Date Printed: 9/16/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6573-23	Certificate Number
KEYS FUNDING LLC - 6023	Applicant Name
4/21/2025	Application Date
10/6/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	11,137.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6.707.03
4. Property Information Report Fee		600.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		18,669.71
7. Total Interest Accrued by Tax Collector		4,146.68
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]		124.56
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		23,231.95
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		858.84
20. Total of Lines 18 & 19		24,090.79
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}		10.00
23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}		7.00
24. TOTAL AMOUNT TO REDEEM*	S	24,114.04

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

PAYOFF GOOD THROUGH: 9/24/2026

Redemption Date: 9/21/26

Name & Address: Swelter Holdings LLC
PO Box 1323
Jupiter FL 33468

Created by: JR

CT.-0922-2301

9/22/2026 9:34:33 AM
Instrument# 2026171573 1 page
Book: 8906 Page: 2952
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:**8882**

Page: **2280**

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

Certificate No. **6573-23** Year of Issuance **JUNE 1, 2023**

Description of Property **530917000150**
LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

Name in which assessed **SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

Dated: 9/22/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/22/2026 9:34 AM
Receipt: 303173128 Drawer: 155778

TAX DEEDS DELAND

Operator: bpoitras

Instrument #: 2026171573 Type: RE
Book #: 8906 Page #: 2952 Time: 9:34 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 6573-23 / KEYS FUNDING LLC - 6023

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 9/16/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6573-23 Certificate Number
KEYS FUNDING LLC - 6023 Applicant Name
4/21/2025 Application Date
10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	11,137.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,707.03
4. Property Information Report Fee		600.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		18,669.71
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9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		124.56
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		23,231.95
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		858.84
20. Total of Lines 18 & 19		24,090.79
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*	**$**	**24,114.04**

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

PAYOFF GOOD THROUGH: 9/24/2026

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 7/28/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6573-23 Certificate Number

KEYS FUNDING LLC - 6023 Applicant Name

4/21/2025 Application Date

10/6/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	11,137.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,707.03
4. Property Information Report Fee		600.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		18,669.71
7. Total Interest Accrued by Tax Collector		4,146.68
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]		124.56
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
14. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
15. Clerk of Court Certificate [per Sect. 28.24]		7.00
16. Notice for Newspaper [per Sect. 28.24]		7.00
17. _____		-
18. Total of Lines 6 thru 17		23,231.95
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		858.84
20. Total of Lines 18 & 19		24,090.79
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*	**$**	**24,114.04**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		24,090.79
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**24,090.79**

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

Must be paid by 9:00 AM on 10/6/2026

Created by: _____

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** 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. **6573-23** Year of Issuance **JUNE 1, 2023**

Description of Property **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071**

Name in which assessed **SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST**

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 **6TH** day of **OCTOBER**, **2026** at **9:00 O'CLOCK A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

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

SEPTEMBER 3, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 530917000150
Tax Deed #: 31074
Situs Address: 500 FRANCES TER & 502

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

Tax Deed Applicant
KEYS FUNDING LLC - 6023
PO BOX 67513
NEWARK, NJ 07101

Owner on Current Tax Roll
SORINO-ADKINSON GARY D TR
GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH, FL 32126

Billing Address on Current Tax Roll

Additional Parties, Per Search
JOSEPH TAVOLACCI — Mortgage Holder
32 MAGNOLIA COURT
ORMOND BEACH, FL 32174

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

SWEETPEA HOLDINGS LLC — Lien Holder
PO BOX 1323
JUPITER, FL 33468

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

SWEETPEA HOLDINGS LLC AND JOSEPH TAVOLACCI JOSHUA PEREZ, ESQ THE MARECKI LAW FIRM PA 8461 LAKE WORTH RD STE 209 LAKE WORTH, FL 33461	Lien Holder
MICHAEL POMERANTZ, REGISTERED AGENT O/B/O SWEETPEA HOLDINGS LLC 100 XANADU PLACE JUPITER, FL 33477	Mortgage Holder's Agent/Rep
GARY D SORINO ADKINSON FAMILY TRUST 400 S ATLANTIC AVENUE DAYTONA BEACH, FL 32118	Title Holder
GARY D SORINO-ADKINSON, TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST PO BOX 265176 DAYTONA BEACH, FL 32126	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	KEYS FUNDING LLC - 6023 PO BOX 67513 NEWARK, NJ 07101	Application date	Apr 21, 2025
Situs address	500 FRANCES TER & 502 DAYTONA BEACH 32118	Yr Issued/Certificate #	2023 / 6573
Parcel owner	SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST PO BOX 265176 DAYTONA BEACH, FL 32126	Date certificate issued	06/01/2023
		Deed application number	31074
Property description	See last page.	Account number	530917000150

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)
# 2023/6573	05/31/2023	4,213.07	210.65	4,423.72
			Part 2: Total*	**4,423.72**

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)
# 2024/6153	05/31/2024	6,303.25	6.25	404.46	6,713.96
				Part 3: Total*	**6,713.96**

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)	11,137.68
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,707.03
4. Property information report fee	600.00
5. Tax deed application fee	225.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	4,146.68
7. **Total Paid** (Lines 1-6)	22,816.39

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 07/13/2026

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	7,538.24
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	30,354.63
18. Redemption fee	6.25
19. Total amount to redeem	22,822.64

Sign here: _____ Date of sale

Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Legal information for 530917000150, 2022

Property description (continued from Page 1):

LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597
PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597
PER OR 6446 PG 1722 PER OR 7985 PG 3603 (Full legal attached.)

TDA #: 31074

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
530917000150	3400518	& 502-500 FRANCES TER DAYTONA BEACH 32118

Legal Description

LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2023-6573	$365,370	No	No	Yes	No

Owner of Record on Current Tax Roll

GARY D SORINO-ADKINSON TR
GARY D SORINO-ADKINSON FAMILY TRUST

PO BOX 265176
DAYTONA BEACH FL 32126

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: 06/16/2026 **Search covers** **20 years** **through:** 05/28/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
GARY D SORINO-ADKINSON, TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST PO BOX 265176 DAYTONA BEACH FL 32126	Corrective Quit Claim Deed Bk:7988 Pg:1071	
GARY D SORINO ADKINSON FAMILY TRUST 400 S ATLANTIC AVENUE DAYTONA BEACH FL 32118		Mortgage 8056-3199

Related Documents (for Reference)

Warranty Deed
Bk:4102 Pg:597

Will
Bk:4315 Pg:1700

Order Admitting Will
Bk:4315 Pg:1707

Order Admitting Will (No will attached or recorded)
Bk:6007 Pg:1643

Warranty Deed
Bk:6446 Pg:1722

Quit Claim Deed
Bk:7985 Pg:3603

Certification of Trust
Bk:8056 Pg:3189

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
SWEETPEA HOLDINGS LLC PO BOX 1323 JUPITER FL 33468	Mortgage Bk:8056 Pg:3199	
MICHAEL POMERANTZ, REGISTERED AGENT O/B/O SWEETPEA HOLDINGS LLC 100 XANADU PLACE JUPITER FL 33477	Sunbiz Mortgage	
JOSEPH TAVOLACCI 32 MAGNOLIA COURT ORMOND BEACH FL 32174	Mortgage Bk:8056 Pg:3199	

Related Documents (for Reference)

Assignment of Lease and Rents
Bk:8056 Pg:3210

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
SWEETPEA HOLDINGS LLC PO BOX 1323 JUPITER FL 33468	UCC Financing Statement Bk:8056 Pg:3215	
SWEETPEA HOLDINGS LLC AND JOSEPH TAVOLACCI JOSHUA PEREZ, ESQ THE MARECKI LAW FIRM PA 8461 LAKE WORTH RD STE 209 LAKE WORTH FL 33461	Lis Pendens Bk:8686 Pg:2697	
CITY OF DAYTONA BEACH ATTN: LEGAL DEPARTMENT 301 S RIDGEWOOD AVE DAYTONA BEACH FL 32114	Lien Bk:8830 Pg:2772	

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

2/10/2021 3:12:21 PM Instrument #2021030744 #1 Book:7988 Page:1071
Doc Stamps $0.70 Transfer Amt $10.00

THIS INSTRUMENT PREPARED BY:
NAME Gary Sorino-Adkinson
ADDR. 500 Frances Terrace
Daytona Beach, Florida 32118

CORRECTIVE DEED FILED
TO CORRECT PARCEL NUMBER.
BOOK: 7985, PAGE: 3603
INSTRUMENT: 2021027236

(CORRECTIVE)

This Quit Claim Deed, *Executed this* 4th *day of* February, 2021, *by*
(first party) Tropical Palms Investments, Inc. (A Florida Corporation)
to (second party) Gary D. Sorino Adkinson, as Trustee of the; Gary D. Sorino-Adkinson Family Trust (A Florida Family Trust)
whose post office address is P.O. Box 265176, Daytona Beach, Florida 32126
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party,for an in consideration of the sum of $* 10.00, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right,title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of* Volusia, *State of* Florida *to wit:*

5309170000150

Parcel ID: ~~5309150102229~~, Legal Description; 500 - 502 Frances Terrace, Daytona Beach, Florida 32118, Lot 15 Frances Terrace, according to the map or plat therof as recorded in Plat Book 11, Page 186, Public Records Of Volusia County Florida.
LOT 15, FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722

To have and to hold, *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Witness Signature as to First Party

Kathryn McMillan
Printed Name

Witness Signature as to First Party

Alex Z Adkinson
Printed Name

N/A
Witness Signature as to Co-First Party (if applicable)

N/A
Printed Name

N/A
Witness Signature as to Co-First Party (if applicable

N/A
Printed Name

~~Signature of First Party~~

Gary D. Sorino-Adkinson, As Vice President Of T.P.I.
Printed Name

P.O. Box 265176, Daytona Beach, Florida 32126
Post Office Address

N/A
Signature of Co-First Party (if applicable)

N/A
Printed Name

N/A
Post Office Address

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 5th day of February, 2021, by Gary D. Sorino-Adkinson, who is personally known to me or has produced Florida Drivers License as identification and who did/did not take an oath.

