$207,454	$0	$207,454	$0
2019	$0	$221,319	$221,319	$207,188	$0	$207,188	$0
2018	$1	$188,352	$188,353	$188,353	$0	$188,353	$0
2017	$1	$130,833	$174,444	$174,444	$0	$174,444	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
									Total Land Value:	$0

Building(s) - Residential

Card (Bldg) #: 1

Style:		**# Stories:**		**2 Fixture Baths:**	0
Description:	-	**# Bedrooms:**	2	**3 Fixture Baths:**	2
Quality Grd:		**Floor Type:**	-	**4 Fixture Baths:**	
Arch Design:		**Wall Type:**	-	**5 Fixture Baths:**	
Year Built:	1974	**Exterior Wall:**	-	**6 Fixture Baths:**	
Total SFLA:	1,269	**Foundation:**	-	**7 Fixture Baths:**	
HVAC:	-	**Roof Cover:**	-	**Add'l Fixtures:**	
Heat Method:	-	**Roof Type:**	-		
Heat Source:	-	**FPL:**	/ /		

Total Building Value: $276,777

Residential Condo/Villa Data

Type:	04 - 2BD 3 & 4 STACK
Level:	7
View:	E
Complex #:	021301 - OCEANS TWO (5327-08-02)

Miscellaneous Improvement(s)

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

Sales History

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

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7945 / 1011	[illegible]	10/28/2020	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$100
7918 / 0169	[illegible]	09/25/2020	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$315,000
5392 / 3306	[illegible]	07/17/2004	QC1-QUIT CLAIM DEED	UNQUALIFIED	VACANT	$100
1989 / 0073		06/15/1978	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$68,400
1801 / 1524		10/15/1975	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$50,500

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
UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011	403	15 - 33 - 27	08 - 02 - F040	19-NOV-74

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
12/11/2025	25-1806	INSTALL 1 ACCORDION HURRICANE SHUTTER	$9,345

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 53270802F040
Tax Deed #: 32237
Situs Address: 3047 S ATLANTIC AVE F040

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
KERRIVAN REAL ESTATE LLC
4735 SE 27TH ST
OCALA, FL 34480

Billing Address on Current Tax Roll

Additional Parties, Per Search

(1) CUSTOM STORM SHUTTERS DIRECT, INC.
826 HULL RD
ORMOND BEACH, FL 32174 — Other Party

(2) OCEANS TWO CONDOMINIUM ASSOCIATON, INC.
3047 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES, FL
32118-6151 — Other Party

(3) PATRICIA V RICE, REGISTERED AGENT O/B/O OCEANS TWO CONDOMINIUM ASSOCIATON, INC. — Other Party

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

3047 S. ATLANTIC AVE., #904
DAYTONA BEACH SHORES, FL
32118

SN (4) KERRIVAN REAL ESTATE, LLC — Title Holder
(MARION) ★ 4735 S.E. 27TH ST
OCALA, FL 34480

(5) KAREN T BOERSMA, REGISTERED AGENT O/B/O KERRIVAN REAL ESTATE, LLC — Title Holder's Agent/Rep
SN
(VOL) 426 S BEACH ST
DAYTONA BEACH, FL 32114

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Wednesday, July 8, 2026 11:56 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #6228-24 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 #6228-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
KERRIVAN REAL ESTATE LLC
4735 SE 27TH ST
OCALA, FL 34480

Also the owner of Record for the base tax year is as follows:
KERRIVAN REAL ESTATE LLC
4735 SE 27TH ST ADV
OCALA, FL 34480

(6) SN (VOL) **SITUS ADDRESS**
3047 S ATLANTIC AVE F040,
DAYTONA BEACH SHORES,
32118

KERRIVAN REAL ESTATE LLC

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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 13, 2026

