Date Printed: 10/13/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6523-24	Certificate Number
JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO	Applicant Name
4/28/2026	Application Date
11/3/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	4,646.92
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		3,277.39
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,449.31
7. Total Interest Accrued by Tax Collector		380.22
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)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		9,162.57
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		526.94
20. Total of Lines 18 & 19		9,689.51
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*	$	9,712.76

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

PAYOFF GOOD THROUGH: 10/20/2026

Redemption Date: 10-13-26

Name & Address: JP Morgan Chase Bank, N.A.
7610 W Washington St.
Indianapolis, IN 46231

BP

Created by: LD

CL-0922-2301

10/14/2026 9:48:19 AM
Instrument# 2026188294 1 page
Book: 8917 Page: 50
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:**8896**

Page: **3391**

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

Certificate No. **6523-24** Year of Issuance **JUNE 1, 2024**

Description of Property **533865000040**
LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618

Name in which assessed **PICU LLC**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: BPoitras
B POITRAS
Deputy Clerk

Dated: 10/14/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/14/2026 9:48 AM
Receipt: 303187004 Drawer: 156043

TAX DEEDS DELAND
Operator: bpoitras

Instrument #: 2026188294 Type: RE
Book #: 8917 Page #: 50 Time: 9:48 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 6523-24 / JPL INVESTMENTS CORP AND O CEAN BANK JOSE PICO

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 10/13/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6523-24 Certificate Number

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO Applicant Name

4/28/2026 Application Date

11/3/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	4,646.92
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		3,277.39
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,449.31
7. Total Interest Accrued by Tax Collector		380.22
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)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		9,162.57
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		526.94
20. Total of Lines 18 & 19		9,689.51
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*	$	**9,712.76**

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

PAYOFF GOOD THROUGH: 10/20/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 8/25/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6523-24 Certificate Number

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO Applicant Name

4/28/2026 Application Date

11/3/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	4,646.92
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		3,277.39
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		8,449.31
7. Total Interest Accrued by Tax Collector		380.22
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)]		40.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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		9,162.57
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		526.94
20. Total of Lines 18 & 19		9,689.51
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*	**$**	**9,712.76**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		9,689.51
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**9,689.51**

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

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

Created by: _____

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **6523-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 533865000040 LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618**

Name in which assessed **PICU LLC**

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **3RD** day of **NOVEMBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

OCTOBER 1, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 533865000040
Tax Deed #: 32286
Situs Address: 647 MADISON AVE

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

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

Owner on Current Tax Roll
PICU LLC
3811 CUMBERLAND POND RD
RALEIGH, NC 27606-4866

Billing Address on Current Tax Roll

Additional Parties, Per Search
US BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST
190 SOUTH LASALLE STREET, 7TH FLOOR
CHICAGO, IL 60603 — Mortgage Holder

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

US BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST
GENNIFER L BRIDGES
BURR & FORMAN LLP
200 S ORANGE AVE, SUITE 800
ORLANDO, FL 32801

Lien Holder

PICU LLC
3811 CUMBERLAND POND ROAD
RALEIGH, NC 27606

Title Holder

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	JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO 8724 SW 72 ST # 382 MIAMI, FL 33173	Application date	Apr 28, 2026
Situs address	647 MADISON AVE DAYTONA BEACH 32114	Yr Issued/Certificate #	2024 / 6523
Parcel owner	PICU LLC 3811 CUMBERLAND POND RD RALEIGH, NC 27606-4866	Date certificate issued	06/01/2024
		Deed application number	32286
Property description	See last page.	Account number	533865000040

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)
# 2024/6523	05/31/2024	1,621.78	81.09	1,702.87
			Part 2: Total*	**1,702.87**

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

Column 1 Yr Issued/Certificate #	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2025/6460	05/31/2025	2,784.64	6.25	153.16	2,944.05
				Part 3: Total*	**2,944.05**

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)	4,646.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,277.39
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)	380.22
7. **Total Paid** (Lines 1-6)	8,829.53

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 07/27/2026

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)	8,829.53
18. Redemption fee	6.25
19. Total amount to redeem	8,835.78

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 533865000040, 2023

Property description (continued from Page 1):

LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 P
G 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 P
G 0618

LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 P
G 2169 PER OR 5499 PG 0531 PER OR 5856 (Full legal attached.)

TDA #: 32286

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
533865000040	3493222	647 MADISON AVE DAYTONA BEACH 32114

Legal Description

LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-6523	$176,286	No	No	Yes	No

Owner of Record on Current Tax Roll

PICU LLC

3811 CUMBERLAND POND RD
RALEIGH NC 27606-4866

Billing Name & Address

PROPERTY INFORMATION REPORT

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

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

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

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

Christina Young
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
PICU LLC 3811 CUMBERLAND POND ROAD RALEIGH NC 27606	Warranty Deed Bk:8415 Pg:618	No Sunbiz record found.

Related Documents (for Reference)

Warranty Deed
Bk:5499 Pg:531

Warranty Deed
Bk:5856 Pg:4843

Warranty Deed
Bk:8415 Pg:616

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
US BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST 190 SOUTH LASALLE STREET, 7TH FLOOR CHICAGO IL 60603	Assignment of Mortgage Bk:8736 Pg:767	No Sunbiz record found.

Related Documents (for Reference)

Mortgage
Bk:8415 Pg:620

Assignment of Mortgage
Bk:8484 Pg:1947

Assignment of Mortgage
Bk:8484 Pg:1948

Assignment of Mortgage
Bk:8736 Pg:766

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
CITY OF DAYTONA BEACH ATTN: LEGAL DEPARTMENT 301 S RIDGEWOOD AVE DAYTONA BEACH FL 32114	Lien Bk:7489 Pg:4959	
	Lien Bk:7489 Pg:4960	
US BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST GENNIFER L BRIDGES BURR & FORMAN LLP 200 S ORANGE AVE, SUITE 800 ORLANDO FL 32801	Lis Pendens Bk:8776 Pg:2064	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

6/2/2023 12:56:37 PM Instrument #2023113399 #1 Book:8415 Page:618
Doc Stamps $819.00 Transfer Amt $117,000.00

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Natia Johnson, an employee of
First International Title
13538 Village Park Dr., Ste 120
Orlando, FL 32837

File No.: 229183.2-54

WARRANTY DEED

This indenture made on **May 25, 2023** by **Avid National Investments LLC, a Florida Limited Liability Company,** whose address is: 4250 Alafaya Trail, 212348, Oviedo, FL 32765 hereinafter called the "grantor", to **PiCu LLC, a North Carolina Limited Liability Company ,** whose address is: 3811 Cumberland Pond Road, Raleigh, NC 27606, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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,** to-wit:

Lot 4, MAP OF CANNON'S SUBDIVISION OF LOT 1 BLOCK 17, OF KINGSTON, according to the Plat thereof, recorded in Plat Book 6, Page(s) 60 of the Public Records of Volusia County, Florida.

Parcel Identification Number: 533865000040

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2022.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Avid National Investments LLC, a Florida Limited Liability Company

By Walner G. Gachette, Manager

Signed, sealed and delivered in our presence:

1st Witness Signature

2nd Witness Signature

Print Name: Natia Johnson Print Name: Maia Sikharulidze

State of Florida

County of Orange

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ( ) online notarization on May 25, 2023, by **Walner G. Gachette, Manager of Avid National Investments LLC, a Florida Limited Liability Company**, who ( ) is/are personally known to me or who (X) produced a valid FL DL as identification.

Notary Public Signature

Printed Name: Natia Johnson (NOTARY SEAL)

My Commission Expires: April 27, 2025

NATIA JOHNSON
MY COMMISSION # HH 105687
EXPIRES: April 27, 2025
Bonded Thru Notary Public Underwriters

02/28/2005 09:06 AM
Doc stamps 910.00
(Transfer Amt $ 130000)
Instrument# 2005-048330
Book: 5499
Page: 531
Diane M. Matousek
Volusia County, Clerk of Court

Return to: Ruth Wallace
Name: CENTURY TITLE OF ORMOND BEACH, LLC.
Address: 294 N. NOVA ROAD
ORMOND BEACH, Florida 32174

This Instrument Prepared:
Ruth Wallace
CENTURY TITLE OF ORMOND BEACH, LLC.
294 N. NOVA ROAD
ORMOND BEACH, Florida 32174
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
5338-65-00-0040
Grantee(s) S.S.#(s):
File No:**CT051351**

WARRANTY DEED

This Warranty Deed Made the **22nd day of February, 2005**, by **SELENA COLES, A MARRIED PERSON**, , hereinafter called the grantor, whose post office address is: **1212 STADT ROAD, PALM BAY, Florida 32907**

to **VAN JABAR MORRIS, UNMARRIED MAN,** whose post office address is: **321 EAST PENNSYLVANIA AVENUE, DELAND, FLORIDA 32720,** hereinafter called the grantee,

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

LOT 4, MAP OF CANNON'S SUBDIVISION OF LOT 1, BLOCK 17, KINGSTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 6, PAGE(S) 60 OF THE PUBLIC RECORD OF VOLUSIA COUNTY, FLORIDA.

The property **is not** the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/04**, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Connie Fortuna
Printed Name: CONNIE FORTUNA

Witness Signature: Ruth Wallace
Printed Name: RUTH WALLACE

Witness Signature: _____
Printed Name:

Witness Signature: _____
Printed Name:

Selena Coles
SELENA COLES

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

The foregoing instrument was acknowledged before me this **22nd day of February, 2005,** by **SELENA COLES,** who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Ruth Wallace
RUTH WALLACE
Notary Public
Serial Number

Ruth Wallace
Commission # DD081268
Expires December 30, 2005
Bonded Troy Fain Insurance, Inc 800-432-7019

06/20/2006 03:54 PM
Doc stamps 910.00
(Transfer Amt $ 130000)
Instrument# 2006-157444 # 1
Book: 5856
Page: 4843

Prepared by
Linda Raulerson, an employee of
Volusia Title Services
109 West Rich Avenue
Deland, Florida 32720
(386)738-0041

Return to: Grantee

File No.: 2162-1210943

WARRANTY DEED

This indenture made on **June 16, 2006** A.D., by

Van Jabar Morris, an unmarried man

whose address is: **321 E. Pennsylvania Avenue, DeLand, FL 32720**
hereinafter called the "grantor", to

Earl Jerome McLeod, Sr.

whose address is: **2125 Adelia Blvd., Deltona, FL 32725**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:
Lot 4, MAP OF CANNON'S SUBDIVISION OF LOT 1 BLOCK 17, OF KINGSTON, according to the plat thereof as recorded in Map Book 6, Page(s) 60, of the Public Records of Volusia County, Florida.

Parcel Identification Number: **5338-65-00-0040**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

Instrument# 2006-157444 # 2
Book: 5856
Page: 4844
Diane M. Matousek
Volusia County, Clerk of Court

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 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Van Jabar Morris

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: LINDA L. RAULERSON

Witness Signature

Print Name: PATTY WELLS

State of **FL**

County of **Volusia**

The Foregoing Instrument Was Acknowledged before me on **June 16, 2006**, by **Van Jabar Morris** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

LINDA L RAULERSON
MY COMMISSION # DD44238
EXPIRES: Apr. 27, 2009
(407) 398-0153 Florida Notary Service.com

Notary Print Name
My Commission Expires: _____

6/2/2023 12:56:37 PM Instrument #2023113398 #1 Book:8415 Page:616
Doc Stamps $770.00 Transfer Amt $110,000.00

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Natia Johnson, an employee of
First International Title
13538 Village Park Dr., Ste 120
Orlando, FL 32837

File No.: 229063-54

WARRANTY DEED

This indenture made on **May 25, 2023** by **Earl Jerome McLeod Sr., a married man,** whose address is: 2125 Adelia Blvd., Deltona, FL 32725 hereinafter called the "grantor", to **Avid National Investments LLC, a Florida Limited Liability Company,** whose address is: 4250 Alafaya Trail, 212348, Oviedo, FL 32765, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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,** to-wit:

Lot 4, MAP OF CANNON'S SUBDIVISION OF LOT 1 BLOCK 17, OF KINGSTON, according to the Plat thereof, recorded in Plat Book 6, Page(s) 60 of the Public Records of Volusia County, Florida.

Parcel Identification Number: 533865000040

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2022.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Earl Jerome McLeod Sr.

Signed, sealed and delivered in our presence:

1st Witness Signature

2nd Witness Signature

Print Name: Marlin D. Mejia

Print Name: Sussin Alexandra Galindo

State of Florida

County of Volusia

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ( ) online notarization on May 25, 2023, by **Earl Jerome McLeod Sr.**, who ( ) is/are personally known to me or who (✓) produced a valid Passport - USA as identification.

Notary Public Signature

Printed Name: Sussin Alexandra Galindo (NOTARY SEAL)

My Commission Expires: 04/24/2026

SUSSIN ALEXANDRA GALINDO
MY COMMISSION # HH256472
EXPIRES: April 24, 2026

Record and Return To:
Velocity Commercial Capital, LLC, a
California Limited Liability Company
2945 Townsgate Road
Ste 110
Westlake Village, California 91361

Prepared By:
Velocity Commercial Capital, LLC, a California Limited Liability Company
Velocity Commercial Capital, LLC, a
California Limited Liability Company
2945 Townsgate Road
Ste 110
Westlake Village, California 91361
(818)532-3705
Loan #: **6723141261**

ASSIGNMENT OF COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Velocity Commercial Capital, LLC, a California Limited Liability Company , 2945 Townsgate Road Ste 110, Westlake Village, CA 91361,** by these presents does convey, assign, transfer and set over to: **U.S. Bank Trust Company, National Association, as Indenture Trustee for VCC 2025-MC1 Trust, 190 South LaSalle Street, 7th Floor , Chicago, IL 60603 ,** the described Commercial Mortgage, Security Agreement and Assignment of Leases and Rents, with all interest, all liens, and any rights due or to become due thereon.
Original Mortgagor: **Picu LLC**
Original Mortgagee: **CAPITAL PRIME COMMERCIAL FUNDING CORP**

Dated: **05/25/2023** Recorded: **06/02/2023** Instrument: **2023113400** Book: **8415** Page: **620** in **Volusia** County, **FL** Loan Amount: **$199,200.00**
Property Address: **647 Madison Avenue, Daytona Beach, FL 32114**

Together with the note(s) and obligations therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said document referenced above.