Lori A. Kunsman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG938091
Expires 12/9/2023

Lori A. Kunsman
Notary Public

Lori A Kunsman
(Print, type, or stamp commissioned name of Notary Public)

Return to: (enclose self-addressed stamped envelope)

Name: Ossinsky & George
Address: 500 N. Oleander Ave.
Daytona Beach, FL 32118

Instrument Prepared by
Name: Nicholas A. George
Address: 500 N. Oleander Ave.
Daytona Beach, FL 32118

Property Appraisers Parcel Identification
Folio Number(s): 5309-17-00-0150

Grantee(s) S.S. #(s):

WARRANTY DEED
INDIVID TO INDIVID

RAMCO FORM 01

05/06/1996 08:44
Doc stamps 0.70
(Transfer Amt $ 10)
Instrument # 96077401
Book: 4102
Page: 597
Diane M. Matousek
Volusia County, Clerk of Court

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 22 *day of* April, *19* 96, *by* FELITA MEDINA, single,

hereinafter called the Grantor, to CECELIA HERNANDEZ,

whose post office address is 922 S. Atlantic Ave., Daytona Beach, FL 32118,

hereinafter called the Grantee

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

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

Lot 15, PLAT OF FRANCES TERRACE, according to the plat thereof, recorded in Map Book 11, Page 186, of the public records of Volusia County, Florida.

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.* **To Have and to Hold,** *the same in fee simple forever.*

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19* 95.

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

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantor)

Printed Name

FELITA MEDINA L.S.
Grantor Signature

FELITA MEDINA
Printed Name

922 S. Atlantic Ave., Daytona Beach, FL
Post Office Address

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

L.S.
Co-Grantor Signature, (if any)

Printed Name

Post Office Address

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

I Hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared FELITA MEDINA, single, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL:

MARY ANN DALLARD
MY COMMISSION # CC [illegible]
EXPIRES: May 22, 1997
Bonded thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid this 22 day of April, A.D. 19 96

Notary Signature

Printed Name

077401

© Lewis Bryan Seminole Edge & Printing Co., Inc., 1994

06/12/1998 15:40
Instrument # 98106026
Book: 4315
Page: 1700

98-11780 PLX

LAST WILL AND TESTAMENT

OF

CECILIA HERNANDEZ

I, CECILIA HERNANDEZ, of the City of Daytona Beach, County of Volusia, State of Florida, declare this to be my Last Will and Testament and revoke all other wills and codicils that I may have made.

FIRST: *I direct that my Personal Representative hereinafter named, shall pay all of my just debts and funeral expenses, estate taxes, if any, and expenses of administration of my estate, all without apportionment, out of my estate as soon as practicable.*

SECOND: *I hereby give, devise and bequeath the sum of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS each to my sisters, OFILIA KIMBELL and MARGURITA ZUBIRIA. In the event that either or both of my sisters, OFILIA KIMBELL or MARGURITA ZUBIRIA, should predecease me, then their respective gift shall lapse and become a part of the residual portion of my estate.*

THIRD: *I hereby give, devise and bequeath the sum of FIVE THOUSAND AND NO/100 ($5,000.00) DOLLARS to WATCHTOWER AND TRACT SOCIETY OF NEW YORK, 25 Columbia Heights, Brooklyn, New York 11201.*

FOURTH: *I hereby give, devise and bequeath the sum of ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS to my friends, KARL BOWMAN*

Cecilia Hernandez

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Page: 1701

and BETTY BOWMAN, his wife, or the survivor. In the event that both my friends, KARL BOWMAN and BETTY BOWMAN, should predecease me, then this gift shall lapse and become a part of the residual portion of my estate.

FIFTH: *I hereby give, devise and bequeath the sum of ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS to A.R.C. (ASSOCIATION OF RETARDED CITIZENS) 100 Jimmy Huger Circle, Daytona Beach, Florida.*

SIXTH: *I hereby give, devise and bequeath the sum of TWO HUNDRED AND NO/100 ($200.00) DOLLARS each to my friends, CASEY SETH MATTHEWS, CALEB WILLIAM MATHEWS and BETH ANNE BOWMAN. In the event that my friends, CASEY SETH MATTHEWS, CALEB WILLIAMS MATHEWS and BETH ANNE BOWMAN, should predecease me, then their gift shall lapse and become a part of the residual portion of my estate.*

SEVENTH: *I give, devise and bequeath all the rest, residue and remainder of my estate, real and personal, wheresoever situate, which I may own or have any interest in at the time of my death as follows:*

A. THIRTY (30%) PERCENT thereof to my husband, JUAN Q. HERNANDEZ. In the event that my husband, JUAN Q. HERNANDEZ, should predecease me, then this gift shall be distributed to my Trustee hereinafter named, for the use and benefit of my daughter, FELITA MEDINA.

B. SEVENTY (70%) PERCENT thereof to my Trustee hereinafter named for the use and benefit of my daughter, FELITA MEDINA, upon the following terms and conditions. In the event that my daughter, FELITA MEDINA,

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should predecease me, then her share shall be distributed to my husband, JUAN Q. HERNANDEZ.

The terms and conditions of the Trust are as follows:

(1) I hereby direct that the Trustee in his sole discretion shall have the power to collect income from the Trust property during the term of this trust and to apply so much of that principal and income to the health, support and maintenance of FELITA MEDINA and to invest and reinvest the unexpended balance to the principal and interest for the benefit of my daughter during the period of the Trust.

(2) Upon the death of my daughter, FELITA MEDINA, this Trust shall terminate and any assets or accumulated assets remaining in the trust, shall be distributed to my husband, JUAN Q. HERNANDEZ, if he survives her. If my husband, JUAN Q. HERNANDEZ, does not survive my daughter, FELITA MEDINA, any assets or accumulated assets remaining in the trust shall be distributed to THE WATCHTOWER AND TRACT SOCIETY OF NEW YORK, 25 Columbia Heights, Brooklyn, New York 11201.

EIGHTH: *In the event both my husband, JUAN Q. HERNANDEZ, and my daughter, FELITA MEDINA, have predeceased me, I then give, devise and bequeath all the rest, residue and remainder of my property and estate of every name, nature and description, whatsoever or wheresoever the same may be located to THE WATCHTOWER AND TRACT SOCIETY OF NEW YORK, 25 Columbia Heights, Brooklyn New York 11201.*

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NINTH: *I hereby nominate and appoint my husband, JUAN Q. HERNANDEZ, as Trustee of any Testamentary Trust created herein. In the event my husband, JUAN Q. HERNANDEZ, predeceases me or fails to qualify as such or for any reason declines or is unable to serve, then I designate my attorneys, NICHOLAS A. GEORGE and GARY L. BALLARD, as alternate or successor Co-Trustees of any Testamentary Trust created herein.*

No bond or other security shall be required of said Trustee in the faithful performance of his duties.

In the administration of my estate and any trust created hereunder, my Trustee shall have all the powers vested in Trustees by the Statutory and Common Law of the State of Florida, in addition thereto, those given to him under the Last Will and Testament and shall be vested with the fullest power and authority in all matters and on all questions and to do all acts which I could do if living. This includes, but is not limited to, full power to make investments, sales of any asset of the estate (including real estate and whether public or private, for cash or credit, or with or without security), elections as to tax matters, loans, leases and mortgages, to disclaim in whole or in part, in accordance with applicable law, any property interest I might have whether as a testamentary devisee, a joint tenant or a trust beneficiary and to make division of the assets of the estate in cash or in kind (or partly each) at such times and upon such terms and conditions as said trustee may deem advisable, and the power to make and retain investments not otherwise authorized by law as investments for Trustees, without regard to any statute or rule of law relating to diversification, each and all of which may be

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exercisable by my said Trustee at such time (if at all) and in such manner in accordance to such criteria as my Trustee, in his sole discretion, shall deem appropriate. All powers and discretions herein given, including the power to sell real estate, may be exercised without application to any Court or any Court Order.

TENTH: *I constitute and appoint my husband, JUAN Q. HERNANDEZ, as Guardian of the person and property of my daughter, FELITA MEDINA.*

ELEVENTH: *I designate my husband, JUAN Q. HERNANDEZ, as Personal Representative of my estate, and direct that no bond be required of him as such. Should my husband, JUAN Q. HERNANDEZ, predecease me or fail to qualify as such or for any reason decline or be unable to serve, then I designate my attorneys, NICHOLAS A. GEORGE and GARY L. BALLARD, as Contingent Co-Personal Representatives of my estate and direct that no bond be required of them as such.*

I give to my Personal Representative at any time acting hereunder, full power and authority to sell without Order of Court any real or personal property belonging to my estate and to settle and compound any claims, either in favor of or against my estate, as to them shall seem best for the purposes aforesaid, to execute any and all proper and necessary deeds, conveyances, receipts and acquittances.

IN WITNESS WHEREOF, I have hereunto set my hand and seal and

for the purposes of identification have signed my name at the side of the five (5) preceding pages at Daytona Beach, Volusia County, Florida, this 23rd *day of* April, *1996.*

Cecilia Hernandez *(SEAL)*

Signed, sealed, published and declared by the said ***CECILIA HERNANDEZ,*** *as and for her Last Will and Testament, in the presence of the undersigned, who at her request and in the presence of each other have hereunto set our hands as witnesses thereto this* 23rd *day of* April, *1996.*

Dale Johnson of New Smyrna Beach, FL

Sandra L. Cluff of Daytona Beach, FL

Book: 4315
Page: 1706
Diane M. Matousek
Volusia County, Clerk of Court

STATE OF FLORIDA

COUNTY OF VOLUSIA

We, CECILIA HERNANDEZ, GAIL JOHNSON and SANDRA L. CHEFF, the Testatrix and the witnesses respectively, whose names are signed to the foregoing instrument, being first duly sworn, do hereby declare to the undersigned officer that the Testatrix signed the instrument as her Last Will and Testament and that it was signed voluntarily and that each of the witnesses in the presence of the Testatrix, at her request, and in the presence of each other, signed the Will as a witness and that to the best of the knowledge of each witness the Testatrix was at that time Eighteen or more years of age, of sound mind and under no constraint or undue influence.

Cecilia Hernandez
Testatrix

Gail Johnson
Witness

Sandra L. Cheff
Witness

The foregoing instrument was subscribed and acknowledged before me this 23rd *day of* April *, 1996, by* ***CECILIA HERNANDEZ****, the Testatrix, who is personally known to me and who did take an oath and subscribed to before me by GAIL JOHNSON and SANDRA L. CHEFF, the witnesses, on the date aforesaid.*

Mary Ann Ballard
MARY ANN BALLARD, Notary Public,
State of Florida
My Commission Expires:

MARY ANN BALLARD
MY COMMISSION # CC 282473
EXPIRES: May 23, 1997
Bonded Thru Notary Public Underwriters

06/12/1998 15:40 [ ] 040
Instrument # 98106027
Book # 4315
Page # 1707

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA

IN RE: ESTATE OF

CECILIA HERNANDEZ,
A/K/A CECILA HERNANDEZ,
A/K/A CECELIA HERNANDEZ,
A/K/A CECILIA FOXWELL HERNANDEZ,
A/K/A CECILIA FOXWELL,

Deceased.