Payment Due: August 12, 2026

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

RE: CERTIFICATE NUMBER: **6228-24**
PARCEL ID NUMBER: **53270802F040**

REQUEST FOR DEPOSIT

The Clerk's office has received your application for tax deed on the above listed certificate. In order to initiate Tax Deed Sale proceedings, we will need a deposit from you to cover the costs associated with moving your certificate through the Tax Deed Sale process. This breakdown of costs is an estimate only. Should unanticipated costs arise as the certificate is being processed, additional monies may be required. If you are not the high bidder at the Tax Deed Sale, you will receive a refund in the amount of your deposit once the tax deed is recorded. Accordingly, the following amount is hereby requested as a deposit to initiate Tax Deed Sale proceedings:

Clerk of Court Statutory Fee [per Sect. 28.24]	$	60.00
Clerk of Court Mail Charge [per 28.24]		83.04
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		120.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		3.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		10.00
Clerk of Court Certificate [per Sect. 28.24]		7.00
Notice for Newspaper [per Sect. 28.24]		7.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02]		88.90
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**522.44**

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.: **6228-24**
AMOUNT ENCLOSED: **$522.44**

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

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/17/2026 2:43 PM
Receipt: 303138467 Drawer: 155074

KEYS FUNDING LLC -5024
Operator: slabaw

Instrument #: 2026129662 Type: NO
Book #: 8880 Page #: 2116 Time: 2:43 PM

Recording Fee:	$10.00
1 Tax Deed Processing Fee - $60.00	$60.00
8304 Postage - $0.01	$83.04
5600 Advertising Fee - $0.01	$56.00
12000 Sheriffs Fee/Tax Deed - $0.01	$120.00
300 Postage - $0.01	$3.00
1 Tax Deed Proof of Pub / Cert Mail Record - $10.00	$10.00
1 Tax Deed Certificate Sign and Seal - $7.00	$7.00
1 Notice for Newspaper Sign and Seal - $7.00	$7.00
1 Recording - $8.50	$8.50
8890 Tax Deed Deposit Escrow Doc Stamps only - $0.01	$88.90
6900 Tax Deed Auction Fee - $0.01	$69.00

CERT# 6228-24 KEYS FUNDING LLC -5024

Subtotal:	$522.44
Sales Tax:	$0.00
Due:	$522.44
CHK# 3454504	$522.44

FILED

2026 JUL 17 PM 1:58

CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CO.
CC 40

$522.44

6228-24

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

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

INT ENCLOSED:

FICATE NO.:

ne & Address:

DING LLC - 5024
7514
NJ 07101-8009

Applicant's Deposit

CERTIFICATE NUMBER: 6228-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	83.04
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	120.00
Sheriff's Return Postage Fee	(PO)	3.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee		10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDREC)	-
Documentary Stamp Tax	(TDESC)	88.90
Electronic Auction Fee	(TDAUC)	69.00
TOTAL DEPOSIT		$ 522.44

7/17/2026 2:43:13 PM
Instrument# 2026129662 1 page
Book: 8880 Page: 2116
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. **6228-24** Year of Issuance **JUNE 1, 2024**

Description of Property **53270802F040**
UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011

Name in which assessed **KERRIVAN REAL ESTATE LLC**

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

Dated 7/17/2026.

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.: 6228-24

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.

CUSTOM STORM SHUTTERS DIRECT INC
826 HULL RD
ORMOND BEACH FL 32174

6228-24 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.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
Description of Property: **Parcel # 53270802F040 UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011.**

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: **$13,046.53**
OPENING BID AMOUNT: $13,023.28

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.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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 .**

CUSTOM STORM SHUTTERS DIRECT INC
826 HULL RD
ORMOND BEACH FL 32174

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 88

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

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

Certified Mail Fee

$

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

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

Postage

DELAND, FL AUG 07 2026 USPS-3272A

Postmark Here

CUSTOM STORM SHUTTERS DIRECT INC
826 HULL RD
ORMOND BEACH FL 32174

6228-24 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:

CUSTOM STORM SHUTTERS DIRECT INC
826 HULL RD
ORMOND BEACH FL 32174

6228-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1198 70

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

9589 0710 5270 0345 4911 88

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

CLERK'S OFFICE
CIRCUIT COURT
VOLUSIA COUNTY, FL
2026 APR 13 AM 8:20
FILED

3. Service Type

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

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

WARNING

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

TAX DEED CERTIFICATE NO.: 6228-24

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.