Date: **07/31/2025 .**

Velocity Commercial Capital, LLC, a California Limited Liability Company

By: _____
Name: **Jeff Taylor**
Title: **EVP, Capital Markets**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF **California**
COUNTY OF **Ventura** } S.S.

On **07/31/2025 ,** before me, **Maegan Ann O' Mullane ,** Notary Public, personally appeared **Jeff Taylor ,** who 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.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
Witness my hand and official seal.

_____
Notary Public: **Maegan Ann O' Mullane**
My Commission Expires: **01/08/2027**
Commission #: **2433474**

MAEGAN ANN O'MULLANE
Notary Public - California
Los Angeles County
Commission # 2433474
My Comm. Expires Jan 8, 2027

6/2/2023 12:56:38 PM Instrument #2023113400 #1 Book:8415 Page:620
Doc Stamps $697.20 Intang Tax $398.40

Return To: CAPITAL PRIME
COMMERCIAL FUNDING CORP
PO Box 7089
Westlake Village, CA 91359 - 7089

This Document Was Prepared By:
Aimee Ramirez
30699 Russell Ranch Rd, Ste. 295
Westlake Village, CA 91362

Florida Balloon Mortgage Legend-Fixed

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $199,200.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Commercial Mortgage, Security Agreement and Assignment of Leases and Rents

This COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS (this *"Mortgage"*) is entered into as of May 25, 2023, between PICU LLC, a North Carolina limited liability company, with an address of 3811 Cumberland Pond Road, Raleigh, North Carolina 27606 (the *"Mortgagor"*) and CAPITAL PRIME COMMERCIAL FUNDING CORP, a/an Florida Corporation, with an address of 1001 Brickell Bay Drive, Suite 2700, Miami, Florida 33131 (the *"Lender"*).

The real property which is the subject matter of this Mortgage has the following address(es): 647 Madison Avenue, Daytona Beach, FL 32114-1968 (the *"Address(es)"*).

1. Mortgage, Obligations and Future Advances

1.1 Mortgage. For valuable consideration paid and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor hereby irrevocably and unconditionally mortgages, grants, bargains, transfers, sells, conveys, sets over and assigns to Lender and its successors and assigns forever, all of Mortgagor's right, title and interest in and to the Property described below, to secure the prompt payment and performance of the Obligations (as hereinafter defined), including without limitation, all amounts due and owing to Lender and all obligations respecting that certain Time Note, dated May 25, 2023, by PICU LLC in favor of Lender in the original principal amount of $199,200.00 (the *"Note"*; and collectively, along with

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all other agreements, documents, certificates and instruments delivered in connection therewith, the *"Loan Documents"*), and any substitutions, modifications, extensions or amendments to any of the Loan Documents.

1.2 Security Interest in Property. As continuing security for the Obligations (as hereafter defined) the Mortgagor hereby pledges, assigns and grants to the Lender, and its successors and assigns, a security interest in any of the Property (as hereinafter defined) constituting personal property or fixtures. This Mortgage is and shall be deemed to be a security agreement and financing statement pursuant to the terms of the *Uniform Commercial Code of Florida* (the *"Uniform Commercial Code"*) as to any and all personal property and fixtures and as to all such property the Lender shall have the rights and remedies of a secured party under the Uniform Commercial Code in addition to its rights hereunder.

1.3 Collateral Assignment of Leases and Rents. The Mortgagor hereby irrevocably and unconditionally assigns to Lender, and its successors and assigns, as collateral security for the Obligations all of the Mortgagor's rights and benefits under any and all Leases (as hereinafter defined) and any and all rents and other amounts now or hereafter owing with respect to the Leases or the use or occupancy of the Property. This collateral assignment shall be absolute and effective immediately, but the Mortgagor shall have a license, revocable by Lender, to continue to collect rents owing under the Leases until an Event of Default (as hereinafter defined) occurs and Lender exercises its rights and remedies to collect such rents as set forth herein.

1.4 Conditions to Grant. Lender shall have and hold the above granted Property unto and to the use and benefit of Lender, and its successors and assigns, forever; provided, however, the conveyances, grants and assignments contained in this Mortgage are upon the express condition that, if Mortgagor shall irrevocably pay and perform the Obligations in full, including, without limitation, all principal, interest and premium thereon and other charges, if applicable, in accordance with the terms and conditions in the Loan Documents (as hereinafter defined) and this Mortgage, shall pay and perform all other Obligations as set forth in this Mortgage and shall abide by and comply with each and every covenant and condition set forth herein and in the Loan Documents, the conveyances, grants and assignments contained in this Mortgage shall be appropriately released and discharged.

1.5 Property. The term *"Property"*, as used in this Mortgage, shall mean that certain parcel of land and the fixtures, structures and improvements and all personal property constituting fixtures, as that term is defined in the *Uniform Commercial Code*, now or hereafter thereon located at the Address(es), as more particularly described in Exhibit A attached hereto, together with: (i) all rights now or hereafter existing, belonging, pertaining or appurtenant thereto; (ii) the following categories of assets as defined in the Uniform Commercial Code: goods (including inventory, equipment and any accessions thereto), instruments (including promissory notes), documents, accounts (including health-care-insurance receivables), chattel paper (whether tangible or electronic), deposit accounts, letter-of-credit rights (whether or not the letter of credit is evidenced by a writing), securities and all other investment property, general intangibles (including payment intangibles and software), supporting obligations and any and all proceeds of any thereof, whether now owned or hereafter acquired, that are located on or used in connection with, or that arise in whole or in part out of the Mortgagor's use of or business conducted on or respecting, the Property and any substitutions, replacements, accessions and proceeds of any of the foregoing; (iii) all judgments, awards of damages and settlements hereafter made as a result or in lieu of any Taking, as hereinafter defined; (iv) all of the rights and benefits of the Mortgagor

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under any present or future leases and agreements relating to the Property, including, without limitation, rents, issues and profits, or the use or occupancy thereof together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Mortgagor of any kind arising thereunder (the *"Leases"*); and (v) all contracts, permits and licenses respecting the use, operation or maintenance of the Property.

1.6 Obligations. The term *"Obligation(s)"*, as used in this Mortgage, shall mean, without limitation, all loans, advances, indebtedness, notes, liabilities and amounts, liquidated or unliquidated, now or hereafter owing by the Mortgagor to Lender at any time, of each and every kind, nature and description, whether arising under this Mortgage or otherwise, and whether secured or unsecured, direct or indirect (that is, whether the same are due directly by the Mortgagor to Lender; or are due indirectly by the Mortgagor to Lender as endorser, guarantor or other surety, or as obligor of obligations due third persons which have been endorsed or assigned to Lender, or otherwise), absolute or contingent, due or to become due, now existing or hereafter contracted, including, without limitation, payment of $199,200.00 of the amounts outstanding pursuant to the terms of the Loan Documents as set forth herein. Said term shall also include all interest and other charges chargeable to the Mortgagor or due from the Mortgagor to Lender from time to time and all advances, costs and expenses referred to in this Mortgage, including without limitation the costs and expenses (including reasonable attorney's fees) of enforcement of Lender's rights hereunder or pursuant to any document or instrument executed in connection herewith.

1.7 Cross-Collateral and Future Advances. It is the express intention of the Mortgagor that this Mortgage secure payment and performance of all of the Obligations, whether now existing or hereinafter incurred by reason of future advances by Lender or otherwise, and regardless of whether such Obligations are or were contemplated by the parties at the time of the granting of this Mortgage. Notice of the continuing grant of this Mortgage shall not be required to be stated on the face of any document evidencing any of the Obligations, nor shall such documents be required to otherwise specify that they are secured hereby.

1.8 Future Advances. This Mortgage secures both existing indebtedness and such future advances or additional advances as may be made from time to time by Lender at its option to Mortgagor, or its successor in title, for any purpose permitted under this Mortgage, provided that all those future or additional advances are made within twenty years from the date of this Mortgage or within such lesser period of time as may be hereafter provided by law as a prerequisite for the sufficiency of actual notice or record notice of the optional future or additional advances as against the rights of creditors or subsequent purchasers for valuable consideration. The total amount of Obligations secured by this Mortgage may decrease or increase from time to time but the total unpaid balance so secured at any one time shall not exceed $398,400.00, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Property, plus interest on such disbursements at the rate then applicable to the Obligations. If, pursuant to Section 697.04 of the *Florida Statutes*, Mortgagor files a notice specifying the dollar limit beyond which future advances made pursuant to this Mortgage will not be secured by this Mortgage, then Mortgagor shall, within one (1) day of filing such notice, notify Lender and its counsel by certified mail pursuant to Section 2.6 of this Mortgage. The filing by Mortgagor of the notice specified in the prior sentence shall constitute an Event of Default hereunder.

2. Representations, Warranties, Covenants

2.1 Representations and Warranties. The Mortgagor represents and warrants that:

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(A) This Mortgage has been duly executed and delivered by the Mortgagor and is the legal, valid and binding obligation of the Mortgagor enforceable in accordance with its terms, except as limited by bankruptcy, insolvency, reorganization, moratorium or other laws affecting the enforcement of creditors' rights generally;

(B) The Mortgagor is the sole legal owner of the Property, holding good and marketable fee simple title to the Property, subject to no liens, encumbrances, leases, security interests or rights of others, other than as set forth in detail in Exhibit B hereto (the *"Permitted Encumbrances"*);

(C) The Mortgagor is the sole legal owner of the entire lessor's interest in Leases, if any, with full power and authority to encumber the Property in the manner set forth herein, and the Mortgagor has not executed any other assignment of Leases or any of the rights or rents arising thereunder;

(D) As of the date hereof, there are no Hazardous Substances (as hereinafter defined) in, on or under the Property, except as disclosed in writing to and acknowledged by Lender; and

(E) Each Obligation is a commercial obligation and does not represent a loan used for personal, family or household purposes and is not a consumer transaction.

2.2 Recording; Further Assurances. The Mortgagor covenants that it shall, at its sole cost and expense and upon the request of Lender, cause this Mortgage, and each amendment, modification or supplement hereto, to be recorded and filed in such manner and in such places, and shall at all times comply with all such statutes and regulations as may be required by law in order to establish, preserve and protect the interest of Lender in the Property and the rights of Lender under this Mortgage. Mortgagor will from time to time execute and deliver to Lender such documents, and take or cause to be taken, all such other or further action, as Lender may request in order to effect and confirm or vest more securely in Lender all rights contemplated by this Mortgage (including, without limitation, to correct clerical errors) or to vest more fully in, or assure to Lender the security interest in, the Property or to comply with applicable statute or law. To the extent permitted by applicable law, Mortgagor authorizes Lender to file financing statements, continuation statements or amendments, and any such financing statements, continuation statements or amendments may be filed at any time in any jurisdiction. Lender may at any time and from time to time file financing statements, continuation statements and amendments thereto that describe the Property as defined in this Mortgage and which contain any other information required by Article 9 of the *Uniform Commercial Code* for the sufficiency or filing office acceptance of any financing statement, continuation statement or amendment, including whether Mortgagor is an organization, the type of organization and any organization identification number issued to Mortgagor; Mortgagor also authorizes Lender to file financing statements describing any agricultural liens or other statutory liens held by Lender. Mortgagor agrees to furnish any such information to Lender promptly upon request. In addition, Mortgagor shall at any time and from time to time, take such steps as Lender may reasonably request for Lender (i) to obtain an acknowledgment, in form and substance satisfactory to Lender, of any bailee having possession of any of the Property that the bailee holds such Property for Lender, and (ii) otherwise to insure the continued perfection and priority of Lender's security interest in any of the Property and the preservation of its rights therein. Mortgagor hereby constitutes Lender its attorney-in-fact to execute and file all filings required or so requested for the foregoing purposes, all acts of such attorney being hereby ratified and confirmed; and such power, being coupled with an interest, shall be irrevocable until this Mortgage terminates in accordance with its terms, all Obligations are paid in full and the Property is released.

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2.3 Restrictions on the Mortgagor. The Mortgagor covenants that it will not, nor will it permit any other person to, directly or indirectly, without the prior written approval of Lender in each instance:

(A) Sell, convey, assign, transfer, mortgage, pledge, hypothecate, lease or dispose of all or any part of any legal or beneficial interest in the Mortgagor or the Property or any part thereof or permit any of the foregoing, except as expressly permitted by the terms of this Mortgage;

(B) Permit the use, generation, treatment, storage, release or disposition of any oil or other material or substance constituting hazardous waste or hazardous materials or substances under any applicable Federal or state law, regulation or rule (*"Hazardous Substances"*); or

(C) Permit to be created or suffer to exist any mortgage, lien, security interest, attachment or other encumbrance or charge on the Property or any part thereof or interest therein (except for the Permitted Encumbrances), including, without limitation, (i) any lien arising under any Federal, state or local statute, rule, regulation or law pertaining to the release or cleanup of Hazardous Substances and (ii) any mechanics' or materialmen's lien. The Mortgagor further agrees to give Lender prompt written notice of the imposition, or notice, of any lien referred to in this Section and to take any action necessary to secure the prompt discharge or release of the same. The Mortgagor agrees to defend its title to the Property and Lender's interest therein against the claims of all persons and, unless Lender requests otherwise, to appear in and diligently contest, at the Mortgagor's sole cost and expense, any action or proceeding that purports to affect the Mortgagor's title to the Property or the priority or validity of this Mortgage or Lender's interest hereunder.