PROBATE DIVISION

File Number 98-11780-PRDL

Division 31

ORDER ADMITTING WILL TO PROBATE
AND APPOINTING PERSONAL REPRESENTATIVE
(self proved)

The instrument presented to this Court as the last Will of

CECILIA HERNANDEZ, A/K/A CECILA HERNANDEZ, A/K/A CECELIA HERNANDEZ, A/K/A CECILIA FOXWELL HERNANDEZ, A/K/A CECILIA FOXWELL, deceased, having been executed in conformity with law, and made self-proved at the time of its execution by the acknowledgment of the decedent and the affidavits of the witnesses, each made before an officer authorized to administer oaths and evidenced by the officer's certificate attached to or following the Will in the form required by law, and no objection having been made to its probate, and the Court finding that decedent died on **January 20, 1998**, it is

ADJUDGED that the Will bearing the date **April 23, 1996**, and attested by **GAIL JOHNSON** and **SANDRA L. CHEFF** as subscribing and attesting witnesses, is admitted to probate according to law as and for the last Will of the decedent, and it is further

JUN 11 1998

ADJUDGED that **JUAN Q. HERNANDEZ** is appointed Personal Representative of the estate of the decedent, and that upon taking the

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Book: 4315
Page: 1708
...ne M. Matousek
Volusia County, Clerk of Court

prescribed oath, filing the designation of resident agent and acceptance, and entering into bond in the sum of waiver in Will letters of administration shall be issued.

ORDERED on 6/5/98, 1998.

Circuit Judge

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

JUAN Q. HERNANDEZ/
a/k/a JUAN QUEROS HERNANDEZ
Deceased.

File No. 2007- 10394 PRDL
Division 10

02/14/2007 09:42 AM
Instrument# 2007-035558 # 1
Book: 6007
Page: 1643
Diane M. Matousek
Volusia County, Clerk of Court

ORDER ADMITTING WILL TO PROBATE
AND APPOINTING PERSONAL REPRESENTATIVES
(self proved -- multiple)

The instrument presented to this Court as the last Will of JUAN Q. HERNANDEZ, deceased, having been executed in conformity with law, and made self-proved at the time of its execution by the acknowledgment of the decedent and the affidavits of the witnesses, each made before an officer authorized to administer oaths and evidenced by the officer's certificate attached to or following the Will in the form required by law, and no objection having been made to its probate, and the Court finding that decedent died on January 19, 2007, and that NICHOLAS A. GEORGE AND GARY L. BALLARD are entitled and qualified to be personal representatives, it is

ADJUDGED that the Will dated April 23, 1996, and attested by GAIL JOHNSON and SANDRA L. CHEFF as subscribing and attesting witnesses, is admitted to probate according to law as the last Will of the decedent, and it is further

ADJUDGED that NICHOLAS A. GEORGE AND GARY L. BALLARD are appointed personal representatives of the estate of the decedent, and that upon taking the prescribed oaths, filing the designations and acceptances of resident agent, and entering into bond in the sum of ~0~, letters of administration shall be issued.

ORDERED on Feb. 13, 2007.

C. McFerrin Smith, III
Circuit Judge

2007 FEB 13 PM 3:32
CLERK OF THE CIRCUIT CT.
CIRCUIT VOLUSIA CTY. FL
CC 49

FILED

cc: Gary L. Ballard

Form No. PA-3.0430
Effective January 1, 2005

8

02/17/2010 10:59 AM
Doc stamps 700.00
(Transfer Amt $ 100000)
Instrument# 2010-027991 # 1
Book: 6446
Page: 1722

NICHOLAS A. GEORGE, ESQ.
OSSINSKY & GEORGE
500 North Oleander Avenue
Daytona Beach, Fl 32118
T:386-253-1697 Fax:386-255-5123

Parcel ID Number: 530915010229 & 530917000150

Warranty Deed

This Indenture, Made this 1st day of February , 2010 A.D., **Between** Nicholas A. George and Gary L. Ballard, as Successor Co-Trustees of the Testamentary Trust under the Will of Cecelia Hernandez, deceased and Nicholas A. George and Gary L. Ballard, as Co-Trustees of the Testamentary Trust under the Will of Juan Q. Hernandez, deceased.
of the County of Volusia , State of Florida , **grantor,** and TROPICAL PALMS INVESTMENTS, INC., a corporation existing under the laws of the State of Florida
whose address is: 400 S. Atlantic Ave., Daytona Beach, FL 32118

of the County of Volusia , State of Florida , **grantee.**
Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Volusia State of Florida to wit:
See Exhibit "A" attached hereto

SUBJECT TO TAXES FOR 2009 and subsequent years, restrictions, easements and reservations of record if any. The mention of which shall not serve to reimpose same.

SUBJECT TO A Purchase Money First Mortgage in the principal sum of $83,830.32 made to the Grantor herein.

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

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nicholas A. George and Gary L. Ballard, Trustees

Julie Kay Barnes
Printed Name: Julie Kay Barnes
Witness

By: Nicholas A. George (Seal)
Nicholas A. George, Trustee
P.O. Address: 500 N. Oleander Avenue, Daytona Beach, FL 32118

Clara B Spangler
Printed Name Clara B Spangler
Witness

By: (Seal)
Gary L. Ballard, Trustee
P.O. Address: 500 N. Oleander Avenue, Daytona Beach, FL 32118

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 1st day of February , 2010 by Nicholas A. George, Trustee and Gary L. Ballard, Trustee on behalf of said Florida trust
who are personally known to me or who have produced their Florida driver's license as identification.

CLARA BLANTON SPANGLER
MY COMMISSION EXPIRES
July 30, 2012
#DD 787662
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Printed Name:
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2010 (863) 763-5555 Form FLWD-1

Instrument# 2010-027991 # 2
Book: 6446
Page: 1723

LEGAL DESCRIPTION
Exhibit "A"

500-502 Francis Terrace
Daytona Beach, FL 32118

Lot 15, Frances Terrace, according to the map or plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

Instrument# 2010-027991 # 3
Book: 6446
Page: 1724
Diane M. Matousek
Volusia County, Clerk of Court

A portion of the Northerly one-half of Lot 22, Block 1, L D. Huston's Sub., lying Westerly of Atlantic Avenue, a 75 foot right-of-way as now laid out, per Deed Book "P", page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; Thence N. 89°31'O7" E. along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; Thence continue N. 89°31'O7" E. and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a point that is S. 89°31'07" W. and 200 feet from the Westerly line of said Atlantic Ave.; Thence S. 14°45'47" E., parallel with the Westerly line of said Atlantic Ave., a distance of 50.55 feet to a point in the Southerly line of the Northerly one-half of said Lot 22; Thence S. 89°31'07" W. along said Southerly line, a distance of 377.02 feet to a point in the Westerly line of said Lot 22; Thence N. 28°57'27" W. along said Westerly line a distance of 39.73 feet to a point therein; Thence N. 53°32'15" E. a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:
A PORTION OF THE NORTH ONE-HALF (1/2) OF LOT 22, WEST OF ATLANTIC AVENUE, HUSTON SUBDIVISION, AS RECORDED IN DEED BOOK "P", PAGE 583, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 15, FRANCES TERRACE, MAP BOOK 11, PAGE 186; THENCE ON A NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 15, RUN NORTH 28°30'15" WEST A DISTANCE OF 24.17 FEET TO AN INTERSECTION WITH THE NORTH LINE OF AFORESAID LOT 22; THENCE NORTH 89°55'00" EAST ALONG SAID LINE OF LOT 22, A DISTANCE OF 138.33 FEET; THENCE DEPARTING SAID NORTH LINE OF LOT 22, RUN SOUTH 00°10'00" EAST A DISTANCE OF 49.39 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF SAID LOT 22; THENCE SOUTH 89°51'57" WEST ALONG SOUTH LINE A DISTANCE OF 111.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE AFORESAID LOT 15; THENCE NORTH 28°30'15" WEST ALONG SAID EAST LINE, A DISTANCE OF 32.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2-A:
A PORTION OF THE NORTH ONE-HALF (1/2) OF LOT 22, WEST OF ATLANTIC AVENUE, HUSTON SUBDIVISION, AS RECORDED IN DEED BOOK "P", PAGE 583, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 15, FRANCES TERRACE, MAP BOOK 11, PAGE 186; THENCE ON A NORTHERLY EXTENSION OF THE EAST LINE OF THE EAST LINE OF THE AFORESAID LOT 15, NORTH 28°30'15" WEST A DISTANCE OF 24.17 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE AFORESAID LOT 22; THENCE NORTH 89°55'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 138.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°55'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 125.25 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°10'00" EAST A DISTANCE OF 49.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF THE AFORESAID LOT 22; THENCE SOUTH 89°51'57" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 125.25 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°10'00" WEST A DISTANCE OF 49.39 FEET TO THE POINT OF BEGINNING.

2/5/2021 3:10:21 PM Instrument #2021027236 #1 Book:7985 Page:3603

THIS INSTRUMENT PREPARED BY:
NAME Gary Sorino-Adkinson
ADDR. 500 Frances Terrace
Daytona Beach, Florida 32118

This Quit Claim Deed, *Executed this* 4th *day of* February, 2021, *by (first party)* Tropical Palms Investments, Inc. (A Florida Corporation) *to (second party)* Gary D. Sorino Adkinson, as Trustee of the; Gary D. Sorino-Adkinson Family Trust (A Florida Family Trust) *whose post office address is* P.O. Box 265176, Daytona Beach, Florida 32126

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party,for an in consideration of the sum of $* 10.00, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right,title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of* Volusia, *State of* Florida *to wit:*

Parcel ID: 530915010229, Legal Description; 500 - 502 Frances Terrace, Daytona Beach, Florida 32118, Lot 15 Frances Terrace, according to the map or plat therof as recorded in Plat Book 11, Page 186, Public Records Of Volusia County Florida.
LOT 15, FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722

To have and to hold, *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Witness Signature as to First Party

Kathryn McMillon
Printed Name

Witness Signature as to First Party

Alex Z Adkinson
Printed Name

N/A
Witness Signature as to Co-First Party (if applicable)

N/A
Printed Name

N/A
Witness Signature as to Co-First Party (if applicable

N/A
Printed Name

~~Signature of First Party~~

Gary D. Sorino-Adkinson, As Vice President Of T.P.I.
Printed Name

P.O. Box 265176, Daytona Beach, Florida 32126
Post Office Address

N/A
Signature of Co-First Party (if applicable)

N/A
Printed Name

N/A
Post Office Address

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 5th day of February, 2021, by Gary D. Sorino-Adkinson, who is personally known to me or has produced Florida Drivers License as identification and who did/did not take an oath.