OCEANS TWO CONDOMINIUM ASSOCIATON INC
3047 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES FL 32118-6151

6228-24 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.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
Description of Property: **Parcel # 53270802F040 UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011.**

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: **$13,046.53**
OPENING BID AMOUNT: $13,023.28

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.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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 .**

OCEANS TWO CONDOMINIUM ASSOCIATON INC
3047 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES FL 32118-6151

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 95

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OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

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

OCEANS TWO CONDOMINIUM ASSOCIATON
INC
3047 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES FL 32118-6151

6228-24 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.

Article Addressed to:

OCEANS TWO CONDOMINIUM ASSOCIATON INC
3000 SOUTH ATLANTIC AVENUE
DAYTONA BEACH SHORES FL 32118-6151

6228-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1198 87

9589 0710 5270 0345 4911 95

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* R16

C. Date of Delivery 8.12

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

FILED
2026 AUG 17 AM 8:38
CLERK OF THE CIRCUIT COURT VOLUSIA CO.

3. Service Type

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

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

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

WARNING

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

TAX DEED CERTIFICATE NO.: 6228-24

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

DATED THIS 7TH DAY OF AUGUST, 2026.

PATRICIA V RICE REGISTERED AGENT O/B/O
OCEANS TWO CONDOMINIUM ASSOCIATON INC
3047 S ATLANTIC AVE #904
DAYTONA BEACH SHORES FL 32118

6228-24 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.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
Description of Property: **Parcel # 53270802F040 UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011.**

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: **$13,046.53**
OPENING BID AMOUNT: $13,023.28

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.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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 .**

PATRICIA V RICE REGISTERED AGENT O/B/O OCEANS TWO CONDOMINIUM ASSOCIATON INC
3047 S ATLANTIC AVE #904
DAYTONA BEACH SHORES 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 4912 01

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

Postage

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

PATRICIA V RICE REGISTERED AGENT O/B/O
OCEANS TWO CONDOMINIUM ASSOCIATON
INC
3047 S ATLANTIC AVE #904
DAYTONA BEACH SHORES FL 32118

6228-24 SEPTEMBER 29, 2026

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PATRICIA V RICE REGISTERED AGENT O/B/O
OCEANS TWO CONDOMINIUM ASSOCIATON
INC
3047 S ATLANTIC AVE #904
DAYTONA BEACH SHORES FL 32118

6228-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1198 94

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

9589 0710 5270 0345 4912 01

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

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

8-12

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

3. Service Type

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

ail Restricted Delivery
))

RECEIVED
AUG 18 2025
CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL

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.: 6228-24

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.

KERRIVAN REAL ESTATE LLC
4735 S E 27TH ST
OCALA FL 34480

6228-24 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.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
Description of Property: **Parcel # 53270802F040 UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011.**

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: **$13,046.53**
OPENING BID AMOUNT: $13,023.28
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.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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 .**

KERRIVAN REAL ESTATE LLC
4735 S E 27TH ST
OCALA FL 34480

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 4912 18

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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

Postmark Here

DEPT OF LAND MGMT. FL

AUG 07 2026

USPS-32724

KERRIVAN REAL ESTATE LLC
4735 S E 27TH ST
OCALA FL 34480

6228-24 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 4912 18

ORLANDO FL 328
AUG 2026 PM 2 L
FIRST-CLASS

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

2026 SEP -2 AM 11:48
CLERK OF THE CIRCUIT COURT
CC COURT VOLUSIA COUNTY FL
FILED

NL 08/11/26
PP Rt. 135

KERRIVAN REAL ESTATE LLC
4735 S E 27TH ST
OCALA FL 34480

6228-24 SEPTEMBER 29, 2026

NIXIE 326 DE 1 0008/30/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9327020654946091

34480-16 UNC
32721>6043

BC: 32721604343 *0274-06349-08-41

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.: 6228-24

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.