2.4 Operation of Property. The Mortgagor covenants and agrees as follows:

(A) The Mortgagor will not permit the Property to be used for any unlawful or improper purpose, will at all times comply with all Federal, state and local laws, ordinances and regulations, and the provisions of any Lease, easement or other agreement affecting all or any part of the Property, and will obtain and maintain all governmental or other approvals relating to the Mortgagor, the Property or the use thereof, including without limitation, any applicable zoning or building codes or regulations and any laws or regulations relating to the handling, storage, release or cleanup of Hazardous Substances, and will give prompt written notice to Lender of (i) any violation of any such law, ordinance or regulation by the Mortgagor or relating to the Property, (ii) receipt of notice from any Federal, state or local authority alleging any such violation and (iii) the presence or release on the Property of any Hazardous Substances;

(B) The Mortgagor will at all times keep the Property insured for such losses or damage, in such amounts and by such companies as may be required by law and which Lender may require, provided that, in any case, the Mortgagor shall maintain: (i) physical hazard insurance on an "all risks" basis in an amount not less than 100% of the full replacement cost of the Property; (ii) flood insurance if and as required by applicable Federal law and as otherwise required by Lender; (iii) comprehensive commercial general liability insurance; (iv) rent loss and business interruption insurance; and (v) such other insurance as Lender may require from time to time, including builder's risk insurance in the case of construction loans. All policies regarding such insurance shall be issued by companies licensed to do business in the state where the policy is issued and also in the state where the Property is located, be otherwise acceptable to Lender, provide deductible amounts

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acceptable to Lender, name Lender as mortgagee, loss payee and additional insured, and provide that no cancellation or material modification of such policies shall occur without at least thirty (30) days prior written notice to Lender. Such policies shall include (i) a mortgage endorsement determined by Lender in good faith to be equivalent to the "standard" mortgage endorsement so that the insurance, as to the interest of Lender, shall not be invalidated by any act or neglect of the Mortgagor or the owner of the Property, any foreclosure or other proceedings or notice of sale relating to the Property, any change in the title to or ownership of the Property, or the occupation or use of the Property for purposes more hazardous than are permitted at the date of inception of such insurance policies; (ii) a replacement cost endorsement; (iii) an agreed amount endorsement; (iv) a contingent liability from operation endorsement; and (v) such other endorsements as Lender may request. The Mortgagor will furnish to Lender upon request such original policies, certificates of insurance or other evidence of the foregoing as are acceptable to Lender. The terms of all insurance policies shall be such that no coinsurance provisions apply, or if a policy does contain a coinsurance provision, the Mortgagor shall insure the Property in an amount sufficient to prevent the application of the coinsurance provisions;

(C) Mortgagor will not enter into or modify the Leases in any material respect without the prior written consent of Lender, execute any assignment of the Leases except in favor of Lender, or accept any rentals under any Lease for more than one month in advance and will at all times perform and fulfill every term and condition of the Leases;

(D) Mortgagor will at all times (i) maintain complete and accurate records and books regarding the Property in accordance with generally accepted accounting principles and (ii) permit Lender and Lender's agents, employees and representatives, at such reasonable times as Lender may request, to enter and inspect the Property and such books and records; and

(E) Mortgagor will at all times keep the Property in good and first-rate repair and condition (damage from casualty not excepted) and will not commit or permit any strip, waste, impairment, deterioration or alteration of the Property or any part thereof.

2.5 Payments. The Mortgagor covenants to pay when due: all Federal, state, municipal, real property and other taxes, betterment and improvement assessments and other governmental levies, water rates, sewer charges, insurance premiums and other charges on the Property, this Mortgage or any Obligation secured hereby that could, if unpaid, result in a lien on the Property or on any interest therein. If and when requested by Lender, the Mortgagor shall deposit from time to time with Lender sums determined by Lender to be sufficient to pay when due the amounts referred to in this Section. The Mortgagor shall have the right to contest any notice, lien, encumbrance, claim, tax, charge, betterment assessment or premium filed or asserted against or relating to the Property; provided that it contests the same diligently and in good faith and by proper proceedings and, at Lender's request, provides Lender with adequate cash security, in Lender's reasonable judgment, against the enforcement thereof. The Mortgagor shall furnish to Lender the receipted real estate tax bills or other evidence of payment of real estate taxes for the Property within thirty (30) days prior to the date from which interest or penalty would accrue for nonpayment thereof. The Mortgagor shall also furnish to Lender evidence of all other payments referred to above within fifteen (15) days after written request therefor by Lender. In addition, Mortgagor hereby agrees to pay any and all excise or documentary stamp taxes (including intangible taxes) plus any penalties or late charges now due and owing or hereinafter assessed in connection with this Mortgage and/or any other loan documents. If Mortgagor shall fail to pay

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such sums, Lender may, but shall not be obligated to, advance such sums. Any sums so advanced by Lender shall be added to the Obligations, shall bear interest at the highest rate specified in any note evidencing the Obligations, and shall be secured by the lien of this Mortgage.

2.6 Notices; Notice of Default. The Mortgagor will deliver to Lender, promptly upon receipt of the same, copies of all notices or other documents it receives that affect the Property or its use, or claim that the Mortgagor is in default in the performance or observance of any of the terms hereof or that the Mortgagor or any tenant is in default of any terms of the Leases. The Mortgagor further agrees to deliver to Lender written notice promptly upon the occurrence of any Event of Default hereunder or event that with the giving of notice or lapse of time, or both, would constitute an Event of Default hereunder.

2.7 Takings. In case of any condemnation or expropriation for public use of, or any damage by reason of the action of any public or governmental entity or authority to, all or any part of the Property (a *"Taking"*), or the commencement of any proceedings or negotiations that might result in a Taking, the Mortgagor shall immediately give written notice to Lender, describing the nature and extent thereof. Lender may, at its option, appear in any proceeding for a Taking or any negotiations relating to a Taking and the Mortgagor shall immediately give to Lender copies of all notices, pleadings, determinations and other papers relating thereto. The Mortgagor shall in good faith and with due diligence and by proper proceedings file and prosecute its claims for any award or payment on account of any Taking. The Mortgagor shall not settle any such claim without Lender's prior written consent. The Mortgagor shall hold any amounts received with respect to such awards or claims, by settlement, judicial decree or otherwise, in trust for Lender and immediately pay the same to Lender. The Mortgagor authorizes any award or settlement due in connection with a Taking to be paid directly to Lender in amounts not exceeding the Obligations. Lender may apply such amounts to the Obligations in such order as Lender may determine.

2.8 Insurance Proceeds. The proceeds of any insurance resulting from any loss with respect to the Property shall be paid to Lender and, at the option of Lender, be applied to the Obligations in such order as Lender may determine; provided, however, that if Lender shall require repair of the Property, Lender may release all or any portion of such proceeds to the Mortgagor for such purpose. Any insurance proceeds paid to the Mortgagor shall be held in trust for Lender and promptly paid to it.

3. Certain Rights of Lender

3.1 Legal Proceedings. Lender shall have the right, but not the duty, to intervene or otherwise participate in any legal or equitable proceeding that, in Lender's reasonable judgment, might affect the Property or any of the rights created or secured by this Mortgage. Lender shall have such right whether or not there shall have occurred an Event of Default hereunder.

3.2 Appraisals/Assessments. Lender shall have the right, at the Mortgagor's sole cost and expense, to obtain appraisals, environmental site assessments or other inspections of the portions of the Property that are real estate at such times as Lender deems necessary or as may be required by applicable law, or its prevailing credit or underwriting policies.

3.3 Financial Statements. Lender shall have the right, at the Mortgagor's sole cost and expense, to require delivery of financial statements in form and substance acceptable to Lender from

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the Mortgagor or any guarantor of any of the Obligations and the Mortgagor hereby agrees to deliver such financial statements and/or cause any such guarantor to so deliver any such financial statement when required by Lender.

3.4 Leases and Rent Roll. The Mortgagor shall deliver to Lender (i) during each calendar year and at such other times as Lender shall request a rent roll for the Property, in form acceptable to Lender, listing all tenants and occupants and describing all of the Leases; and (ii) at such times as Lender shall request executed copies of all the Leases.

4. Defaults and Remedies

4.1 Events of Default. *"Event of Default"* shall mean the occurrence of any one or more of the following events:

(A) default of any liability, obligation, covenant or undertaking of the Mortgagor or any guarantor of the Obligations to Lender, hereunder or otherwise, including, without limitation, failure to pay in full and when due any installment of principal or interest or default of the Mortgagor or any guarantor of the Obligations under any other Loan Document or any other agreement with Lender;

(B) failure by the Mortgagor or any guarantor of the Obligations to perform, observe or comply with any of the covenants, agreements, terms or conditions set forth in this Mortgage or the Loan Documents;

(C) the (i) occurrence of any material loss, theft, damage or destruction of, or (ii) issuance or making of any levy, seizure, attachment, execution or similar process on a material portion of the Property;

(D) failure of the Mortgagor or any guarantor of the Obligations to maintain aggregate collateral security value satisfactory to Lender;

(E) default of any material liability, obligation or undertaking of the Mortgagor or any guarantor of the Obligations to any other party;

(F) any statement, representation or warranty heretofore, now or hereafter made by the Mortgagor or any guarantor of the Obligations in connection with this Mortgage or in any supporting financial statement of the Mortgagor or any guarantor of the Obligations shall be determined by Lender to have been false or misleading in any material respect when made;

(G) if the Mortgagor or any guarantor of the Obligations is a corporation, trust, partnership or limited liability company, the liquidation, termination or dissolution of any such organization, or the merger or consolidation of such organization into another entity, or its ceasing to carry on actively its present business or the appointment of a receiver for its property;

(H) the death of the Mortgagor or any guarantor of the Obligations and, if the Mortgagor or any guarantor of the Obligations is a partnership or limited liability company, the death of any partner or member;

(I) the institution by or against the Mortgagor or any guarantor of the Obligations of any proceedings under the *Bankruptcy Code* 11 USC §101 *et seq.* or any other law in which the Mortgagor or any guarantor of the Obligations is alleged to be insolvent or unable to pay its debts as they mature, or the making by the Mortgagor or any guarantor of the Obligations of an assignment for the benefit of creditors or the granting by the Mortgagor or any guarantor of the Obligations of a trust mortgage for the benefit of creditors;

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(J) the service upon Lender of a writ in which Lender is named as trustee of the Mortgagor or any guarantor of the Obligations;

(K) a judgment or judgments for the payment of money shall be rendered against the Mortgagor or any guarantor of the Obligations, and any such judgment shall remain unsatisfied and in effect for any period of thirty (30) consecutive days without a stay of execution;

(L) any levy, lien (including mechanics lien), seizure, attachment, execution or similar process shall be issued or levied on any of the property of the Mortgagor or any guarantor of the Obligations;

(M) the termination or revocation of any guaranty of the Obligations; or

(N) the occurrence of such a change in the condition or affairs (financial or otherwise) of the Mortgagor or any guarantor of the Obligations, or the occurrence of any other event or circumstance, such that Lender, in its sole discretion, deems that it is insecure or that the prospects for timely or full payment or performance of any obligation of the Mortgagor or any guarantor of the Obligations to Lender has been or may be impaired.

4.2 Remedies. On the occurrence of any Event of Default Lender may, at any time thereafter, at its option and, to the extent permitted by applicable law, without notice, exercise any or all of the following remedies:

(A) Declare the Obligations due and payable, and the Obligations shall thereupon become immediately due and payable, without presentment, protest, demand or notice of any kind, all of which are hereby expressly waived by the Mortgagor except for Obligations due and payable on demand, which shall be due and payable on demand whether or not an Event of Default has occurred hereunder;

(B) Enter, take possession of, manage and operate the Property (including all personal property and all records and documents pertaining thereto) and any part thereof and exclude the Mortgagor therefrom, take all actions it deems necessary or proper to preserve the Property and operate the Property as a mortgagee in possession with all the powers as could be exercised by a receiver or as otherwise provided herein or by applicable law; provided, however, the entry by Lender upon the Property for any reason shall not cause Lender to be a mortgagee in possession, except upon the express written declaration of Lender;

(C) With or without taking possession, receive and collect all rents, income, issues and profits (*"Rents"*) from the Property (including all real estate and personal property and whether past due or thereafter accruing), including as may arise under the Leases, and the Mortgagor appoints Lender as its true and lawful attorney with the power for Lender in its own name and capacity to demand and collect Rents and take any action that the Mortgagor is authorized to take under the Leases. Lender shall (after payment of all costs and expenses incurred) apply any Rents received by it to the Obligations in such order as Lender determines, or in accordance with any applicable statute, and the Mortgagor agrees that exercise of such rights and disposition of such funds shall not be deemed to cure any default or constitute a waiver of any foreclosure once commenced nor preclude the later commencement of foreclosure for breach thereof. Lender shall be liable to account only for such Rents actually received by Lender. Lessees under the Leases are

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hereby authorized and directed, following notice from Lender, to pay all amounts due the Mortgagor under the Leases to Lender, whereupon such lessees shall be relieved of any and all duty and obligation to the Mortgagor with respect to such payments so made;

(D) Foreclose this Mortgage in any manner permitted by law, and upon such sale the Mortgagor shall execute and deliver such instruments as Lender may request in order to convey and transfer all of the Mortgagor's interest in the Property, and the same shall operate to divest all rights, title and interest of the Mortgagor in and to the Property. In the event this Mortgage shall include more than one parcel of property or subdivision (each hereinafter called a *"Portion"*), Lender shall, in its sole and exclusive discretion, be empowered to foreclose upon any such Portion without impairing its right to foreclose subsequently upon any other Portion or the entirety of the Property from time to time thereafter. In addition, Lender may in its discretion subordinate this Mortgage to one or more Leases for the sole purpose of preserving any such Lease in the event of a foreclosure;

(E) Cause one or more environmental assessments to be taken, arrange for the cleanup of any Hazardous Substances or otherwise cure the Mortgagor's failure to comply with any statute, regulation or ordinance relating to the presence or cleanup of Hazardous Substances, and the Mortgagor shall provide Lender or its agents with access to the Property for such purposes; provided that the exercise of any of such remedies shall not be deemed to have relieved the Mortgagor from any responsibility therefor or given Lender "control" over the Property or cause Lender to be considered to be a mortgagee in possession, "owner" or "operator" of the Property for purposes of any applicable law, rule or regulation pertaining to Hazardous Substances; and

(F) Take such other actions or proceedings as Lender deems necessary or advisable to protect its interest in the Property and ensure payment and performance of the Obligations, including, without limitation, appointment of a receiver (and the Mortgagor hereby waives any right to object to such appointment) and exercise of any of Lender's remedies provided herein or in any other document evidencing, securing or relating to any of the Obligations or available to a secured party under the *Uniform Commercial Code* or under other applicable law.