Lori A. Kunsman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG938091
Expires 12/9/2023

Lori A. Kunsman
Notary Public

Lori A Kunsman
(Print, type, or stamp commissioned name of Notary Public)

GULLETT TITLE
Interlachen

Prepared by: Christie L. Marshall
1121 State Road 20
Interlachen, FL 32148
I20057

STATE OF FLORIDA
COUNTY OF PUTNAM

CERTIFICATION OF TRUST

BEFORE ME, the undersigned authority, being pursuant to and in accordance with Section 736.1017, Florida Statutes; accordingly, personally appeared GARY D. ADKINSON a/k/a GARY D. SORINO-ADKINSON, ("Affiant") who deposes and certifies the following:

1. The affiant is the trustee under GARY D. SORINO-ADKINSON FAMILY TRUST (the "Trust").

2. That said Trust is in full force and effect and that the trust grants the power to manage, control, exchange, sell, lease, convey, grant options to purchase, transfer or otherwise dispose of any Trust Asset in such manner and on such terms of any Trust, and to execute and deliver instruments and to take or cause to be taken all action deemed necessary or proper in connection with this power. No contrary powers or restrictions appear in the Trust document.

3. At all times the Trust has been in full force and effect.

4. Affiant further states that said Trust has not been revoked nor amended, modified or revoked and that the Trust has not been dissolved.

5. Affiant hereby acknowledges and agrees that this Certification of Trust is being made pursuant to and in accordance with Section 736.1017, Florida Statutes, with full understanding that it will be relied upon to establish the truth of the matters set forth herein as provided under said Section 736.1017, Florida Statutes.

GARY D. ADKINSON

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 27 day of May, 2021 by GARY D. ADKINSON who is personally known to me or has produced FL Drivers Lic as identification. ~~The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 27th day of May, 2021, by VSN who is personally known to me or has produced a driver's license as identification.~~

Christie L. Marshall
(Signature of Notary)

Christie L. Marshall
(Print Name of Notary)

NOTARY PUBLIC, STATE OF FLORIDA
CHRISTIE L. MARSHALL
MY COMMISSION EXPIRES: JANUARY 1, 2025
#HH 056994
Bonded thru Troy Fain Insurance

EXHIBIT "A'
Legal Description

Parcel 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot Right-of-Way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

Parcel 2

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

GARY D. SORINO-ADKINSON FAMILY TRUST

TRUST AGREEMENT, made July 17, 2019, between **Gary D. Adkinson,** of Volusia County, Florida, a citizen of the United States, the Settlor, who will be referred to in the first person, and **Gary D. Adkinson**, who will be referred to, along with his successors, as the Trustee.

ARTICLE I
NAME OF TRUST

I hereby transfer to the Trustee the property described in the schedule attached as "Exhibit A," on the terms and conditions set forth in this Trust. With the consent of the Trustee, additional property may be transferred from time to time to this Trust estate by me or by any other person, and that property shall be held and disposed of on the same terms and conditions as the property originally transferred. This trust shall be known as "The Gary D. Sorino-Adkinson Family Trust".

ARTICLE II
DISPOSITIVE PROVISIONS DURING MY LIFE

During my lifetime, the Trustee shall pay to me or for my benefit as much of the net income or principal of the trust estate as I may request. In addition, I shall be entitled to full use and possession of any non-income-producing real estate owned by the Trust. I further reserve the right to reside upon any property placed in this Trust as my permanent residence, referred to hereafter as my homestead, during my life, it being the intent of this provision to preserve my requisite beneficial interest and possessory right in and to such real property, to comply with Sections 196.031 and 196.041 of the Florida Statutes, such that my possessory right constitutes in all respects, "equitable title to real estate," as the term is used in Section 6, Article 7 of the Constitution of the State of Florida. In the event of my incapacity or incompetence, my Trustee shall distribute for my benefit as much of the net income or principal of the trust estate as may be necessary to ensure my health and support.

My incapacity or incompetence, as that term is used in this Trust, shall be considered to have occurred if any successor trustee receives written proof that:

a. my personal physician has determined that, for any cause, I am unable to properly care for myself or for my property, or

b. I have been adjudicated incapacitated or incapable of managing my financial affairs by a judge of a circuit court of the State of Florida or by a court of competent jurisdiction in the state in which I then reside.

ARTICLE III
DISPOSITIVE PROVISIONS AFTER DEATH

Upon the death of Settlor, the Successor Trustee may either advance to Settlor's personal representative, funds to meet any deficiency encountered by reason of debts, fees, expenses, taxes, and other charges against Settlor's estate being in excess of property in such estate which can reasonably be liquidated or may pay any or all such charges directly.

In determining liabilities and charges under the preceding paragraph, the Successor Trustee may act on such evidence as it shall deem reliable, it being Settlor's intent that the Successor Trustee may be protected without resort to any court if no probate proceedings are required to settle his estate.

The Trust shall continue for the lifetime of the Settlor.

Upon the death of the Settlor, if the Settlor's son, **Alex Zachariah Adkinson,** is over the age of 23, the Successor Trustee shall distribute all remaining Trust assets and remaining income to him and the Trust shall terminate. Should **Alex** be under the age of 23, the Trust shall continue and the Successor Trustee is authorized to disburse so much of the income and principal as in the Successor Trustee's sole discretion he deems necessary for the proper support, education (including college) and general welfare of said beneficiary until he reaches the age of 23, at which time the Trust shall terminate and the Successor Trustee shall distribute all remaining Trust assets and remaining income to him. Should **Alex** pass away before reaching the age of 23, the Successor Trustee shall distribute all remaining Trust assets to my daughter, **Angela L. Adkinson**.

ARTICLE IV
POWERS OF TRUSTEE

In the administration of any Trust established hereunder, my trustee shall have the following powers:

a. To retain any property I may contribute to this Trust, either during my life or at my death, or to sell, exchange, or otherwise dispose of the property, at public or private sale, without application to court, on any terms, including the extension of credit, which they consider advisable.

b. To acquire, by purchase or otherwise, any property, real or personal, without being limited by any provision of law that restricts investments by fiduciaries and without regard to any principles of diversification, including, but not limited to, common and preferred stocks, bonds, mutual funds, common trust funds, general or limited partnership interests, secured and unsecured obligations and mortgages; or to sell, exchange, or otherwise dispose of the property, at public or private sale, without application to court, on any terms, including the extension of credit, which they consider advisable.

c. To acquire and pay for, exercise, or sell any options or subscription rights in connection with securities or any other property.

d. To hold securities in the names of nominees or in bearer form.

e. To operate, repair, alter, improve, insure, grant options on, mortgage, partition, or lease for any period of time any real property or interest in real property held by them.

f. To retain and pay, as an expense of administration, appraisers, accountants, attorneys, investment advisors, and other assistants, and to delegate discretionary and nondiscretionary investment management authority.

g. To borrow money from any source and for any purpose, including, but not limited to, the payment of taxes, and to pledge or mortgage any assets held by them as security for money borrowed.

h. To make distributions from any trust created hereunder in cash, in kind, or partly in each, and to allocate property other than ratably.

I. To hold property of separate trusts in common investments for the convenience of investment or administration.

j. To enter into contracts or agreements or to compromise or settle any debts, claims, or controversies as they consider necessary or advisable.

k. To vote personally or by proxy any share of stock held by them.

My Trustee may act freely under all of the powers given to them after forming their judgment concerning the wisest and best course to pursue based on all of the circumstances, without the necessity of obtaining the consent or approval of any interested person or any court, and notwithstanding that they may be interested in connection with the same matters in other capacities.

The powers granted to the Trustee shall be considered to be supplementary to, and not exclusive of, the general powers of trustee according to law and shall include all powers necessary to carry the same into effect.

ARTICLE V
SPENDTHRIFT CLAUSE

The interests of the beneficiaries are held subject to a spendthrift trust. I direct that none of the assets or income of the trusts established in this agreement shall be subject to or liable for any of the debts, contracts, engagements, or taxes of any of the beneficiaries under this Trust, nor shall the same be liable to execution, attachment, or any other legal process whatsoever at the suit of any creditor or otherwise, nor shall the same be subject to assignment, transfer, or anticipation; but all payments of principal and income as provided in this Trust shall be made by my trustee to the beneficiaries designated in accordance with the provisions of this Trust. Provided, however, that nothing in this article shall prevent a beneficiary at any time from disclaiming or renouncing his interest in any trust created hereunder and, in the event of a renunciation or disclaimer, the beneficiary shall be treated as if he died on the effective date of the renunciation or disclaimer.

ARTICLE VI
PRINCIPAL AND INCOME DETERMINATIONS

On the death of any income beneficiary of a trust created under this agreement, including myself, any accrued but unpaid income shall be distributed as income to the next succeeding beneficiary. Otherwise, in determining whether receipts and disbursements are allocated to principal or income, the trustee shall be governed by the principal and income law of Florida, as it may have been amended at the time of determination.

ARTICLE VII
REVOCABILITY

I retain the following rights and powers:

a. The right to revoke this Trust and the trusts created in it by a writing delivered to the trustee.

b. The right to revoke this Trust and the trusts created in it with respect to any funds, securities, or other property held by the trustee and to require the same to be paid over, assigned, and delivered to me, free from trust, by writing delivered to the trustee.

c. The right and power to amend, change, and supplement this Trust by written agreement between me and the trustee, executed in like manner as this Trust.

d. The right and power to remove any trustee serving under this Trust, without cause, by a writing delivered to the trustee, and to appoint a successor trustee.

ARTICLE VIII
RIGHTS OF POWER OF ATTORNEY

Any agent and attorney-in-fact designated by me under a Power of Attorney previously executed by me shall have the power to amend, modify, revoke or terminate this trust by written agreement between such agent and the trustee, executed in like manner as this Trust, but only if such right was specifically granted by me in the Power of Attorney.

ARTICLE IX
TRUSTEE

On the death, incapacity, or incompetence (as defined in Article II) of me, or in the event that I resign or fail or cease to serve as Trustee for any other reason, the following shall serve automatically as successor trustee: my attorney, Fred B. Share.

Any successor trustee shall serve with all the powers, discretions, and immunities granted in this document to my trustee, shall have no duty to investigate or inquire into the acts of a former trustee, and shall have no liability for the acts or omissions of a former trustee.