KAREN T BOERSMA REGISTERED AGENT O/B/O
KERRIVAN REAL ESTATE LLC
426 S BEACH ST
DAYTONA BEACH FL 32114

6228-24 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.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
Description of Property: **Parcel # 53270802F040 UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011.**

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: **$13,046.53**
OPENING BID AMOUNT: $13,023.28

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.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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 .**

KAREN T BOERSMA REGISTERED AGENT O/B/O KERRIVAN REAL ESTATE LLC
426 S BEACH ST
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

0345 4912 25

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Domestic Mail Only

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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-3272A

Postmark Here

1584 0710 5270

KAREN T BOERSMA REGISTERED AGENT
O/B/O KERRIVAN REAL ESTATE LLC
426 S BEACH ST
DAYTONA BEACH FL 32114

6228-24 SEPTEMBER 29, 2026

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

WARNING

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KERRIVAN REAL ESTATE LLC
3047 S ATLANTIC AVE F040
DAYTONA BEACH SHORES FL 32118

DATED THIS 7TH DAY OF AUGUST, 2026.

6228-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Certificate No.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
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Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$13,046.53**
OPENING BID AMOUNT: $13,023.28

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Certificate No.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

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KERRIVAN REAL ESTATE LLC
3047 S ATLANTIC AVE F040
DAYTONA BEACH SHORES 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 4912 32

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

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

Postmark Here

KERRIVAN REAL ESTATE LLC
3047 S ATLANTIC AVE F040
DAYTONA BEACH SHORES FL 32118

6228-24 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:

KERRIVAN REAL ESTATE LLC
3047 S ATLANTIC AVE F040
DAYTONA BEACH SHORES FL 32118

6228-24 SEPTEMBER 29, 2026

9590 9402 9093 4122 1199 24

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

9589 0710 5270 0345 4912 32

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

3. Service Type

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

FILED
2026 SEP 17 AM 8:38
CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY
CC 40

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72[1]
02 7W
0008028897 AUG 07 2026

CLERK OF THE CIRCUIT
CITY COURT VOLUSIA CTY FL
CC 40

2026 AUG 17 AM 8:42

FILED

IA

KERRIVAN REAL ESTATE LLC
3047 S ATLANTIC AVE F040
DAYTONA BEACH SHORES FL 32118

6228-24 SEPTEMBER 29, 2026

UTF
147 [redacted]043

NIXIE 326 FE 1270 0008/15/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-03965-15-01

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

MARION COUNTY SHERIFFS OFFICE
ATTN CIVIL PROCESS
PO BOX 1987
OCALA FL 34478

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:	1
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$40.00**

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
6228-24	**1**
KERRIVAN REAL ESTATE LLC	1
Grand Total	**1**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6228-24

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

KERRIVAN REAL ESTATE LLC
4735 S E 27TH ST
OCALA FL 34480

6228-24 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.**

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DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **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.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
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Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$13,046.53**
OPENING BID AMOUNT: $13,023.28

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.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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.**

KERRIVAN REAL ESTATE LLC
4735 S E 27TH ST
OCALA FL 34480

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 29, 2026

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

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

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

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

Send all Return of Services to:

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

ESTATE OF DEBORAH BROCKINGTON DECEASED	1
BROCKINGTON LARANGE BROCKINGTON LAWREN	1
6825-24	**1**
2BRE LLC	1
6850-24	**3**
GAMBLE MARY ANGELA HUDSON TIMOTHY D SR	2
TIMOTHY D HUDSON SR	1
7328-24	**1**
ROWAN KRISTIE JEANETTE TR ROWAN PROPERTY	1
7548-24	**3**
JACOBSEN KENNETH W TR WCGMI IRREVOCABLE 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.: 6228-24

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

KAREN T BOERSMA REGISTERED AGENT O/B/O
KERRIVAN REAL ESTATE LLC
426 S BEACH ST
DAYTONA BEACH FL 32114

6228-24 SEPTEMBER 29, 2026

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **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.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
Description of Property: **Parcel # 53270802F040 UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011.**

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$13,046.53**
OPENING BID AMOUNT: $13,023.28