At any time on or after the date on which Lender files a complaint to foreclose this Mortgage, the court in which such complaint is filed may appoint a receiver for the Property. Such appointment may be made either before or after sale, without notice, without regard to the solvency or insolvency of the Mortgagor and without regard to the value of the Property. Such receiver shall have (i) the power to collect rents, issues and profits (x) during the pendency of the suit, (y) during the full statutory period of redemption (whether there be redemption or not), if any, in the case of a sale and a deficiency, and (z) at any other time when Mortgagor, but for the intervention of such receiver, would be entitled to collect such rents, issues and profits and (ii) all powers which may be necessary or are permissible in such cases in order to protect, possess, control, manage and operate the Property. Mortgagor shall deliver to Lender at any time at its request therefor all agreements for deed, contracts, leases, abstracts, title insurance policies, muniments of title, surveys and other papers relating to the Property and, in the case of foreclosure thereon and failure to redeem, the same shall be delivered to and become the property of the person(s) obtaining a certificate of title to the Property by reason of such foreclosure. In the event that Lender shall enforce any right or remedy under this Mortgage by receiver, entry or otherwise, and such proceeding shall be discontinued or abandoned for any reason or shall be determined

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adverse to Lender, then in every such case the Mortgagor and Lender shall be restored to their prior positions hereunder and all rights, remedies and powers of Lender hereunder, at law and in equity shall be restored and in full force and effect and available to Lender.

In addition, the Lender shall have all other remedies provided by applicable law, including, without limitation, the right to pursue a judicial sale of the Property or any portion thereof by deed, assignment or otherwise.

The Mortgagor agrees and acknowledges that the acceptance by the Lender of any payments from either the Mortgagor or any guarantor after the occurrence of any Event of Default, the exercise by the Lender of any remedy set forth herein or the commencement, discontinuance or abandonment of foreclosure proceedings against the Property shall not waive the Lender's subsequent or concurrent right to foreclose or operate as a bar or estoppel to the exercise of any other rights or remedies of the Lender. The Mortgagor agrees and acknowledges that the Lender, by making payments or incurring costs described herein, shall be subrogated to any right of the Mortgagor to seek reimbursement from any third parties, including, without limitation, any predecessor in interest to the Mortgagor's title or other party who may be responsible under any law, regulation or ordinance relating to the presence or cleanup of Hazardous Substances.

4.3 Advances. If the Mortgagor fails to pay or perform any of its obligations respecting the Property, Lender may in its sole discretion do so without waiving or releasing Mortgagor from any such obligation. Any such payments may include, but are not limited to, payments for taxes, assessments and other governmental levies, water rates, insurance premiums, maintenance, repairs or improvements constituting part of the Property. Any amounts paid by Lender hereunder shall be, until reimbursed by the Mortgagor, part of the Obligations and secured by this Mortgage, and shall be due and payable to Lender, on demand, together with interest thereon to the extent permitted by applicable law, at the highest rate permitted under any of the notes evidencing the Obligations.

4.4 Cumulative Rights and Remedies. All of the foregoing rights, remedies and options (including without limitation the right to enter and take possession of the Property, the right to manage and operate the same, and the right to collect Rents, in each case whether by a receiver or otherwise) are cumulative and in addition to any rights Lender might otherwise have, whether at law or by agreement, and may be exercised separately or concurrently and none of which shall be exclusive of any other. The Mortgagor further agrees that Lender may exercise any or all of its rights or remedies set forth herein without having to pay the Mortgagor any sums for use or occupancy of the Property.

4.5 Mortgagor's Waiver of Certain Rights. To the extent permitted by applicable law, the Mortgagor hereby waives the benefit of all present and future laws (i) providing for any appraisal before sale of all or any portion of the Property or (ii) in any way extending the time for the enforcement of the collection of the Obligations or creating or extending a period of redemption from any sale made hereunder.

5. Miscellaneous

5.1 Costs and Expenses. To the extent permitted by applicable law, the Mortgagor shall pay to Lender, on demand, all reasonable expenses (including attorneys' fees and expenses and reasonable consulting, accounting, appraisal, brokerage and similar professional fees and charges) incurred by the Lender in connection with Lender's interpretation, recordation of this Mortgage, exercise, preservation or enforcement of any of its rights, remedies and options set

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forth in this Mortgage and in connection with any litigation, proceeding or dispute whether arising hereunder or otherwise relating to the Obligations, together with interest thereon to the extent permitted by applicable law, until paid in full by the Mortgagor at the highest rate set forth in any of the notes evidencing the Obligations. Any amounts owed by the Mortgagor hereunder shall be, until paid, part of the Obligations and secured by this Mortgage, and Lender shall be entitled, to the extent permitted by law, to receive and retain such amounts in any action for a deficiency against or redemption by the Mortgagor, or any accounting for the proceeds of a foreclosure sale or of insurance proceeds.

5.2 Indemnification Regarding Leases. The Mortgagor hereby agrees to defend, and does hereby indemnify and hold Lender and each of its directors, officers, employees, agents and attorneys (each an *"Indemnitee"*) harmless from all losses, damages, claims, costs or expenses (including attorneys' fees and expenses) resulting from the assignment of the Leases and from all demands that may be asserted against such Indemnitees arising from any undertakings on the part of Lender to perform any obligations under the Leases. It is understood that the assignment of the Leases shall not operate to place responsibility for the control or management of the Property upon Lender or any Indemnitee or make them liable for performance of any of the obligations of the Mortgagor under Leases, respecting any condition of the Property or any other agreement or arrangement, written or oral, or applicable law.

5.3 Indemnification Regarding Hazardous Substances. The Mortgagor hereby agrees to defend, and does hereby indemnify and hold harmless each Indemnitee from and against any and all losses, damages, claims, costs or expenses, including, without limitation, litigation costs and attorneys' fees and expenses and fees or expenses of any environmental engineering or cleanup firm incurred by such Indemnitee and arising out of or in connection with the Property or resulting from the application of any current or future law, regulation or ordinance relating to the presence or cleanup of Hazardous Substances on or affecting the Property. The Mortgagor agrees its obligations hereunder shall be continuous and shall survive termination or discharge of this Mortgage and/or the repayment of all debts to Lender including repayment of all Obligations.

5.4 Indemnitee's Expenses. If any Indemnitee is made a party defendant to any litigation or any claim is threatened or brought against such Indemnitee concerning this Mortgage or the Property or any part thereof or therein or concerning the construction, maintenance, operation or the occupancy or use thereof by the Mortgagor or other person or entity, then the Mortgagor shall indemnify, defend and hold each Indemnitee harmless from and against all liability by reason of said litigation or claims, including attorneys' fees and expenses incurred by such Indemnitee in connection with any such litigation or claim, whether or not any such litigation or claim is prosecuted to judgment. The within indemnification shall survive payment of the Obligations, and/or any termination, release or discharge executed by Lender in favor of the Mortgagor.

5.5 Waivers. The Mortgagor waives notice of nonpayment, demand, presentment, protest or notice of protest of the Obligations and all other notices, consents to any renewals or extensions of time of payment thereof, and generally waives any and all suretyship defenses and defenses in the nature thereof. No delay or omission of Lender in exercising or enforcing any of its rights, powers, privileges, remedies, immunities or discretion (all of which are hereinafter collectively referred to as *"Lender's Rights and Remedies"*) hereunder shall constitute a waiver thereof; and no waiver by Lender of any default of the Mortgagor hereunder or of any demand shall operate as a waiver of any other default hereunder or of any other demand. No term or provision hereof shall be waived, altered or modified except with the prior written consent of Lender,

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which consent makes explicit reference to this Mortgage. Except as provided in the preceding sentence, no other agreement or transaction, of whatsoever nature, entered into between Lender and the Mortgagor at any time (whether before, during or after the effective date or term of this Mortgage) shall be construed as a waiver, modification or limitation of any of Lender's Rights and Remedies under this Mortgage (nor shall anything in this Mortgage be construed as a waiver, modification or limitation of any of Lender's Rights and Remedies under any such other agreement or transaction) but all Lender's Rights and Remedies not only under the provisions of this Mortgage but also under any such other agreement or transaction shall be cumulative and not alternative or exclusive, and may be exercised by Lender at such time or times and in such order of preference as Lender in its sole discretion may determine.

5.6 Waiver of Homestead. To the maximum extent permitted under applicable law, the Mortgagor hereby waives and terminates any homestead rights and/or exemptions respecting the Property under the provisions of any applicable homestead laws, including without limitation, Section 222.01, *Florida Statutes*.

5.7 Joint and Several. If there is more than one Mortgagor, each of them shall be jointly and severally liable for payment and/or performance of all obligations secured by this Mortgage and the term *"Mortgagor"* shall include each as well as all of them.

5.8 Severability. If any provision of this Mortgage or portion of such provision or the application thereof to any person or circumstance shall to any extent be held invalid or unenforceable, the remainder of this Mortgage (or the remainder of such provision) and the application thereof to other persons or circumstances shall not be affected thereby.

5.9 Complete Agreement. This Mortgage and the other Loan Documents constitute the entire agreement and understanding between and among the parties hereto relating to the subject matter hereof, and supersede all prior proposals, negotiations, agreements and understandings among the parties hereto with respect to such subject matter.

5.10 Binding Effect of Agreement. This Mortgage shall run with the land and be binding upon and inure to the benefit of the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and shall remain in full force and effect (and Lender shall be entitled to rely thereon) until all Obligations are fully and indefeasibly paid. Lender may transfer and assign this Mortgage and deliver any collateral to the assignee, who shall thereupon have all of the rights of Lender; and Lender shall then be relieved and discharged of any responsibility or liability with respect to this Mortgage and such collateral. Except as expressly provided herein or in the other Loan Documents, nothing, expressed or implied, is intended to confer upon any party, other than the parties hereto, any rights, remedies, obligations or liabilities under or by reason of this Mortgage or the other Loan Documents.

5.11 Notices. Any notices under or pursuant to this Mortgage shall be deemed duly received and effective if delivered in hand to any officer or agent of Mortgagor or Lender, or if mailed by registered or certified mail, return receipt requested, addressed to Mortgagor or Lender at the address set forth in this Mortgage or as any party may from time to time designate by written notice to the other party.

5.12 Governing Law. This Mortgage shall be governed by the laws of the State of Florida.

5.13 Reproductions. This Mortgage and all documents which have been or may be hereinafter furnished by the Mortgagor to Lender may be reproduced by Lender by any photographic,

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photostatic, microfilm, xerographic or similar process, and any such reproduction shall be admissible in evidence as the original itself in any judicial or administrative proceeding (whether or not the original is in existence and whether or not such reproduction was made in the regular course of business).

5.14 Jurisdiction and Venue. The Mortgagor irrevocably submits to the nonexclusive jurisdiction of any Federal or state court sitting in Florida, over any suit, action or proceeding arising out of or relating to this Mortgage. The Mortgagor irrevocably waives, to the fullest extent it may effectively do so under applicable law, any objection it may now or hereafter have to the laying of the venue of any such suit, action or proceeding brought in any such court and any claim that the same has been brought in an inconvenient forum. The Mortgagor hereby consents to process being served in any such suit, action or proceeding (i) by the mailing of a copy thereof by registered or certified mail, postage prepaid, return receipt requested, to the Mortgagor's address set forth herein or such other address as has been provided in writing to Lender and (ii) in any other manner permitted by law, and agrees that such service shall in every respect be deemed effective service upon the Mortgagor.

5.15 JURY WAIVER.

MORTGAGOR AND LENDER EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY, AND AFTER AN OPPORTUNITY TO CONSULT WITH LEGAL COUNSEL, (A) WAIVE ANY AND ALL RIGHTS TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING IN CONNECTION WITH THIS MORTGAGE THE OBLIGATIONS, ALL MATTERS CONTEMPLATED HEREBY AND DOCUMENTS EXECUTED IN CONNECTION HEREWITH AND (B) AGREE NOT TO CONSOLIDATE ANY SUCH ACTION WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CAN NOT BE, OR HAS NOT BEEN WAIVED. MORTGAGOR CERTIFIES THAT NEITHER LENDER NOR ANY OF ITS REPRESENTATIVES, AGENTS OR COUNSEL HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT LENDER WOULD NOT IN THE EVENT OF ANY SUCH PROCEEDING SEEK TO ENFORCE THIS WAIVER OF RIGHT TO TRIAL BY JURY.