ARTICLE IX
Miscellaneous

This Trust is a Florida contract, and it shall be construed according to and be governed by the laws of the State of Florida.

The headings used herein are intended solely for use as reference and are not intended to be a part of this Trust.

Florida law may impose duties and responsibilities on a trustee in addition to those described in this Trust.

When necessary or appropriate to the meaning in this Trust, the singular and plural are interchangeable, and words of any gender include all genders.

IN WITNESS WHEREOF, the trustee and I have duly executed this Trust the day and year first written on the first paragraph of this document.

Gary D. Adkinson
Settlor

Gary D. Adkinson
Trustee

We certify that the above instrument was signed willingly, published, and declared by GARY D. ADKINSON as his Trust in our joint presence, and at his request we have signed our names as attesting witnesses in his presence and in the presence of each other on July 17, 2019.

Dustin Christine Shaffer
1092 Ridgewood Avenue
Holly Hill, FL 32117
Witness

Beth J. Robins
1092 Ridgewood Avenue
Holly Hill, FL 32117
Witness

STATE OF FLORIDA
COUNTY OF VOLUSIA

I, GARY D. ADKINSON, as settlor and trustee, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that I signed this instrument as my Trust.

Gary D. Adkinson
Settlor and Trustee

We, Dustin Christine Shaffer and Beth J. Robins, have been sworn by the officer signing below, and declare to that officer on our oaths that the Settlor declared the instrument to be his Trust and signed it in our presence and that we each signed the instrument as a witness in the presence of the Settlor and of each other.

Dustin Christine Shaffer
1092 Ridgewood Avenue
Holly Hill, FL 32117
Witness

Beth J. Robins
1092 Ridgewood Avenue
Holly Hill, FL 32117
Witness

Acknowledged and subscribed before me by GARY D. ADKINSON, as settlor and trustee, who is personally known to me or who has produced a Florida driver license as identification, and sworn to and subscribed before me by the witnesses, Dustin Christine Shaffer and Beth J. Robins, who are personally known to me, and subscribed by me in the presence of the settlor and the subscribing witnesses, all on July 17, 2019.

BILLIE K. MATTHEWS
MY COMMISSION EXPIRES
NOVEMBER 21, 2020
GG 049600
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public - State of Florida

EXHIBIT "A"

1. $10.00

5/28/2021 2:54:41 PM Instrument #2021125946 #1 Book:8056 Page:3199
Doc Stamps $787.50 Intang Tax $450.00

THIS INSTRUMENT PREPARED BY:
MICHAEL L. DALE, ESQ.
Attorney-at-Law
2616 SE Willoughby Blvd.
Stuart, Florida 34994
(772) 286-2323

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS $225,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT is made this 27th day of May, 2021, between the Mortgagor, **GARY D. ADKINSON, a single adult, individually and as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19 ,** (hereinafter referred to as the "Mortgagor") with an address of 400 S Atlantic Avenue, Dayton Beach, Florida 32118, and the Mortgagee, **SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company, as to an undivided 50% interest**, whose address is PO Box 1323, Jupiter, Florida 33468 and **JOSEPH TAVOLACCI as to an undivided 50% interest,** whose address is 32 Magnolia Court, Ormond Beach, Florida 32174, their successors and/or assigns (hereinafter referred to as the "Mortgagee").

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of TWO HUNDRED TWENTY-FIVE THOUSAND XX/100 ($225,000.00) DOLLARS plus interest, which indebtedness is evidenced by Mortgagor's Promissory Note to Mortgagee for such amount of an even date herewith, (hereinafter referred to as the "Note") which Note provides for monthly installments of interest only, with the balance of the indebtedness due and payable on or before the 1st day of June, 2024.

IN CONSIDERATION OF AND TO SECURE Mortgagee the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums due, with interest, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant and convey to Mortgagee the following described property located in the County of Volusia, State of Florida (hereafter referred to as the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO

**WITH A STREET ADDRESS OF: 500-502 Frances Terr.
and XXX Frances Terr
Daytona Beach, FL 32118**

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Parcel Identification Number: 530917000150 and 530915010229

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and all the estate, title, interest, property, claim and demand whatsoever of, in and to the same and of, in and to every part and parcel thereof; and together with all agricultural land horticultural and fruit crops, now planted and/or growing, and hereafter planted, grown or raised, on the above-described land, and also all buildings, structures, additions and improvements, now or at any time hereafter erected on the Property, together with and including all of the equipment, heating and air conditioning plant, lighting plant, and all plumbing equipment, toilets, basins, lighting fixtures, and other appliances and apparatus now or hereafter located in the building upon said land, and all other machinery, appliances and apparatus now or hereafter placed on said premises, either in renewal or replacement of fixtures, appliances and appurtenances originally installed on said premises; and all easements, rights-of-way, alleys, passages, sewer rights, water rights and powers, riparian and littoral rights, all estate, rights, titles, interest, privileges and liberties of any nature whatsoever, in any way belonging, reflecting or pertaining to the Property; and all furniture, furnishings, fixtures and articles of personal property now or at any time hereafter attached to or used in any way in connection with the use and occupation of the Property, and all leases and contracts for sale now and hereinafter entered into involving the Property and all right, title and interest of Mortgagor thereunder (including, without Limitation, cash or securities deposited thereunder to secure performance by the lessees or contract vendees of their obligations); and all other property or rights of Mortgagor of any kind or character related to the Property and all proceeds and products of any of the foregoing, whether now or hereafter existing or acquired.

TO HAVE AND TO HOLD, all and singular the said Property hereby conveyed, mortgaged, pledged, assigned or granted by the Mortgagor, or intended so to be, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor has full power and lawful right to convey said mortgaged Property as aforesaid; that it shall be lawful for the Mortgagee at all times peaceably and quietly to enter upon, hold occupancy and enjoy said mortgage Property; and that Mortgagor hereby fully warrants and covenants to defend the title to the property against all claims and demands of all persons whosoever.

PROVIDED, ALWAYS, that if the Mortgagor shall fully pay unto the Mortgagee the indebtedness of the Note and any renewals or extensions thereof and shall perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of said Note and of this Mortgage, then this Mortgage and the estate hereby created shall cease and be null and void, and this Mortgage shall be released.

1. The Mortgagor hereby warrants, covenants and agrees:

A. To pay or cause to be paid all and singular the principal and interest and other sums of money evidenced by the Note and secured by this Mortgage promptly on the days respectively the same severally became due.

B. To pay all and singular the real estate ad valorem taxes to the county taxing authority by December 31st for the year in which they accrue and any other taxes, assessments, levies, liabilities, obligations and encumbrances of every nature, and kind on said described Property each and ever, when

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due a payable, according to law, before they became delinquent and before any interest attaches or penalty is incurred, and if the same be not promptly paid, the Mortgagee may at any time pay the same without waiving or affecting the option to foreclose or any other right hereunder; and every payment so made shall be due from the Mortgagor on demand and shall bear interest from the date of payment at the maximum rate of interest allowable by law, and all said costs, charges and expenses so incurred or paid, together with interest, shall be secured by the lien of this Mortgage. Mortgagor agrees to comply with any covenants, conditions, stipulations, easements, and reservations, or record which shall include, but not be limited to, the payment of all taxes, assessments and/or levies, regular or special, and if the same be not promptly paid, the Mortgagee may at any time pay same without waiving or affecting the option to foreclose or any right hereunder pay the same, and every payment so made shall be due from the Mortgagor on demand and shall bear interest from the date of payment at the maximum rate of interest allowable by law and shall be secured by the lien of this Mortgage.

C. To pay all and singular the costs, charges and expenses, including attorney's fees and abstracting costs, reasonably incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor to perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of said Note and this Mortgage, or either, and to pay such reasonable attorney's fees, costs and expenses as may be incurred by Mortgagee in connection with any proceeding or proposal for acquisition for public use of all or any part of the Property encumbered by this Mortgage by condemnation or otherwise, and every such payment shall be due from the Mortgagor on demand and shall bear interest from the date of payment at the maximum rate of interest allowable by law, and all said costs, charges and expenses so incurred or paid, together with interest, shall be secured by the lien of this Mortgage.

D. To keep the mortgaged Property and improvements now or hereafter on said land insured against loss by fire, windstorm and such other casualties as may be required by Mortgagee, in amounts and in a company or companies satisfactory to the Mortgagee, however in no event less than the highest insurable value and the policy or policies shall name the Mortgagee as co-insured. In the event any sum of money becomes payable under such policy of policies, the Mortgagee shall permit the Mortgagor to receive and use it or any part hereof for restorations, without thereby waiving or impairing any equity, lien or right under or by virtue of this deed, and the Mortgagee may place and pay for such insurance or any part thereof without waiving or affecting the option to foreclose, or any right hereunder, and each and every such payment shall be due from the Mortgagor on demand and shall bear interest from the date of payment at the maximum rate of interest allowable by law, and any expenses so incurred or paid, together with interest, shall be secured by the lien of this Mortgage. Said policy or policies shall provide that they may not be cancelled without providing thirty (30) days prior written notice of cancellation to Mortgagee.

E. To keep and maintain the mortgaged Property at all times in good order and repair, including but not limited to the making of such repairs as Mortgagee may from time to time determine to be necessary for the preservation of the mortgaged Property. Mortgagor shall not permit, commit or suffer no waste, impairment or deterioration of said Property or any part thereof. Mortgagee or its agent shall have the right to inspect the mortgaged Property and make reasonable entries upon and inspections of the Property. Mortgagee shall give Mortgagor reasonable notice at the time of or prior to an inspection specifying reasonable causes for the inspection. If Mortgagor fails to keep the mortgaged Property in good repair, or shall commit or permit waste then Mortgagee is authorized at any time, without notice, at its option, to enter upon and take possession of the mortgaged Property or any part thereof and make or pay for any such repairs and take such steps as deemed advisable to prevent or cure

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such waste and to protect the value of the Property and the Mortgagee's rights in the Property. Any amounts disbursed by the Mortgagee under this paragraph shall become additional debt of the Borrower secured by this instrument.

F. To perform, comply with and abide by each and every of the stipulations, agreements, conditions, and covenants in said Note and in this Mortgage set forth.

G. That in order to accelerate the maturity of the indebtedness hereby secured, because of the failure of the Mortgagor to pay any tax, assessment, liability, obligation or encumbrance upon said Property, as herein provided, it shall not be necessary that the Mortgagee shall first pay the same.