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.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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.**

KAREN T BOERSMA REGISTERED AGENT O/B/O KERRIVAN REAL ESTATE LLC
426 S BEACH ST
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6228-24

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

KERRIVAN REAL ESTATE LLC
3047 S ATLANTIC AVE F040
DAYTONA BEACH SHORES FL 32118

6228-24 SEPTEMBER 29, 2026

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$13,046.53**
OPENING BID AMOUNT: $13,023.28

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Certificate No.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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

KERRIVAN REAL ESTATE LLC
3047 S ATLANTIC AVE F040
DAYTONA BEACH SHORES FL 32118

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

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 #:
26017368

COURT: VOLUSIA COURT CIRCUIT **# ORG DOCUMENTS:** 1
PLAINTIFF: IN RE
DEFENDANT: KAREN T BOERSMA REGISTERED AGENT O/B/O KERRIVAN REAL ESTATE LLC

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/29/2026	9:00 AM	6228-24

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 8:15 AM, and that I served the same on the 11th day of August, 2026, at the hour of 6:07 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	KAREN T BOERSMA REGISTERED AGENT O/B/O KERRIVAN REAL ESTATE LLC	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

TAX APPLICATION NOTICE: executed this writ on the above date and time by serving the within named defendant by posting a true copy of this writ with the date and hour of service endorsed thereon by me on the premises described which is the last known address of the titleholder as the titleholder could not be served personally. This process was posted on the last known address pursuant to F.S. 197.522.

ADDRESS SERVED:	426 S BEACH ST DAYTONA BEACH, FL 32114		
SERVICE STATUS:	Served	**SERVICE BY:**	Deputy Zimmerer, Leonard 7269

FILED
2026 AUG 18 AM 11:04
CLERK OF THE CIRCUIT COURT VOLUSIA CO. FL

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: Deputy Leonard Z. Zimmerer 7269

ZIMMERER, LEONARD 7269, DEPUTY

26017368

LAURA E. ROTH, CLERK
P O BOX 604
DELAND, FL 32721

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6228-24

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

KAREN T BOERSMA REGISTERED AGENT O/B/O
KERRIVAN REAL ESTATE LLC
426 S BEACH ST
DAYTONA BEACH FL 32114

6228-24 SEPTEMBER 29, 2026

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:15

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.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
Description of Property: **Parcel # 53270802F040 UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011.**

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

FILED
AUG 10 2026
CLERK OF THE CIRCUIT COURT & COMPTROLLER
VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$13,046.53**
OPENING BID AMOUNT: $13,023.28

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.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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

KAREN T BOERSMA REGISTERED AGENT O/B/O KERRIVAN REAL ESTATE LLC
426 S BEACH ST
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26017367

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: KERRIVAN REAL ESTATE LLC

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/29/2026	9:00 AM	6228-24

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 8:15 AM, and that I served the same on the 11th day of August, 2026, at the hour of 12:49 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	KERRIVAN REAL ESTATE LLC	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

TAX APPLICATION NOTICE: executed this writ on the above date and time by serving the within named defendant by posting a true copy of this writ with the date and hour of service endorsed thereon by me on the premises described which is the last known address of the titleholder as the titleholder could not be served personally. This process was posted on the last known address pursuant to F.S. 197.522.

POSTED TO UNIT 704 PER PROPERTY APPRAISER SITE

FILED
2026 AUG 18 AM 11:40
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CO. FL
CC 40

ADDRESS SERVED:	3047 S ATLANTIC AVE F040 DAYTONA BEACH SHORES, 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: 8/13/2026
ENTRD BY: KONEAL

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

24017367

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

WARNING
SHERIFF'S NOTICE

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.: 6228-24

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

KERRIVAN REAL ESTATE LLC
3047 S ATLANTIC AVE F040
DAYTONA BEACH SHORES FL 32118

6228-24 SEPTEMBER 29, 2026

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:15

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.: **6228-24** Name in which assessed: **KERRIVAN REAL ESTATE LLC**
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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 29, 2026** at **9:00 o'clock A.M.**