5.16 Florida Balloon Mortgage Legend-Fixed

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS $199,200.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

Signatures

Executed as of May 25, 2023.

Mortgagor

PICU LLC
a North Carolina limited liability company

05/25/2023

Mariangela Pietrosemoli Cugno **Date**
Managing Member

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Witness **Date**

Jannett Francis 5-25-2023

Witness **Date**

Acknowledgment

State of ~~Florida~~ NORTH CAROLINA

County of WAKE

This instrument was acknowledged before me by means of physical presence on May 25, 2023 by Mariangela Pietrosemoli Cugno, Managing Member of PICU LLC, a North Carolina limited liability company on behalf of the limited liability company. Such person(s) (is)/are known to me or has/have produced NORTH CAROLINA D.L as identification.

Jannett Francis
Notary Public

Jannette Francis
(Print Name)

My commission expires: 29 Dec 2025

JANNETTE FRANCIS
NOTARY PUBLIC
My Comm. Exp. Dec 29, 2025
Wake County
NORTH CAROLINA

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Witness **Date**

Witness **Date**

Acknowledgment

State of ~~Florida~~ NC NORTH CAROLINA

County of Wake

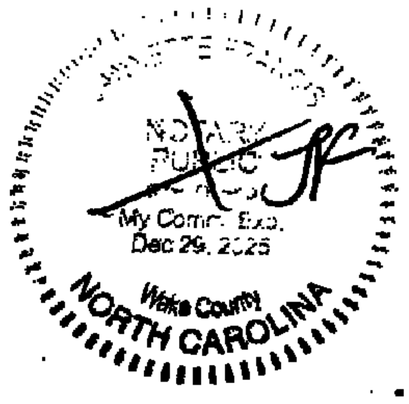
This instrument was acknowledged before me by means of physical presence on May 25, 2023 by Mariangela Pietrosemoli Cugno, Managing Member of PICU LLC, a North Carolina limited liability company on behalf of the limited liability company. Such person(s) is/~~are~~ known to me or ~~has~~/have produced NORTH CAROLINA DL as identification.

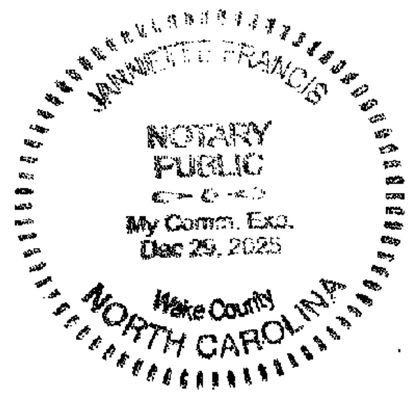
Notary Public

Jannette Francis

(Print Name)

My commission expires: 29 Dec 2025





File No.: **229183.2-54**

EXHIBIT "A"

Lot 4, MAP OF CANNON'S SUBDIVISION OF LOT 1 BLOCK 17, OF KINGSTON, according to the Plat thereof, recorded in Plat Book 6, Page(s) 60 of the Public Records of Volusia County, Florida.

EXHIBIT "A"
Property Description

See Legal Description attached hereto and made a part thereof

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EXHIBIT "B"

Permitted Encumbrances

None

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Record and Return To:
Velocity Commercial Capital
30699 Russell Ranch Rd Suite 295
Westlake Village, CA 91362

Prepared By:
Velocity Commercial Capital, LLC
Velocity Commercial Capital
30699 Russell Ranch Rd Suite 295
Westlake Village, CA 91362
(818)532-3705

Loan #: **6723141261**

ASSIGNMENT OF Commercial Mortgage, Security Agreement and Assignment of Leases and Rents

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **CAPITAL PRIME COMMERCIAL FUNDING CORP , 1001 Brickell Bay Drive, Suite 2700, Miami, FL 33131,** by these presents does convey, assign, transfer and set over to:
Velocity Commercial Capital, LLC, a California Limited Liability Company, 30699 Russell Ranch Rd, Ste 295 Westlake Village, CA 91362, the described Mortgage, with all interest, all liens, and any rights due or to become due thereon.
Original Mortgagor: **Picu LLC**
Original Mortgagee: **CAPITAL PRIME COMMERCIAL FUNDING CORP**

Dated: **05/25/2023** Recorded: **06/02/2023** Instrument: **2023113400** in **Volusia** County, **FL** Loan Amount: **$199,200.00**
Property Address: **647 Madison Avenue, Daytona Beach, FL 32114**

Date: **11/14/2023.**

CAPITAL PRIME COMMERCIAL FUNDING CORP by
Its Attorney in Fact Velocity Commercial Capital, LLC,
a California Limited Liability Company

By: _____
Name: **Jeff Taylor**
Title: **EVP, Capital Markets**
Power of Attorney previously recorded on **03/03/2023,** in Book No. **8375,** at Page No. **3004** in **Volusia** County, FL.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF **California**
COUNTY OF **Los Angeles** } s.s.

On **11/14/2023,** before me, **Ariana Beltran,** Notary Public, personally appeared **Jeff Taylor,** who 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.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

ARIANA BELTRAN
Notary Public - California
Los Angeles County
Commission # 2422488
My Comm. Expires Oct 21, 2026

Notary Public: **Ariana Beltran**
My Commission Expires: **10/21/2026**
Commission #: **2422488**

Record and Return To:
Velocity Commercial Capital
30699 Russell Ranch Rd Suite 295
Stc 295
Westlake Village, CA 91362

Prepared By:
Velocity Commercial Capital, LLC, a California Limited Liability Company
Velocity Commercial Capital
30699 Russell Ranch Rd Suite 295
Ste 295
Westlake Village, CA 91362
(818)532-3705

Loan #: **6723141261**

ASSIGNMENT OF Commercial Mortgage, Security Agreement and Assignment of Leases and Rents

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Velocity Commercial Capital, LLC, a California Limited Liability Company, 30699 Russell Ranch Rd Ste 295, Westlake Village, California 91362,** by these presents does convey, assign, transfer and set over to:
Velocity Commercial Capital Loan Trust 2023-RTL1, 30699 Russell Ranch Rd Ste 295, Westlake Village, CA 91362, the described Mortgage, with all interest, all liens, and any rights due or to become due thereon.
Original Mortgagor: **Picu LLC**
Original Mortgagee: **CAPITAL PRIME COMMERCIAL FUNDING CORP**

Dated: **05/25/2023** Recorded: **06/02/2023** Book: **8415** Page: **620** in **Volusia** County, **FL** Loan Amount: **$199,200.00**
Property Address: **647 Madison Avenue, Daytona Beach, FL 32114**

Date: **11/14/2023.**

Velocity Commercial Capital, LLC, a California Limited Liability Company

By: _____
Name: **Jeff Taylor**
Title: **EVP, Capital Markets**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF **California**
COUNTY OF **Los Angeles** } s.s.

On **11/14/2023,** before me, **Ariana Beltran,** Notary Public, personally appeared **Jeff Taylor,** who 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.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

ARIANA BELTRAN
Notary Public - California
Los Angeles County
Commission # 2422488
My Comm. Expires Oct 21, 2026

Notary Public: **Ariana Beltran**
My Commission Expires: **10/21/2026**
Commission #: **2422488**

Record and Return To:
Velocity Commercial Capital, LLC, a
California Limited Liability Company
2945 Townsgate Road
Ste 110
Westlake Village, California 91361

Prepared By:
Chandrika Lortscher
Velocity Commercial Capital, LLC, a
California Limited Liability Company
2945 Townsgate Road
Ste 110
Westlake Village, California 91361
(818)532-3705

Loan #: **6723141261**

ASSIGNMENT OF COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Velocity Commercial Capital Loan Trust 2023-RTL1 , 30699 Russell Ranch Road Ste 295, Westlake Village, CA 91362,** by these presents does convey, assign, transfer and set over to: **Velocity Commercial Capital, LLC, a California Limited Liability Company, 2945 Townsgate Road Ste 110, Westlake Village, California 91361 ,** the described Commercial Mortgage, Security Agreement and Assignment of Leases and Rents, with all interest, all liens, and any rights due or to become due thereon.
Original Mortgagor: **PICU LLC**
Original Mortgagee: **CAPITAL PRIME COMMERCIAL FUNDING CORP**

Dated: **05/25/2023** Recorded: **06/02/2023** Instrument: **2023113400** Book: **8415** Page: **620** in **Volusia** County, **FL** Loan Amount: **$199,200.00**
Property Address: **647 Madison Avenue, Daytona Beach, FL 32114**

Together with the note(s) and obligations therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said document referenced above.

Date: **07/31/2025 .**

Velocity Commercial Capital Loan Trust 2023-RTL1
by its Attorney-in-Fact Velocity Commercial Capital, LLC, a California Limited Liability Company

By: _____
Name: **Jeff Taylor**
Title: **EVP, Capital Markets**
Power of Attorney previously recorded on **07/25/2025,** as Instrument No. **2025138954,** in Book No. **8732,** at Page No. **4247** in **Volusia** County, FL.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF **California**
COUNTY OF **Ventura** } S.S.

On **07/31/2025 ,** before me, **Maegan Ann O' Mullane ,** Notary Public, personally appeared **Jeff Taylor ,** who 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.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

_____
Notary Public: **Maegan Ann O' Mullane**
My Commission Expires: **01/08/2027**
Commission #: **2433474**

MAEGAN ANN O'MULLANE
Notary Public - California
Los Angeles County
Commission # 2433474
My Comm. Expires Jan 8, 2027

LOT CLEARANCE LIEN

Case No. LC2015-1622

STATE OF FLORIDA)
: SS
COUNTY OF VOLUSIA)

Before me the undersigned authority personally appeared Patricia Bliss, who being duly sworn, says that she is the Chief Financial Officer of The City of Daytona Beach, a Florida Municipal Corporation, the Lienor herein, whose address is 301 South Ridgewood Avenue, P. O. Box 2451, Daytona Beach, Florida 32115-2451. Lienor furnished labor, services, materials consisting of lot clearance as provided for in Section 78-113, Code of The City of Daytona Beach, Florida, on the following described real property in Daytona Beach, Volusia County, Florida:

647 Madison Ave, Daytona Beach, FL 32114

LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843, Public Records of Volusia County, Florida.

believed to be owned by MCLEOD EARL JEROME SR, based on tax roll information, and identified as Parcel ID: 5338-65-00-0040 for a total value of $96.82 (Ninety-Six and 82/100) and completed the same on the 27th day of November 2015.

That this claim is filed in accordance with the provisions of Chapter 78, Article 4 of the Code of The City of Daytona Beach. Pursuant thereto, this lien shall accrue interest at the rate of 8% per annum from the date of the completion of the work, and is co-equal with tax liens and prior to all other liens.

Signed and sealed
in the presence of:

Amy Christlieb

Deedra Moore

THE CITY OF DAYTONA BEACH

By: P. Bliss

Patricia Bliss
Chief Financial Officer
P. O. Box 2451
Daytona Beach, FL 32115-2451

The foregoing instrument was acknowledged before me on this 26th day of December, 2017, by Patricia Bliss, Chief Financial Officer of The Daytona Beach, a Florida Municipal Corporation, on behalf of said corporation and is personally known to me.

Patricia B. Snowden

PATRICIA B. SNOWDEN
Commission # FF 936917
Expires November 17, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

12/29/2017 9:01:34 AM Instrument #2017252081 #1 Book:7489 Page:4960 Laura E. Roth, Volusia County Clerk of Court

LOT CLEARANCE LIEN

Case No. LC2017-0336

STATE OF FLORIDA)
: SS
COUNTY OF VOLUSIA)

Before me the undersigned authority personally appeared Patricia Bliss, who being duly sworn, says that she is the Chief Financial Officer of The City of Daytona Beach, a Florida Municipal Corporation, the Lienor herein, whose address is 301 South Ridgewood Avenue, P. O. Box 2451, Daytona Beach, Florida 32115-2451. Lienor furnished labor, services, materials consisting of lot clearance as provided for in Section 78-113, Code of The City of Daytona Beach, Florida, on the following described real property in Daytona Beach, Volusia County, Florida:

647 Madison Ave, Daytona Beach, FL 32114

LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843, Public Records of Volusia County, Florida.

believed to be owned by MCLEOD EARL JEROME SR, based on tax roll information, and identified as Parcel ID: 5338-65-00-0040 for a total value of $96.82 (Ninety-Six and 82/100) and completed the same on the 13th day of June 2017.

That this claim is filed in accordance with the provisions of Chapter 78, Article 4 of the Code of The City of Daytona Beach. Pursuant thereto, this lien shall accrue interest at the rate of 8% per annum from the date of the completion of the work, and is co-equal with tax liens and prior to all other liens.

Signed and sealed
in the presence of:

Amy Christlieb

Deedra Moore

THE CITY OF DAYTONA BEACH

By: P. Bliss

Patricia Bliss
Chief Financial Officer
P. O. Box 2451
Daytona Beach, FL 32115-2451

The foregoing instrument was acknowledged before me on this 26th day of December, 2017, by Patricia Bliss, Chief Financial Officer of The Daytona Beach, a Florida Municipal Corporation, on behalf of said corporation and is personally known to me.