2. Any default by Mortgagor under the Note secured hereby shall, at the option of the holders of such Note be deemed a default under such Note and under this Mortgage. Any default by the Mortgagor on any superior or inferior Mortgages, liens or encumbrances on the property shall, at the option of the Mortgagee be deemed a default under the Note and this Mortgage.

3. The lien hereof shall extend to and include the use, rents and profits of said mortgaged Property, however the Mortgagor shall have the right to remain in possession, enjoy the use, and receive the rents and profits thereof, without account to the Mortgagee therefore, so long as there shall be no default hereunder, provided that in the event of any such default hereunder the Mortgagee shall be entitled to the possession and use of said mortgage property, and to receive and apply the net rents and profits thereof, upon and toward the payment of the indebtedness hereby secured. Mortgagor agrees that it will duly perform and observe all of the terms and provisions on the landlord's part to be performed and observed under any and all leases of the Property and that it will refrain from any action or inaction which would result in the termination by the tenants thereunder of any such leases or in the diminution of the value thereof or of the rents, issues, profits and revenues thereunder. Nothing herein contained shall be deemed to obligate Mortgagee to perform or discharge any obligation, duty or liability of landlord under any lease of the Property, and Mortgagor shall and does hereby agree to indemnify and hold Mortgagee harmless from any and all liability, loss or damage which Mortgagee may or might incur under any lease of the Property or by reason of the Assignment; and any and all such liability, loss or damage incurred by Mortgagee, together with the costs and expenses, including reasonable attorneys' fees, incurred by Mortgagee in the defense of any claims or demands therefor (whether successful or not), shall be so much additional indebtedness hereby secured, and Mortgagor shall reimburse Mortgagee on demand, together with interest at the highest legal rate permitted under applicable law, until paid.

Mortgagor shall not lease or sublease any portion of the Property without the prior written consent of Mortgagee, nor will Mortgagor permit or enter into any sublease, assignment, modification, amendment or termination of any prior approved lease or sublease without the prior written consent of Mortgagee.

4. Mortgagor shall pay to Mortgagee, at Mortgagee's option, together with and in addition to the monthly payments of principal and interest provided for in the Note, one-twelfth (1/12) of the estimated annual real estate taxes (including other charges against the Property by governmental or quasi-governmental bodies but excluding special assessments which are to be paid as the same become due and payable) and one-twelfth (1/12) of the annual premiums on insurance required herein to be held by Mortgagee and used to pay said taxes and insurance premiums when same shall fall due; provided that upon the occurrence of a default Mortgagee may apply such funds as Mortgagee shall deem appropriate. If at the time that payments are to be made, the funds set aside for payment of either taxes or insurance

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premiums are insufficient, Mortgagor shall upon demand pay such additional sums as Mortgagee shall determine to be necessary to cover the required payment. Mortgagee need not segregate such funds. No interest shall be payable to Mortgagor upon any such payments.

5. The lien of this Mortgage secures and shall continue to secure payment of the indebtedness or indebtednesses to Mortgagee, however evidenced, whether by said Note or any renewal or extension thereof or substitute therefore, or otherwise, until all such indebtednesses have been fully paid.

6. If any action, or proceeding, shall be commenced by any person other than the holders of this Mortgage (except an action to foreclose this Mortgage, or to collect the debt secured thereby) to which action, or proceeding, the holders of this Mortgage is made a party, or in which it shall become necessary to defend, or uphold, the lien of this Mortgage, all sums paid by the holders of this Mortgage for the expenses of any litigation to prosecute, or defend the rights and liens created by this Mortgage (including reasonable attorney's fees), shall be paid by Mortgagor on demand, together with interest thereon, at the maximum rate of interest allowable by law, and any such sum together with the interest thereon, shall be secured by the lien of this Mortgage.

7. All remedies provided in the Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

8. In the event Mortgagor directly or indirectly sells, conveys, transfers, disposes of, or further encumbers all or any part of the Property or any interest therein, or in the event any ownership interest in Mortgagor is directly or indirectly transferred or encumbered, or in the event Mortgagor or any owner of Mortgagor agrees so to do (which shall be deemed to include any stock transfer, any transfer of a general partnership interest or ownership in a limited liability company or any transfer of any beneficial interest in the Mortgagor involving a majority of such interest), in any case without the written consent of Mortgagee being first obtained (which consent Mortgagee may withhold in its sole and absolute discretion), then, at the sole option of Mortgagee, a default shall be deemed to exist hereunder and Mortgagee may declare all the sums secured by this Mortgage to be immediately due and payable. Without limiting the generality of the foregoing, a merger, consolidation, reorganization, entity conversion or other restructuring or transfer by operation of law, whereunder the Mortgagor or, in the case of an ownership interest, the holder of an ownership interest in Mortgagor, is not the surviving entity as such entity exists on the date hereof, shall be deemed to be a transfer of the Property or of an ownership interest in Mortgagor. Consent as to any one transaction shall not be deemed to be a waiver of the right to require consent to future or successive transactions. No sale or other conveyance of the Property hereby mortgaged, no forbearance on the part of the Mortgagee and no extension of the time for the payment of the debt hereby secured given by the Mortgagee shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor herein, either in whole or in part, and shall not be a waiver of Mortgagee's right to accelerate the aggregate sum secured by the Mortgage.

9. In the event any person, partnership, corporation or other entity owning an interest in the Property is adjudicated as bankrupt, or insolvent, or shall make an assignment for the benefit of creditors, or shall take, or receive, the benefit of any act for reorganization, or if a receiver should be appointed for such owner, Mortgagee may, at their option, declare the principal balance of the Note hereby secured and then outstanding to be due and payable immediately; and upon such declaration, the said principal so declared to be due and payable, together with the interest accrued thereon and together with any other sums secured hereby shall become due and payable immediately, anything in this Mortgage or in said

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Note to the contrary notwithstanding. In the event a petition under United States Bankruptcy Code is filed by or against the Mortgagor and\or the Property which is not dismissed within 60 days, the Mortgagor hereby consents to and shall stipulate to any action by the Mortgagee to obtain relief from any automatic stay and/or injunction in effect so that Mortgagee can proceed with a foreclosure action in a Florida court with respect to the Property.

10. In any action to foreclose this Mortgage, or upon the actual or threatened waste to any part of the Premises, Mortgagee shall have the right to apply without notice for the appointment of a receiver of the Premises and the rents and profits thereof, and Mortgagee shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Premises as security for the amounts due Mortgagee or the solvency of any person liable for the payment of such amounts. To the extent permitted by law, Mortgagor hereby waives any right to object to the appointment of a receiver and expressly consents that such appointment shall be made as an admitted equity and as a matter of absolute right to Mortgagee.

11. Any waiver of any payment under the Note or this Mortgage or forbearance in exercising any other right or remedy hereunder, or otherwise afforded by applicable law, at any time, shall not be taken to be a waiver of the terms of the Note or this Mortgage or be a waiver of or preclude the payments upon said indebtedness and shall not constitute a waiver of the option of the Mortgagee to accelerate the indebtedness as provided for herein.

12. The whole of the principal sum secured hereunder and interest accrued thereon shall become due without notice, the Mortgagee may declare the entire principal amount of the Note then unpaid and the interest accrued thereon to be due and payable immediately, and upon such declaration such principal and interest shall forthwith become and be due and payable, together with any prepayment fees that may be due and payable in full as fully and completely as if the said aggregate sum of said indebtedness was originally stipulated to be paid in full on such date, anything in the Note and this Mortgage to the contrary notwithstanding, upon the happening of any one of the following events of default:

A. Failure by Mortgagor to pay any installment of principal, interest or any other payment required to be made under the note and this Mortgage, which default continued for a period of fifteen (15) days from the date same is due;

B. Failure by Mortgagor to duly keep, perform and observe any other terms, conditions or covenants of the Note, this Mortgage, or any other instrument securing the Note or any other instrument securing collateral to the Note or executed in connection with this loan transaction.

C. In the event of a default under the terms and conditions of any other mortgage or any other obligation executed by the Mortgagor in favor of the Mortgagee then this shall constitute a default hereunder and, in such event, the entire principal balance secured hereby together with all accrued interest thereon shall become immediately due and payable in full.

D. If Mortgagor or any endorser or guarantor of the Note shall file a voluntary petition in bankruptcy or shall be adjudicated a bankrupt or insolvent, or shall file any petition or answer seeking similar relief.

E. If a default shall have occurred with respect to any other mortgage encumbering the mortgaged property, or if foreclosure or other proceedings to enforce a lien should be instituted with

INITIAL(S) _____

respect to any lien of any kind upon the mortgaged property.

F. If Mortgagor admits in writing its inability to pay its debts, generally they become due.

G. If Mortgagor makes assignment for the benefit of its creditors or

H. If Mortgagor consents to the appointment of a receiver of itself or to hold or any substantial part of its property.

I. If any individual mortgagor dies or

J. If any individual guarantor of any of the obligations secured by this mortgage, shall die unless within sixty (60) days thereafter, substitute guarantor satisfactory to mortgagee shall become liable to mortgagee by executing guaranty agreement.

K. If any corporate or company entity who is in title or is an obligor of any part of the debt secured by this mortgage is dissolved for any reason in the state in which it is registered or chartered.

L. If Mortgagee, in their absolute discretion deems themselves insecure for whatever reason.

13. Mortgagor agrees to provide Mortgagee with evidence of payment of real estate taxes prior to the time same become delinquent.

14. Mortgagor agrees to provide Mortgagee with evidence of payment of insurance premiums as same become due.

15. Mortgagor to the best of their knowledge expressly represents to Mortgagee that the Premises has not in the past been used, is not presently being used, and will not in the future be used for the handling, storage, transportation or disposal of hazardous or toxic materials. Mortgagor agrees to indemnify, defend and hold Mortgagee harmless from and against any loss to Mortgagee (including without limitation any attorney's fees incurred at all trial and appellate levels) incurred by Mortgagee as a result of such past, present or intended future use, handling, storage, transportation or disposal of hazardous or toxic materials on the Premises, it then shall be deemed a default of Mortgagor's obligations hereunder, all indebtedness to Mortgagee secured by this Mortgage shall thereupon or thereafter, at the option of Mortgagee, become immediately due and payable as fully stipulated to be paid on such day anything in the Note or herein to the contrary notwithstanding.