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$13,046.53**
OPENING BID AMOUNT: $13,023.28
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

FILED
AUG 10 '26 8:15
CLERK CIRCUIT COURT

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.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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

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3047 S ATLANTIC AVE F040
DAYTONA BEACH SHORES FL 32118

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

MARION COUNTY SHERIFF'S OFFICE
MARION, FLORIDA

TAX DEED NOTICE NOTICE OF APPLICATION OF TAX DEED
RETURN OF SERVICE

Document Number: MCSO26CIV008752TAXD

Attorney/Agent:
CLERK OF CIRCUIT COURT VOLUSIA COUNTY
PO BOX 6043
DELAND FL 32721
386-736-5907

County : VOLUSIA COUNTY
Court : County
Court Date: 9/29/2026 at 9:00 AM
Case Number : 6228-24

Plaintiff: KEYS FUNDING LLC
Defendant: KERRIVAN REAL ESTATE LLC

SUBJECT TO BE SERVED :
KERRIVAN REAL ESTATE LLC
4735 SE 27TH ST OCALA, FL 34480

DOCUMENT COMMENTS:

SERVICE TYPE :POSTED

Received the above named writ on 8/14/202611:17 AM and served the same on 8/18/2026 at 1:57 PM, in Marion County, Florida, by posting a true copy of this writ on the within described real property at to the best of our ability acting on the given description.

SERVICE LOCATION:

SERVICE COMMENTS:

WILLIAM "BILLY" WOODS, SHERIFF

D. T. Tucker 1547

BY: , MASTER CORPORAL DAVID T TUCKER
This electronic signature is compliant with F.S.S. 48.21(1)

FILED
2026 AUG 24 AM 11:55
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY. FL
CC 40

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6228-24

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

KERRIVAN REAL ESTATE LLC
4735 S E 27TH ST
OCALA FL 34480

6228-24 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.**

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DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

RECD '26 AUG 14 11:47
SHERIFF-MARION CO. FL

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:

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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

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OPENING BID AMOUNT: $13,023.28

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Certificate No.: **6228-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,046.53***

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.**

KERRIVAN REAL ESTATE LLC
4735 S E 27TH ST
OCALA FL 34480

CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY. FL
CC 40
2026 AUG 24 AM 11:55
FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 17, 2026

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

RE: CERTIFICATE NO.: **6228-24**

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].....	$	88.90
TOTAL AMOUNT OF REFUND	**$**	**107.40**