Patricia B. Snowden

PATRICIA B. SNOWDEN
Commission # FF 936917
Expires November 17, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Full PID: 38-15-33-65-00-0040 Chronology action

11/6/2025 9:09:21 AM Instrument #2025208559 #1 Book:8776 Page:2064

Filing # 234896278 E-Filed 10/31/2025 01:42:24 PM

IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT
IN AND FOR VOLUSIA COUNTY, FLORIDA

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST,

Plaintiff,

v. Case No.:

PICU LLC, a North Carolina limited liability company; MARIANGELA PIETROSEMOLI CUGNO, an individual; UNKNOWN TENANT IN POSSESSION #1; and UNKNOWN TENANT IN POSSESSION #2,

Defendants.
_____/

NOTICE OF LIS PENDENS

TO: THE ABOVE NAMED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED OF THE FOLLOWING:

A) The Plaintiff has instituted this action against Defendants, PICU LLC, a North Carolina limited liability company; MARIANGELA PIETROSEMOLI CUGNO, an individual; UNKNOWN TENANT IN POSSESSION #1; and UNKNOWN TENANT IN POSSESSION #2.

B) The Plaintiff in this action is U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST.

C) The case number in this action is shown in the caption.

D) The real and personal property that is the subject matter of this action is in Volusia County, Florida, and more particularly described as follows:

All that certain land, situate in Volusia County, Florida, to-wit:

Lot 4, MAP OF CANNON'S SUBDIVISION OF LOT 1, BLOCK 17, OF KINGSTON, according to the Plat thereof, recorded in Plat Book 6, Page(s) 60, of the Public Records of Volusia County, Florida.

Commonly known as: 647 Madison Avenue, Daytona Beach, FL 32114-1968

Together with: (i) all right, title and interest now or hereafter existing, belonging or pertaining thereto; (ii) the following categories of assets defined in the *Uniform Commercial Code*: goods (including inventory, equipment and any accessions thereto), instruments (including promissory notes), documents, accounts (including health-care-insurance receivables), chattel paper (whether tangible or electronic), deposit accounts, letter-of-credit rights (whether or not the letter of credit is evidenced by a writing), securities and all other investment property, general intangibles (including payment intangibles and software), supporting obligations and any and all proceeds of any thereof, whether now owned or hereafter acquired, that are located on or used in connection with, or that arise in whole or in part out of the Mortgagor's use of or business conducted on or respective, the Property and any substitutions, replacements, accessions and proceeds of any of the foregoing; (iii) all judgments, awards of damages and settlements hereafter made as a result or in lieu of any Taking, as defined in the Mortgage, (iv) all of the rights and benefits of the Mortgagor under any present or future leases and agreements relating to the Property, including, without limitation, rents, issues and profits, or the use or occupancy thereof, together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Mortgagor of any kind arising thereunder (the *"Leases"*), and (v) all contracts, permits and licenses respecting the use, operation or maintenance of the Property.

E) The relief sought by the Plaintiff is to foreclose on that Plaintiff's secured interests in real and personal property under that certain Mortgage, which was recorded on June 2, 2023, in the Public Records of Volusia County, Florida at Instrument #2023113400 Official Records Book 8415, Page 620 (the "Mortgage"); and for damages due to breach of a promissory note and guaranty.

DATED this 31st day of October, 2025.

/s/ Gennifer L. Bridges

Gennifer L. Bridges
Florida Bar No. 0072333
Primary Email: gbridges@burr.com
Secondary Email: nwmosley@burr.com; acape@burr.com
Brett S. Stroze
Florida Bar No. 1049718
Primary email : bstroze@burr.com
Secondary Email: nwmosley@burr.com
BURR & FORMAN LLP
200 S. Orange Avenue, Suite 800

Orlando, FL 32801
Telephone: (407) 540-6600
Facsimile: (407) 540-6601
Attorneys for Plaintiff

Volusia County Property Appraiser
Larry Bartlett, JD, CFA
We Value Volusia

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:	3493222
Parcel ID:	533865000040
Township-Range-Section:	15 - 33 - 38
Subdivision-Block-Lot:	65 - 00 - 0040
Owner(s):	PICU LLC - FS - Fee Simple - 100%
Mailing Address On File:	3811 CUMBERLAND POND RD RALEIGH NC 27606 4866
Physical Address:	647 MADISON AVE, DAYTONA BEACH 32114
Building Count:	1
Neighborhood:	3439 - CANNONS SUB (5338-65)-OAK PAR
Subdivision Name:	CANNONS BLK 17 KINGSTON
Property Use:	0100 - SINGLE FAMILY
Tax District:	204-DAYTONA BEACH
2025 Final Millage Rate:	18.0498
Homestead Property:	No
Agriculture Classification:	No
Short Description:	38-15-33 LOT 4 CANNONS SUB MB 6 PG 60 MB 15 PG 52 OF KINGSTO N MB 3 PG 95 MB 15 PG 194 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618

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:	$110,704	$151,972	$156,975
Land Value:	$18,703	$24,314	$23,474
Just/Market Value:	$129,407	$176,286	$180,449

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/SOH Value	Exempt/10CAP Value	Taxable Value	Millage Rate	Estimated Taxes
0017 CAPITAL IMPROVEMENT	$129,407	$129,407	$0	$129,407	1.5000	$194.11

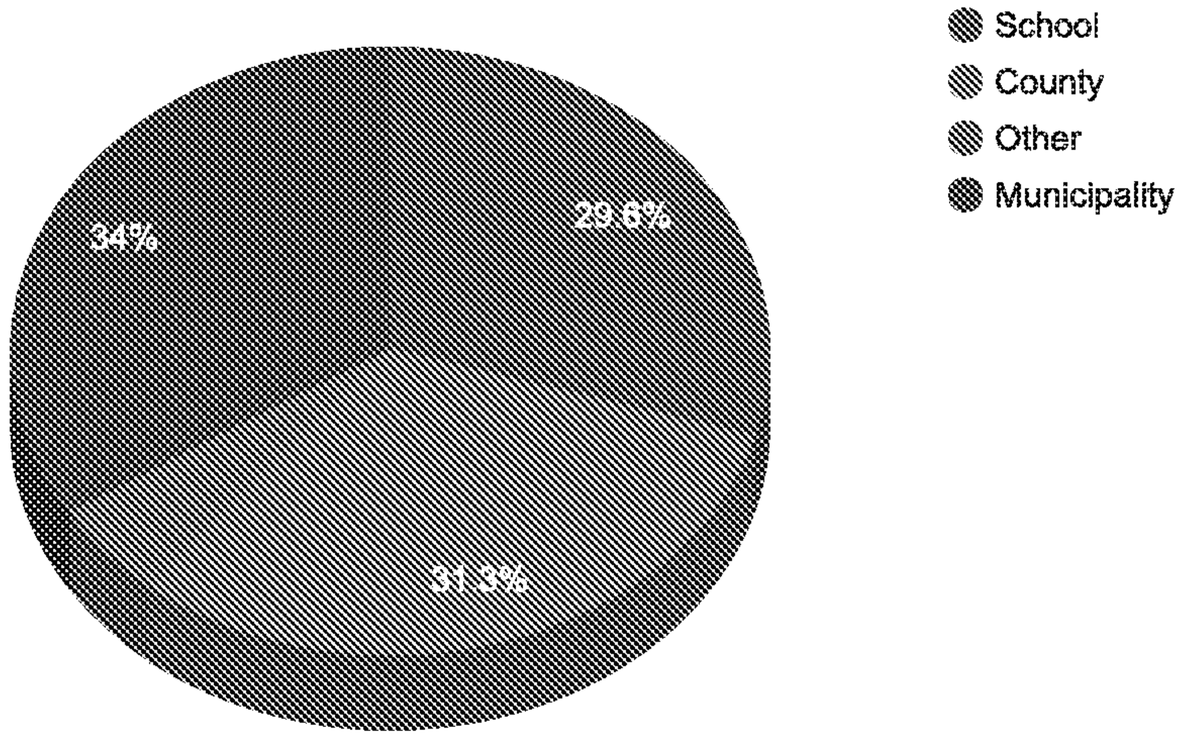
0012	DISCRETIONARY	$129,407	$129,407	$129,400.7480	$96.80
0011	REQ LOCAL EFFORT	$129,407	$129,407	$129,403.0310	$392.23
0050	GENERAL FUND	$129,407	$129,407	$129,403.2007	$414.19
0053	LAW ENFORCEMENT FUND	$129,407	$129,407	$129,407.5994	$206.97
0055	LIBRARY	$129,407	$129,407	$129,400.3697	$47.84
0520	MOSQUITO CONTROL	$129,407	$129,407	$129,400.1573	$20.36
0530	PONCE INLET PORT AUTHORITY	$129,407	$129,407	$129,400.0660	$8.54
0058	VOLUSIA ECHO	$129,407	$129,407	$129,400.2000	$25.88
0057	VOLUSIA FOREVER	$129,407	$129,407	$129,400.2000	$25.88
0065	FLORIDA INLAND NAVIGATION DISTRICT	$129,407	$129,407	$129,400.0270	$3.49
0100	HALIFAX HOSPITAL AUTHORITY	$129,407	$129,407	$129,400.7019	$90.83
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$129,407	$129,407	$129,400.1793	$23.20
0210	DAYTONA BEACH	$129,407	$129,407	$129,403.9300	$767.38
0211	DAYTONA BEACH I&S 2004	$129,407	$129,407	$129,400.1395	$18.05
				18.0498	$2,335.77

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$2,335.77
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$2,335.77**
Estimated Tax Amount without SOH/10CAP ⓘ	$2,335.77

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	$24,314	$151,972	$176,286	$176,286	$0	$176,286	$0
2024	$23,474	$156,975	$180,449	$180,449	$0	$180,449	$0
2023	$16,301	$83,823	$100,124	$74,234	$0	$74,234	$0
2022	$16,301	$75,857	$92,158	$67,485	$0	$67,485	$0
2021	$10,889	$57,549	$68,438	$61,350	$0	$61,350	$0
2020	$10,889	$54,241	$65,130	$55,773	$0	$55,773	$0
2019	$9,129	$50,557	$59,686	$50,703	$0	$50,703	$0
2018	$9,129	$38,620	$47,749	$46,094	$0	$46,094	$0
2017	$8,477	$33,422	$41,904	$41,904	$0	$41,904	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F-FRONT FOOT				63.0	180	250	$18,703
									Total Land Value:	$18,703

Building(s) - Residential

Card (Bldg) #: 1

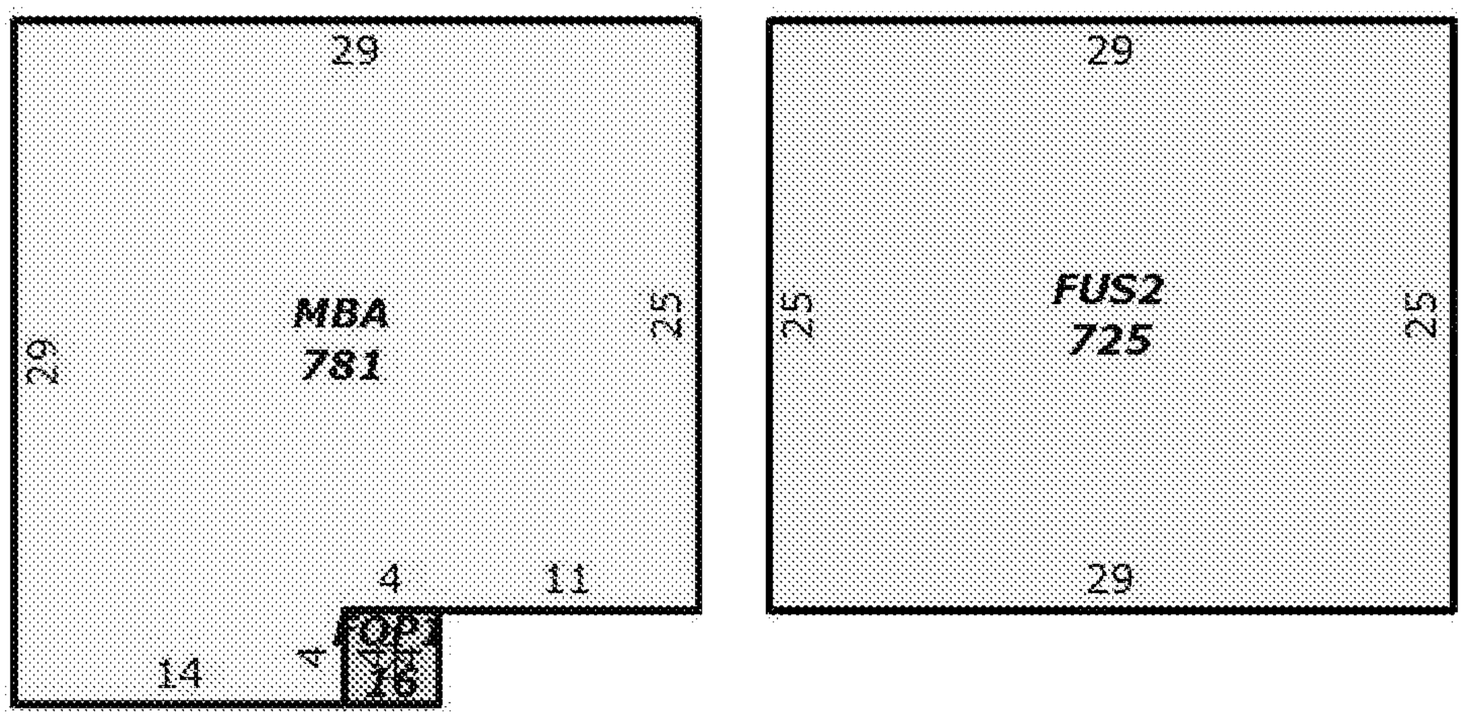
Style:	R2 - RANCH, STANDARD 2STORY	**# Stories:**	2	**2 Fixture Baths:**	0
		# Bedrooms:	3	**3 Fixture Baths:**	2