16. Should the Mortgagor fail to make payment of any taxes, assessments or public charges before they become delinquent, or before any interest or penalty shall attach, or of any insurance premiums or other charges payable by the Mortgagor, or should the Mortgagor fail to make payment of any principal or interest secured by any mortgage or lien prior to the lien of this Mortgage before the same become delinquent, then the Mortgagee may make payments of the same, and also may redeem said premises from tax sale without any obligation to inquire into the validity of such taxes, assessments and tax sales (the receipts of the proper officers being conclusive evidence of the validity and amount thereof). In case of such payments by the Mortgagee, the Mortgagor agrees to reimburse the Mortgagee

INITIAL(S) _____

on demand, and the amounts so paid, with interest thereon at the maximum rate per annum allowable by law shall be added to and become part of the debt secured by these presents without waiver of any right arising from breach of any of the covenants, and for such payments, with interest as aforesaid, the premises hereinbefore described, as well as the Mortgagor, shall be bound to the same extent that they are bound for the payment of the Note herein described.

17. Should the Mortgagee at any time request in writing that the Mortgagor confirms the amount of the indebtedness for principal and interest secured by this Mortgage and the validity of the lien hereof, the Mortgagor covenants and agrees to give such written request, or within said period of time to advise the Mortgagee in writing of any dispute as to the amount of the indebtedness secured thereby or the validity of the Mortgage, or the lien thereof.

18. Without affecting the liability of the Mortgagor or any other person (except any person expressly released in writing) for payment of any indebtedness secured hereby or for performance of any obligation contained herein, and without affecting the rights of the Mortgagee with respect to any security not expressly released in writing, the Mortgagee may, at any time and from time to time, either before or after the maturity of said Note and without notice and consent:

A. Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation.

B. Make any agreement extending the time or otherwise, altering the terms of payment of all or part of the indebtedness or modifying or waiving any obligation or subordinating, modifying or otherwise dealing with the loan or charge hereof.

C. Exercise or refrain from exercise or waive any right the Mortgagee may have.

D. Accept additional security of any kind.

E. Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property mortgaged hereby.

19. It is agreed that if any of the property herein mortgaged is of a nature so that a security interest can be perfected under the Uniform Commercial Code, this instrument shall constitute a security agreement and Mortgagor agrees to join with Mortgagee in the execution of any financing statements and to execute any other instruments that may be required for the perfection or renewal of such security interest under the Uniform Commercial Code. A satisfaction of mortgage, when recorded, shall constitute a satisfaction of any financing statement filed in connection with this instrument.

20. That in the event that the Note is placed in the hands of an attorney for collection, or in case the Mortgagee shall become a party either as plaintiff or as defendant in any suit or legal proceeding in relation to the Property described or the lien created herein, or for the recovery or protection of said indebtedness, the Mortgagor will repay on demand all costs and expenses arising therefrom, including reasonable attorney's fees, with interest thereon at the maximum rate allowable by law until paid, all of which sums, if unpaid, shall be added to and become a part of the debt secured by these presents.

21. It is agreed that this Mortgage shall secure any future advances made by the Mortgagee to the Mortgagor (at Mortgagee's sole discretion) at any time within twenty (20) years from the date hereof.

INITIAL(S) _____

and before full payment of this Mortgage and the Note, may make further advances to Mortgagor, and any such further advances, with interest, shall be secured by this Mortgage and shall be evidenced by an additional Note then unpaid, and the total amount of indebtedness that may be secured by this Mortgage may increase or decrease from time to time, but the total unpaid balance so secured shall not exceed twice the original principal amount of the Loan, together with interest thereon and any and all disbursements made by Mortgagee for the payment of taxes, levies, or insurance on the Property with interest on such disbursements at the rate specified herein, and for reasonable attorney's fees and court costs incurred in the collection of any or all of such sums or monies.

22. In addition to the Note, Mortgagor hereby cross-collateralizes with this Mortgage and secures all obligations, debts and liabilities, plus interest thereon, of Mortgagor to Mortgagee, or any one or more of them, as well as all claims by Mortgagee against Mortgagor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Mortgagor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

23. This Mortgage and the Note secured hereby shall be construed according to the laws of the State of Florida. The venue of any litigation arising out of this Mortgage, including appellate proceedings, shall be Volusia County, Florida.

24. Mortgagor acknowledges and warrants that this is a first mortgage.

25. The terms "Mortgagor" and "Mortgagee" whenever used in this instrument shall include the heirs, personal representatives, successors and permitted assigns of the respective parties hereto. Whenever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.

26. In addition to the terms of this Mortgage, Mortgagor agrees to be bound by the terms, covenants and conditions contained in the Note and any Mortgage Rider Addendums attached thereto and made a part hereof which rider or addendum, if any, is incorporated herein as if set forth at length.

27. AS A MATERIAL FACTOR IN INDUCING MORTGAGEE TO MAKE THE LOAN EVIDENCED BY THE MORTGAGE NOTE AND IN ASSUMING THE OBLIGATIONS CONTAINED IN THE MORTGAGE, THE PROMISSORY NOTE, THE SECURITY DOCUMENTS AND OTHER LOAN INSTRUMENTS, MORTGAGOR AND ANY GUARANTOR, FOR THEMSELVES AND ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AGREE THAT ANY LITIGATION ARISING OUT OF THIS MORTGAGE OR INSTITUTED BY ANY PARTY IN INTEREST TO ENFORCE ANY OF THE TERMS OF THIS MORTGAGE, THE PROMISSORY NOTE, THE SECURITY DOCUMENTS OR ANY OF THE OTHER LOAN INSTRUMENTS, SHALL BE TRIED WITHOUT JURY, AND NO JURY TRIAL SHALL BE SOUGHT OR MAINTAINED BY MORTGAGOR, GUARANTOR, OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, OR ANY OTHER LITIGATION PROCEDURE BASED UPON, OR ARISING OUT OF, THE LOAN EVIDENCE BY THE PROMISSORY NOTE, THIS MORTGAGE, THE SECURITY DOCUMENTS AND LOAN DOCUMENTS, ANY

INITIAL(S) _____

COLLATERAL OR THE DEALINGS OR THE RELATIONSHIP AMONG MORTGAGEE, MORTGAGOR AND GUARANTOR, IF ANY.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS $225,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

Signed, Sealed and Delivered
in the Presence of:

Witness #1 Printed Name: Courtney Russell

GARY D. ADKINSON, individually and as trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19

Witness #2 Printed Name: Christie L. Marshall

STATE OF FLORIDA

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization on this 27th day of May, 2021 by, GARY D. ADKINSON, individually and as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19 , who { } is personally known to me or { } has produced FL. Drivers Lic as identification.

NOTARY PUBLIC:

Sign Christie L. Marshall

Print Christie L. Marshall

State of Florida at Large (Seal)

My commission expires:

CHRISTIE L. MARSHALL
MY COMMISSION EXPIRES
JANUARY 1, 2025
#HH 056994
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT "A"

Parcel 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot Right-of-Way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

Parcel 2

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

Division of Corporations

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

Detail by Entity Name

Florida Limited Liability Company
SWEETPEA HOLDINGS LLC

Filing Information

Document Number	L15000017551
FEI/EIN Number	47-2993192
Date Filed	01/29/2015
State	FL
Status	ACTIVE

Principal Address

100 XANADU PLACE
JUPITER, FL 33477

Changed: 04/14/2018

Mailing Address

PO BOX 1323
JUPITER, FL 33468

Changed: 02/29/2016

Registered Agent Name & Address

POMERANTZ, MICHAEL
100 Xanadu Place
JUPITER, FL 33477

Address Changed: 04/14/2018

Authorized Person(s) Detail

Name & Address

Title MGR

POMERANTZ, MICHAEL
100 Xanadu Place
JUPITER, FL 33477

Annual Reports

Report Year	Filed Date
2024	03/02/2024

2025	04/10/2025
2026	04/23/2026

Document Images

04/23/2026 -- ANNUAL REPORT	View image in PDF format
04/10/2025 -- ANNUAL REPORT	View image in PDF format
03/02/2024 -- ANNUAL REPORT	View image in PDF format
04/09/2023 -- ANNUAL REPORT	View image in PDF format
04/17/2022 -- ANNUAL REPORT	View image in PDF format
04/11/2021 -- ANNUAL REPORT	View image in PDF format
06/21/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
04/14/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
01/29/2015 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

PREPARED BY:

MICHAEL L. DALE, ESQ.
2616 SE WILLOUGHBY BLVD.
STUART, FL 34994
(772) 286-2323

COLLATERAL ASSIGNMENT OF RENTS AND LEASES

THIS AGREEMENT, made this 27th day of May, 2021, by and between **GARY D. ADKINSON, a single adult, individually and as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19** , (hereinafter referred to as the "Borrower"), **SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company** and **JOSEPH TAVOLACCI** (hereinafter referred to as the "Lender").

W I T N E S S E T H:

WHEREAS, LENDER has agreed to lend TWO HUNDRED TWENTY-FIVE THOUSAND XX/100 ($225,000.00) DOLLARS to Borrower (the "Loan") pursuant to a Promissory Note from Borrower to Lender dated May 27, 2021 (the "Note") secured by that certain Mortgage of even date on the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

WHEREAS, as an additional condition to granting the Loan, Lender has required that Borrower execute and deliver this Assignment.

NOW, THEREFORE, in consideration of the Loan, and intending to be legally bound, Borrower does hereby covenant, agree, warrant, represent, assign, set over and transfer as set forth herein the following:

1. The foregoing recitals are correct.

2. Borrower hereby assigns, transfers and sets over unto Lender all of its right, title and interest in and to all leases on the Property and all rights and benefits therefrom as security for the full, timely and faithful repayment by the Borrower of the Loan and full and faithful performance by Borrower of all of its obligations under the Note and any and all agreements, assignments, security agreements, documents and other instruments (the "Loan Documents") executed by Borrower in connection with the

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Loan.

3. Until the occurrence of a default under the Note or any of the Loan Documents, Borrower may retain, use and enjoy, as its own, the benefits of all leases. Upon the occurrence of a default as aforesaid, Lender may enforce this Agreement by notifying Borrower by registered or certified mail or hand delivery sent to the address hereinafter prescribed for sending notices. The affidavit or written statement of an officer, agent or attorney of Lender stating that there has been a default shall constitute conclusive evidence thereof.

4. Notwithstanding any other provision hereof, Lender shall have no obligation under any lease.

5. After the occurrence of an Event of Default, Lender may, as its sole option, elect to exercise at any time, and from time to time, any and all of Borrower's rights and remedies under any lease, or any other agreement or instrument arising out of the Loan. In connection with any and all of the foregoing powers, and without limiting the same, Lender may cancel or surrender any lease, and alter and amend the terms of and renew any lease.