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

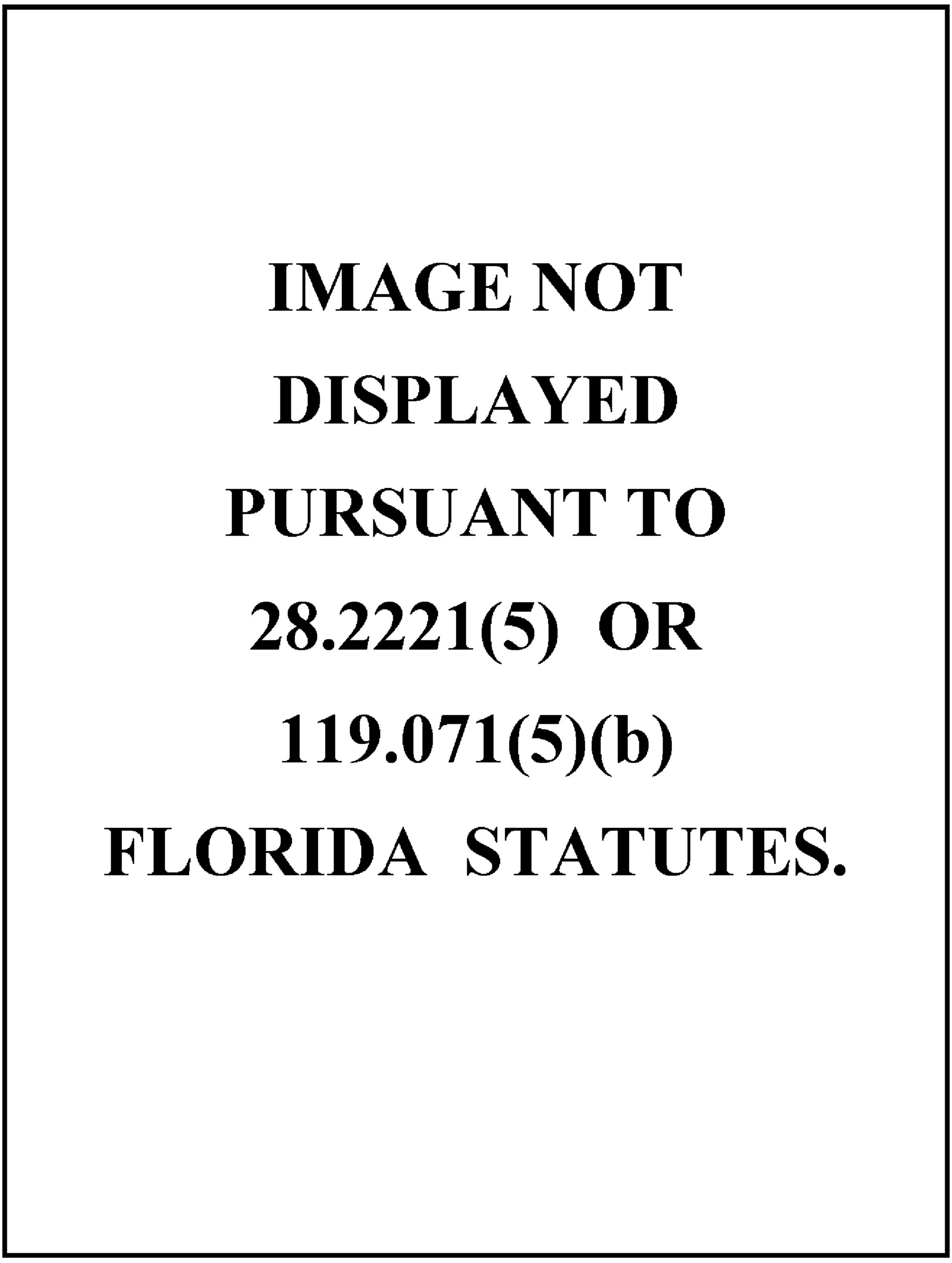
Sincerely,

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. 6228-24

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:

CUSTOM STORM SHUTTERS DIRECT INC	at	826 HULL RD, ORMOND BEACH FL 32174,
OCEANS TWO CONDOMINIUM ASSOCIATON INC	at	3047 SOUTH ATLANTIC AVENUE, DAYTONA BEACH SHORES FL 32118-6151,
PATRICIA V RICE REGISTERED AGENT O/B/O OCEANS TWO CONDOMINIUM ASSOCIATON INC	at	3047 S ATLANTIC AVE #904, DAYTONA BEACH SHORES FL 32118,
KERRIVAN REAL ESTATE LLC	at	4735 S E 27TH ST, OCALA FL 34480,
KAREN T BOERSMA REGISTERED AGENT O/B/O KERRIVAN REAL ESTATE LLC	at	426 S BEACH ST, DAYTONA BEACH FL 32114,
KERRIVAN REAL ESTATE LLC	at	3047 S ATLANTIC AVE F040, DAYTONA BEACH SHORES FL 32118,

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

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: _____

Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared ___Barb Shepherd___, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a _____Tax Deed_____ in the matter of _____Certificate #6228-24_____ _____Kerrivan Real Estate LLC_____ 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.

Sworn to and subscribed before me this __17th_day of ___September, 2026___,

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

(SEAL)

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. 6228-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 53270802F040 UNIT 704 OCEANS TWO CONDOMINIUM MB 33 PGS 160-169 PER OR 1769 PG 1475 PER OR 5392 PG 3306 PER OR 7918 PG 0169 PER OR 7945 PG 1011
Name in which assessed: KERRIVAN REAL ESTATE LLC

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

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: /s/ 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