Description:	R1 - Single Family	**Floor Type:**	20 - COMBINATION	**4 Fixture Baths:**	0
Quality Grd:	300	**Wall Type:**	3 - PLASTER	**5 Fixture Baths:**	0
Arch Design:		**Exterior Wall:**	15 - CONCRETE - CINDER BLOCK	**6 Fixture Baths:**	0
Year Built:	1946	**Foundation:**	3 - CONCRETE SLAB	**7 Fixture Baths:**	0
Total SFLA:	1,506	**Roof Cover:**	3 - ASPHALT SHINGLE	**Add'l Fixtures:**	0
HVAC:	Y - AIR CONDITIONING	**Roof Type:**	03 - GABLE		
Heat Method:	5 - FORCED NONDUCTED	**FPL:**	0 / 0 /		
Heat Source:	1 - ELECTRICITY				

Total Building Value: $110,704

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

Description	Area	Year Built
MAIN BUILDING	781	
Porch, Open Finished	16	
Upper Story, Finished	725	
Total Building Area	1,522	



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
8415 / 0618	2023113399	05/25/2023	WD-WARRANTY DEED	QUALIFIED	IMPROVED	$117,000
8415 / 0616	2023113398	05/25/2023	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$110,000
5856 / 4843	2006157444	06/16/2006	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$130,000
5499 / 0531	2005048330	02/22/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$130,000
5214 / 2169	2003300030	11/14/2003	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$75,000
4424 / 0197	1999079558	04/15/1999	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$31,500
4011 / 3883	1995081604	05/15/1995	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$11,000
2833 / 1242		06/15/1986	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
38-15-33 LOT 4 CANNONS SUB MB 6 PG 60 MB 15 PG 52 OF KINGSTON MB 3 PG 95 MB 15 PG 194 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618	204	15 - 33 - 38	65 - 00 - 0040	29-DEC-81

Permit Summary

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

Date	Number	Description	Amount
09/20/2023	R2308-370	WINDOWS AND/OR DOORS15 WINDOWS REPLACEMENT	$1,400
06/28/2023	R2306-479	RESIDENTIAL ROOFINGRE ROOF	$6,700
06/19/2023	R2306-190	ELECTRICAL REPAIRREPLACE 120/240 VOLTS, 150-AMP, SINGLE PHASE INDOOR LOAD CENTER.	$1,100

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 533865000040
Tax Deed #: 32286
Situs Address: 647 MADISON AVE

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

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

Owner on Current Tax Roll
(1) PICU LLC
3811 CUMBERLAND POND RD
RALEIGH, NC 27606-4866

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) US BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST — Mortgage Holder
190 SOUTH LASALLE STREET, 7TH FLOOR
CHICAGO, IL 60603

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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(4) US BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST
GENNIFER L BRIDGES
BURR & FORMAN LLP
200 S ORANGE AVE, SUITE 800
ORLANDO, FL 32801
Lien Holder

(5) PICU LLC
3811 CUMBERLAND POND ROAD
RALEIGH, NC 27606
Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Monday, July 27, 2026 10:08 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #6523-24 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 #6523-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
PICU LLC
3811 CUMBERLAND POND RD
RALEIGH, NC 27606-4866

Also the owner of Record for the base tax year is as follows:
PICU LLC
3811 CUMBERLAND POND RD AOV
RALEIGH, NC 27606-4866

(6) **SITUS ADDRESS**
647 MADISON AVE,
SN **DAYTONA BEACH,**
(VOL) **32114**

PICU 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 30, 2026

Payment Due: August 31, 2026

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

RE: CERTIFICATE NUMBER: **6523-24**
PARCEL ID NUMBER: **533865000040**

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)]		40.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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]		64.40
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**415.94**

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.: **6523-24**
AMOUNT ENCLOSED: **$415.94**

Applicant's Name & Address:
JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO
8724 SW 72 ST # 382
MIAMI FL 33173

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

Applicant's Deposit

CERTIFICATE NUMBER: 6523-24

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)		40.00
Sheriff's Return Postage Fee	(PO)		1.00
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)		64.40
Electronic Auction Fee	(TDAUC)		69.00
	TOTAL DEPOSIT	$	**415.94**

Clerk of Court Laura E. Roth
Official Records Court Volusia County, Florida
Receipt: 3 Records: 8/24/2026 3:41 PM
Operator: spearson Drawer: 155497

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO

Instrument #: 2026155736 Type: NO
Book #: 8896 Page #: 3391 Time: 3:41 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
4000 Sheriffs Fee/Tax Deed - $0.01 $40.00
100 Postage - $0.01 $1.00
1 Tax Deed Proof of Pub / Cert Mail Recor
d - $10.00 $10.00
1 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
6440 Tax Deed Deposit Escrow Doc Stamps o
nly - $0.01 $64.40
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT#6523-24 / JPL INVESTMENTS CORP AND OC
EAN BANK JOSE PICO

Subtotal: $415.94
Sales Tax: $0.00
Due: $415.94

CHK# 500989 $415.94

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 30, 2026

Payment Due: August 31, 2026

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

RE: CERTIFICATE NUMBER: **6523-24**
PARCEL ID NUMBER: **533865000040**

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)]		40.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
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]		64.40
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**415.94**

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.: **6523-24**
AMOUNT ENCLOSED: **$415.94**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:
JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO
8724 SW 72 ST # 382
MIAMI FL 33173

CLERK OF THE CIRCUIT
VOLUSIA COUNTY FL
CC 40
2026 AUG 24 AM 8:15
FILED

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

CL-0142-1910

8/24/2026 3:41:40 PM
Instrument# 2026155736 1 page
Book: 8896 Page: 3391
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO** the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. **6523-24** Year of Issuance **JUNE 1, 2024**

Description of Property **533865000040**
LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618

Name in which assessed **PICU LLC**

Said property being in the County of **VOLUSIA**, State of Florida.
Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the **3RD** day of **NOVEMBER**, **2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 8/24/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON

S PEARSON
Deputy Clerk

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

OCTOBER 1, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/31/26

Pages: 4

Completed by: Jodi Truitt

Date: 08/31/26

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

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

9-1-26 NO Changes SR

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

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

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

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

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

To:
Property Appraiser - County of Volusia

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

Date: 8/31/26

Pages: 4

Completed by: Laura Huff

Date: 08/31/2026

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: **NOVEMBER 3, 2026**

9-1-26 NO Changes SR

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

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

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

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 6523-24

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.

PICU LLC
3811 CUMBERLAND POND RD
RALEIGH NC 27606-4866

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

6523-24 NOVEMBER 3, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **6523-24** Name in which assessed: **PICU LLC**
Description of Property: **Parcel # 533865000040 LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618.**

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

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,712.76**
OPENING BID AMOUNT: $9,689.51
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.: **6523-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **$9,712.76***

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

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

PICU LLC
3811 CUMBERLAND POND RD
RALEIGH NC 27606-4866

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 4900 82

9589 0710 5270

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

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

DELAWARE SEP 10 2026 PM

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

USPS-3272

T $
S $
S
C

PICU LLC
3811 CUMBERLAND POND RD
RALEIGH NC 27606-4866

6523-24 NOVEMBER 3, 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:

PICU LLC
3811 CUMBERLAND POND RD
RALEIGH NC 27606-4866

6523-24 NOVEMBER 3, 2026

COMPLETE THIS SECTION ON DELIVERY

A. Signature

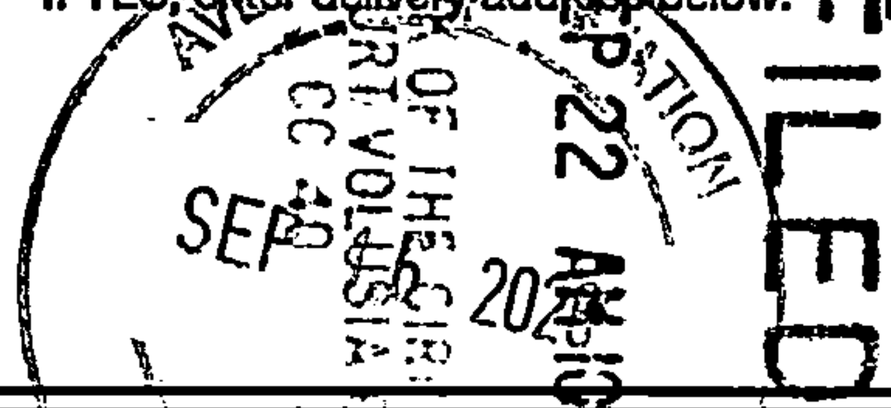
X

☐ 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



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

9590 9402 8217 3030 9824 30

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

9589 0710 5270 0345 4900 82

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 6523-24

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.

US BANK TRUST COMPANY NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR VCC 2025- MC1 TRUST
190 SOUTH LASALLE STREET 7TH FLOOR
CHICAGO IL 60603

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

6523-24 NOVEMBER 3, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **6523-24** Name in which assessed: **PICU LLC**
Description of Property: **Parcel # 533865000040 LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618.**

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

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,712.76**
OPENING BID AMOUNT: $9,689.51

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.: **6523-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **$9,712.76***

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

***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]

US BANK TRUST COMPANY NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR VCC 2025- MC1 TRUST
190 SOUTH LASALLE STREET 7TH FLOOR
CHICAGO IL 60603

CL-0917-2101

9589 0710 5270 0345 4900 99

U.S. Postal Service™
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Domestic Mail Only

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DELAND, FL SEP 10 2026

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To
US BANK TRUST COMPANY NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR VCC 2025- MC1 TRUST
190 SOUTH LASALLE STREET 7TH FLOOR
CHICAGO IL 60603

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6523-24 NOVEMBER 3, 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:

US BANK TRUST COMPANY NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR VCC 2025- MC1 TRUST
190 SOUTH LASALLE STREET 7TH FLOOR
CHICAGO IL 60603

6523-24 NOVEMBER 3, 2026

9590 9402 8217 3030 9824 23

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

9589 0710 5270 0345 4900 99

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* ANNE A ERG

C. Date of Delivery 9/17/26

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

CLERK OF THE CIRCUIT & CITY COURT VOLUSIA CITY, FL
CC 44
2026 SEP 28 AM 9:11

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

TAX DEED CERTIFICATE NO.: 6523-24

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 10TH DAY OF SEPTEMBER, 2026.

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

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

6523-24 NOVEMBER 3, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **6523-24** Name in which assessed: **PICU LLC**
Description of Property: **Parcel # 533865000040 LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618.**

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

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$9,712.76**
OPENING BID AMOUNT: $9,689.51
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

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

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

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4901 05

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DELAND FL SEP U 2026

USPS-32724

Postmark Here

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

6523-24 NOVEMBER 3, 2026

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

LAURA E ROTH, CLERK
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DELAND. FL 32721

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US BANK TRUST COMPANY NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR VCC 2025- MC1 TRUST GENNIFER L BRIDGES BURR & FORMAN LLP
200 S ORANGE AVE SUITE 800
ORLANDO FL 32801

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

6523-24 NOVEMBER 3, 2026

DR-451
R. 9/76

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Will Roberts - Tax Collector

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200 S ORANGE AVE SUITE 800
ORLANDO FL 32801

MAIL TO:

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

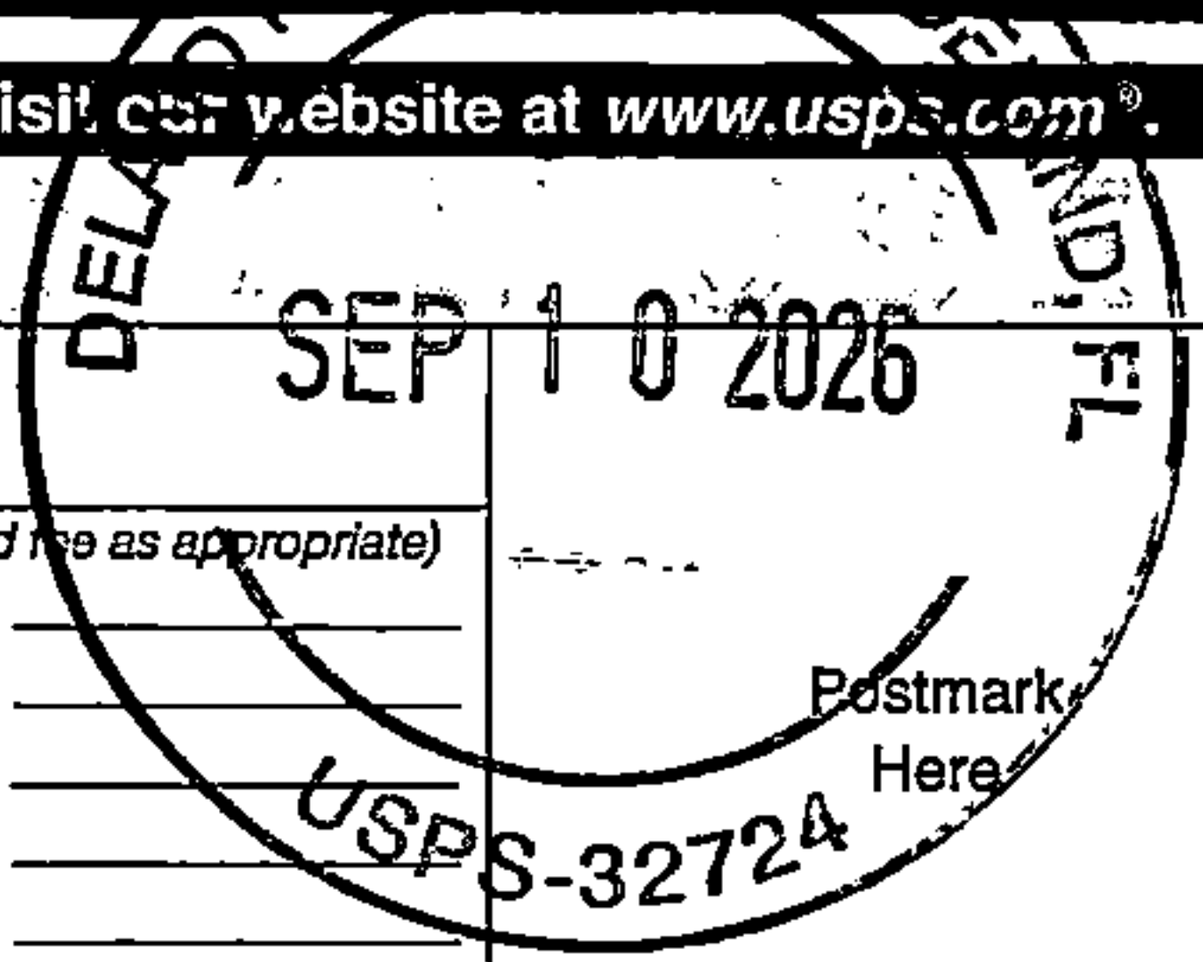
[Telephone: 386-736-5938]

CL-0917-2101

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

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- ☐ Adult Signature Required $ _____
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BURR & FORMAN LLP
200 S ORANGE AVE SUITE 800
ORLANDO FL 32801

LAURA E ROTH, CLERK
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DELAND. FL 32721

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PICU LLC
3811 CUMBERLAND POND ROAD
RALEIGH NC 27606

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

6523-24 NOVEMBER 3, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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RALEIGH NC 27606

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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PICU LLC
3811 CUMBERLAND POND ROAD
RALEIGH NC 27606

6523-24 NOVEMBER 3, 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:

PICU LLC
3811 CUMBERLAND POND ROAD
RALEIGH NC 27606

6523-24 NOVEMBER 3, 2026

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

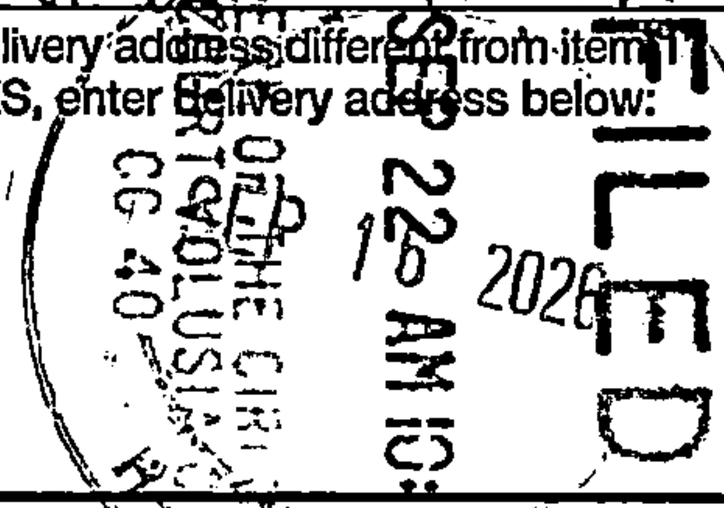
☐ Agent
☐ Addressee

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



9590 9402 8217 3030 9823 93

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

9589 0710 5270 0345 4901 29

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
- ail Restricted Delivery
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- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
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LAURA E ROTH, CLERK
P O BOX 6043
DELAND. FL 32721

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PICU LLC
647 MADISON AVE
DAYTONA BEACH FL 32114

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

6523-24 NOVEMBER 3, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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CL-0917-2101

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DELAND FL SEP 10 2026

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PICU LLC
647 MADISON AVE
DAYTONA BEACH FL 32114

6523-24 NOVEMBER 3, 2026

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

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

TAX DEED DEPT

9589 0710 5270 0345 4901 36

ORLANDO FL 328
21 SEP 2026 PM 2

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
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0008028897 SEP. 10. 2026

2026 OCT -2 AM 8:11
CLERK OF THE CIRCUIT
CTY.COURT VOLUSIA CTY.FL
CC 44

PICU LLC
647 MADISON AVE
DAYTONA BEACH FL 32114

6523-24 NOVEMBER 3, 2026

UTF
32114-3506 43

NIXIE 326 DE 1 0009/29/26

RETURN TO SENDER
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UNABLE TO FORWARD

BC: 32721604343 *0274-04179-11-48

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

TAX DEED DEPT

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PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72¹
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0008028897 SEP. 10. 2026

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2026 OCT -2 AM 8:10
CLERK OF THE CIRCUIT COURT VOLUSIA CTY, FL
CC 44

PICU LLC
647 MADISON AVE
DAYTONA BEACH FL 32114

6523-24 NOVEMBER 3, 2026

NIXIE 326 DE 1270 0009/29/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-01321-29-30

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 2, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, November 03, 2026**
Service of Process must be completed by: **Tuesday, October 13, 2026**

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

NUMBER OF SERVICES:	54
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$2,160.00**

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
2394-23	**1**
PAYNE ROBERT L PAYNE PAULA K C/O GEORGE PA	1
2607-24	**1**
BOYETTE DAVID	1
5262-24	**3**
POUNCEY JOSEPH F POUNCEY DELORIS	1
JOSEPH F POUNCEY AND DELORIS POUNCEY	1
POUNCEY JOS F & DELORIS	1
5271-24	**4**
1260 MASON OF DAYTONA LLC	3
MICHAEL C WRIGHT REGISTERED AGENT O/B/O 12(	1
5381-24	**3**
HARVEY CYNTHIA BIRTHRONG	2
CYNTHIA BIRTHRONG HARVEY	1
5513-24	**3**
MURPHY BENJAMIN I MURPHY GLADYS	2
ESTATE OF BENJAMIN I MURPHY DECEASED AND	1
5999-24	**1**
BURLINSON NICOLE	1
6424-24	**3**
SULLIVAN PATRICK	2
PATRICK SULLIVAN	1
6523-24	**1**
PICU LLC	1
6724-24	**2**
HAYWARD HAROLD VAN HOUTEN PROPERTIES LL(	1

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

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

LAURA E. ROTH, CLERK
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DELAND. FL 32721

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SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6523-24

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

PICU LLC
647 MADISON AVE
DAYTONA BEACH FL 32114

6523-24 NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **6523-24** Name in which assessed: **PICU LLC**
Description of Property: **Parcel # 533865000040 LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618.**

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

Dated this 10TH day of SEPTEMBER, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$9,712.76**
OPENING BID AMOUNT: $9,689.51
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.: **6523-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **$9,712.76***

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

PICU LLC
647 MADISON AVE
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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 #:
26020099

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: PICU LLC

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	11/3/2026	9:00 AM	6523-24

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 11th day of September, 2026 at 10:13 AM, and that I served the same on the 14th day of September, 2026, at the hour of 10:05 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	PICU 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:	647 MADISON AVE DAYTONA BEACH, FL 32114		
SERVICE STATUS:	Served	**SERVICE BY:**	Deputy Currie, Forrest 7933

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

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

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

CLERK OF THE CIR. & CTY. COURT VOLUSIA CO. FL
2026 SEP 18 PM 3:00
FILED

DATE: 9/14/2026
ENTRD BY: HHENDRIX

BY: D. Currie K. 7933

CURRIE, FORREST 7933, DEPUTY

2602200099

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6523-24

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

PICU LLC
647 MADISON AVE
DAYTONA BEACH FL 32114

6523-24 NOVEMBER 3, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **NOVEMBER 3, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 11 '26 10:13

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

Certificate No.: **6523-24** Name in which assessed: **PICU LLC**
Description of Property: **Parcel # 533865000040 LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618.**

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

Dated this 10TH day of SEPTEMBER, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$9,712.76**
OPENING BID AMOUNT: $9,689.51

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.: **6523-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **$9,712.76***

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

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

PICU LLC
647 MADISON AVE
DAYTONA BEACH FL 32114

CLERK OF THE CIR. CT.
& CTY. COURT VOLUSIA CTY., FL
CC :40
2026 SEP 18 AM 8:06
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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 6523-24

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 10TH of SEPTEMBER AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

PICU LLC	at	3811 CUMBERLAND POND RD, RALEIGH NC 27606-4866,
US BANK TRUST COMPANY NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST	at	190 SOUTH LASALLE STREET 7TH FLOOR, CHICAGO IL 60603,
CITY OF DAYTONA BEACH ATTN: LEGAL DEPARTMENT	at	301 S RIDGEWOOD AVE, DAYTONA BEACH FL 32114,
US BANK TRUST COMPANY NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR VCC 2025-MC1 TRUST GENNIFER L BRIDGES BURR & FORMAN LLP	at	200 S ORANGE AVE SUITE 800, ORLANDO FL 32801,
PICU LLC	at	3811 CUMBERLAND POND ROAD, RALEIGH NC 27606,
PICU LLC	at	647 MADISON AVE, DAYTONA BEACH FL 32114,

Witness my hand and official seal this 10TH of SEPTEMBER, 2026

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: _____
Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared ___Barb Shepherd____, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a _____Tax Deed_____ in the matter of _____Certificate #6523-24_____ in the _____PICU LLC_____ the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____October 1, 8, 15 & 22, 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 __22nd_ day of __October, 2026__,

(SEAL)

MELODIE W. ROBINSON
Commission # HH 829330
Expires October 19, 2030

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No. 6523-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 533865000040 LOT 4 CANNON SUB BLK 17 KINGSTON MB OR 6 PG 60 PER OR 5214 PG 2169 PER OR 5499 PG 0531 PER OR 5856 PG 4843 PER OR 8415 PG 0618
Name in which assessed: PICU LLC

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

Unless such certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on the 3RD day of NOVEMBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 10TH day of SEPTEMBER, 2026.

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

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

October 1, 8, 15 & 22, 2026

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 13, 2026

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

RE: CERTIFICATE NO.: **6523-24**

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].....	$	64.40
TOTAL AMOUNT OF REFUND	**$**	**82.90**

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

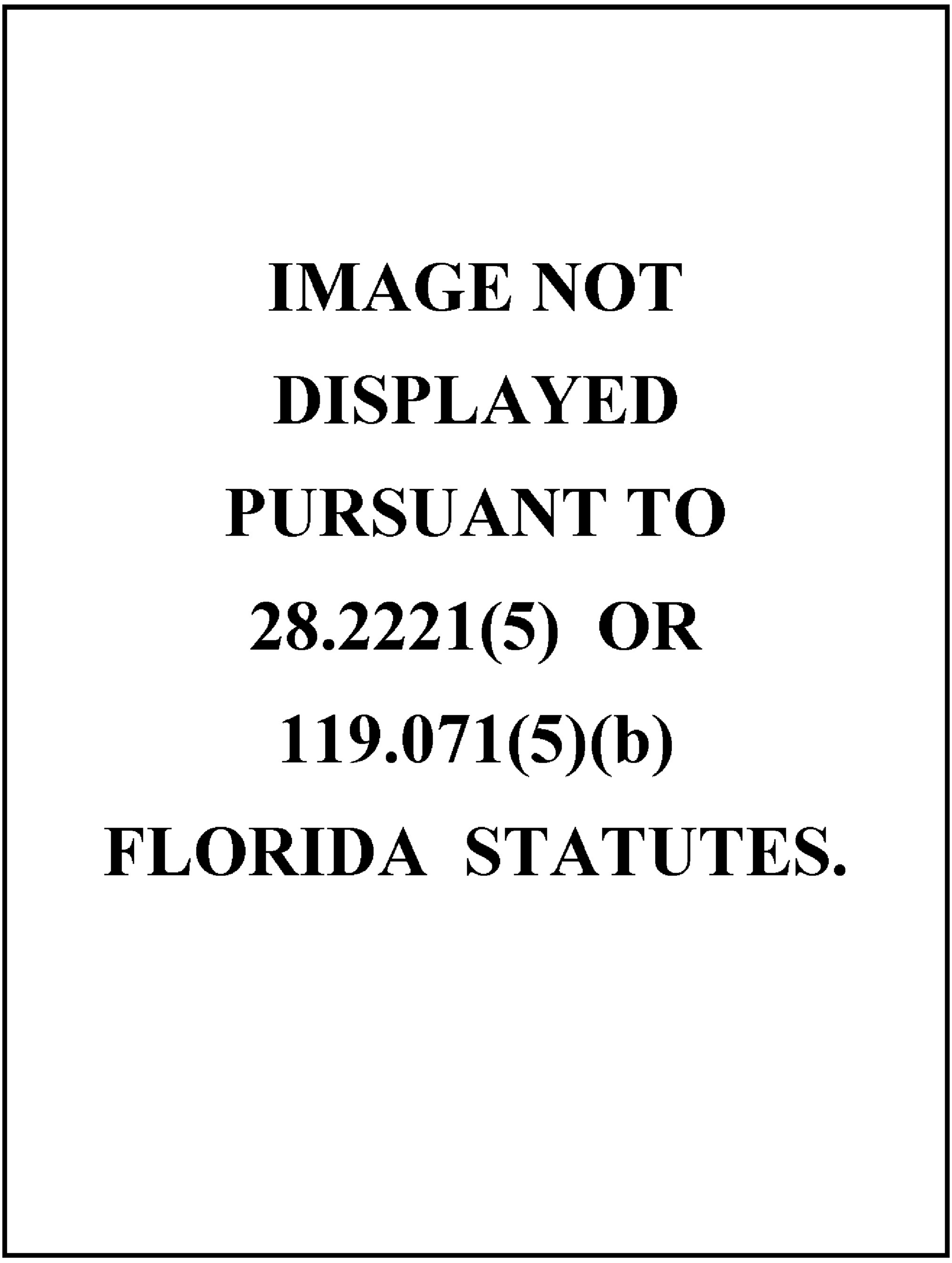
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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