6. All of the foregoing powers herein granted Lender shall be liberally construed. Borrower shall pay all of the costs and expenses incurred by Lender in enforcing its rights hereunder, including, but not limited to, reasonable attorneys' fees and legal expenses through and including any appellate proceedings. Lender need not expend its own funds in the exercise of such rights; but if it does, such amounts shall be considered as advances for and on behalf of the Borrower secured by this Assignment.

7. Nothing herein contained shall be construed as constituting a waiver or suspension by Lender of its right to enforce payment under the terms of the Note. Lender is not the agent, partner, or joint venturer of either the Borrowers or any other person, and nothing herein contained shall be construed to impose any liability upon the Lender by reason of the Assignment granted hereby.

8. This Assignment may be enforced from time to time by Lender at its discretion, with or without order of any court and with or without appointment of a receiver, as Lender shall; determine. Lender may also at any time cease to enforce this Assignment. Any failure on the part of the Lender promptly to exercise any option hereby given or reserved shall not prevent the exercise of any such option at any time thereafter. Lender may pursue and enforce any remedy or remedies accorded it herein independently of, in conjunction or concurrently with, or subsequent to its pursuit and enforcement of any remedy or remedies which it may have under the Note.

9. Borrower warrants and represents:

(a) That it has the right to execute and deliver this Agreement;

(b) That it has made no prior assignments of any lease.

(c) That there exists no event, condition or occurrence which constitutes, or which with notice and/or the passage of time would constitute, a breach of or default under any terms or conditions of any lease. Borrower also hereby covenants and agrees not to do any act which would destroy or impair the

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security to the Lender of this Assignment.

10. When the content so requires, the singular shall include the plural and conversely, and use of any gender shall include all genders.

11. This Assignment has been executed and delivered at Daytona Beach, Volusia County, Florida, and shall be governed by and construed in accordance with the laws of the State of Florida. Whenever possible, each provision of this Assignment shall be interpreted in such manner as to be effective and valid under applicable law; but if any provision of this Assignment shall be prohibited by or be invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Agreement.

12. This Assignment cannot be modified or terminated orally.

13. Notices required hereunder shall be by registered or certified mail or hand delivered, addressed as follows:

TO BORROWER:	GARY D. SORINO ADKINSON FAMILY TRUST 400 S Atlantic Avenue Daytona Beach, FL 32118
TO LENDERS:	SWEETPEA HOLDINGS LLC P.O. Box 1323 Jupiter, Florida 33468 JOSEPH TAVOLACCI 32 Magnolia Court Ormond Beach, FL 32174
WITH COPY TO:	MICHAEL L. DALE. ESQ. 2616 SE Willoughby Blvd. Stuart, Florida 34994

or such other address specified in writing by one party to the other in accordance herewith.

14. Unless otherwise defined herein, terms are used herein with the same meanings as defined in the Note. In the event of any conflict between the terms hereof and the Note, the terms and conditions of the Note shall control.

IN WITNESS WHEREOF, the Borrower has caused this Assignment to be executed the day and year first above written.

INITIALS

Signed, sealed and delivered
in the presence of:

Witness #1 Printed Name: Courtney Russell

Witness #2 Printed Name: Christie L. Marshall

BORROWER:

GARY D. ADKINSON, individually and as Trustee of the SORINO-ADKINSON FAMILY TRUST dated 7/17/19

STATE OF FLORIDA

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization on this 27th day of May, 2021 by, GARY D. ADKINSON, as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19 , who { } is personally known to me or {✓} has produced FL Driver's Lic as identification.

CHRISTIE L. MARSHALL
MY COMMISSION EXPIRES
JANUARY 1, 2025
#HH 056994
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC:

Sign Christie L Marshall

Print Christie L. Marshall

State of Florida at Large (Seal)

My commission expires:

EXHIBIT "A"

Parcel 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot Right-of-Way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

Parcel 2

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

5/28/2021 2:54:41 PM Instrument #2021125948 #1 Book:8056 Page:3215

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON
MICHAEL L. DALE, ESQ. (772) 286-2323
B. Email Address lofcmld@bellsouth.net

C. SEND ACKNOWLEDGMENT TO:

Name Law Office of Michael L. Dale, P.A.

Address 2616 SE Willoughby Blvd.

Address

City/State/Zip Stuart, Florida 34994

TH E ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY **ONE** DEBTOR NAME (**1a OR 1b**) – Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME GARY D. ADKINSON, as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1.c MAILING ADDRESS Line One 400 S Atlantic Avenue	This space not available.			
MAILING ADDRESS Line Two	CITY Daytona Beach	STATE FL	POSTAL CODE 32118	COUNTRY USA

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY **ONE** DEBTOR NAME (**2a OR 2b**) – Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2.c MAILING ADDRESS Line One	This space not available.			
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – INSERT ONLY **ONE** SECURED PARTY (**3a OR 3b**)

3.a ORGANIZATION'S NAME SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company				
3.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3.c MAILING ADDRESS Line One P.O. Box 1323	This space not available.			
MAILING ADDRESS Line Two	CITY Jupiter	STATE FL	POSTAL CODE 33468	COUNTRY USA

4. This **FINANCING STATEMENT** covers the following collateral:

SEE EXHIBIT "A" ATTACHED HERETO

RE: 500-502 Frances Terrace, Daytona Beach, FL 32118
And
XXX Frances Terrace, Daytona Beach, FL 32118

5. ALTERNATE DESIGNATION (if applicable) ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ AG LIEN ☐ NON-UCC FILING ☐ SELLER/BUYER

6. Florida DOCUMENTARY STAMP TAX – YOU ARE REQUIRED TO CHECK **EXACTLY ONE** BOX

☒ All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.

☐ Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM – ADDENDUM

8. NAME OF FIRST DEBTOR (1aOR 1b) ON RELATED FINANCING STATEMENT

8a. ORGANIZATION'S NAME			
THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19			
8b. INDIVIDUAL'S SURNAME	FIRST NAME	ADDITIONAL	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

9. MISCELLANEOUS:

10. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY **ONE** DEBTOR NAME (**10a OR 10b**) – Do Not Abbreviate or Combine Names

10.a ORGANIZATION'S NAME				
10.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
10.c MAILING ADDRESS Line One	This space not available.			
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

11. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEED of ASSIGNOR S/P) – INSERT ONLY **ONE** SECURED PARTY (**11a OR 11b**)

11.a ORGANIZATION'S NAME				
11.b INDIVIDUAL'S SURNAME TAVOLACCI	FIRST PERSONAL NAME JOSEPH	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
11.c MAILING ADDRESS Line One 32 Magnolia Court	This space not available.			
MAILING ADDRESS Line Two	CITY Ormond Beach	STATE FL	POSTAL CODE 32174	COUNTRY USA

12. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

13. Description of real estate:

SEE EXHIBIT "A" ATTACHED HERETO

14. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

15. Additional collateral description:

16. Check only if applicable and check only one box.

Collateral is ☐ Held in Trust

☐ Being administered by Decedent's Personal Representative

17. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction – effective 30 years

EXHIBIT "A'
Legal Description

Parcel 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot Right-of-Way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

Parcel 2

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

4/8/2025 8:23:47 AM Instrument #2025063765 #1 Book:8686 Page:2697 Laura E. Roth, Volusia County Clerk of Court

Filing # 220115081 E-Filed 04/02/2025 09:20:50 AM

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

SWEETPEA HOLDINGS LLC,
a Florida Limited Liability Company
JOSEPH TAVOLACCI
Plaintiffs

CASE No.:

vs.

GARY D. SORINO ADKINSON a/k/a GARY D. ADKINSON, individually, GARY D. SORINO ADKINSON a/k/a GARY D. ADKINSON, as Trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST a/k/a GARY D. SORINO-ADKINSON FAMILY TRUST (A Florida Family Trust) Dated 7/17/19; UNKNOWN TENANT 1.
Defendants
_____/

NOTICE OF LIS PENDENS

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING:

Plaintiff has instituted this action against you seeking to foreclose a mortgage with respect to the property described below.

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

WITH STREET ADDRESS OF: 500-502 Frances Terrace, Daytona Beach, FL 32118

Parcel Identification Number: 530917000150

DATED this April 1st, 2025.

The Marecki Law Firm, P.A.
8461 Lake Worth Rd., Ste 209
Lake Worth, FL 33461
Ph.: (561) 847-2868
Fax: (800) 863-3315
Primary: service@mylegaladvocate.com
Secondary: joshua@mylegaladvocate.com
/s/ Joshua Perez
Joshua Perez, Esq.
Fla Bar No.: 1018380
Attorney for the Plaintiffs

3/24/2026 3:46:09 PM Instrument #2026052163 #1 Book:8830 Page:2772 Laura E. Roth, Volusia County Clerk of Court

THE CITY OF DAYTONA BEACH, FLORIDA
SPECIAL MAGISTRATE PROCEEDING

THE CITY OF DAYTONA BEACH
a Florida municipal corporation,

Petitioner

vs. CASE NO.: **SMG 01-26-03**

Gary D Sorino-Adkinson Family Trust
% Gary D Sorino-Adkinson - Trustee
P.O. Box 265176
Daytona Beach, FL 32126
ce2025-1525/SMG 01-26-03

Respondent(s) /

ORDER IMPOSING FINE/LIEN

THIS CAUSE came on for public hearing before the Daytona Beach Special Magistrate on **February 10, 2026**, after due notice to Respondent(s), at which time the Special Magistrate heard testimony under oath, received evidence, and issued his Findings of Fact and Conclusions of Law and thereupon issued his Order of Non-Compliance which was reduced to writing and thereafter furnished to Respondent(s).

Said Order required Respondent(s) to take certain corrective action as provided in said Order no later than **March 4, 2026**, or be returned to a subsequent meeting for consideration of a fine up to One Thousand ($1,000.00) Dollars per day until compliance is achieved.

An Affidavit of Non-Compliance dated **March 4, 2026**, has been filed by the Daytona Beach Code Inspector certifying under oath that the required corrective action to come into compliance has not been achieved. Therefore, at a public hearing on **March 10, 2026** the Special Magistrate imposed a fine of **One Hundred ($100.00) dollars** per day effective **March 5, 2026** to continue until compliance is achieved or reached the maximum amount of **Ten Thousand ($10,000.00) dollars**.

THAT BASED ON THE FOREGOING PREMISES, AND BY THE AUTHORITY OF SECTION 162.09, Florida Statutes and Article 2, Section 2.8 of the Daytona Beach Land Development Code, IT **IS HEREBY ORDERED** that Respondent(s), **Gary D Sorino-Adkinson Family Trust** shall pay to the City of Daytona Beach, a fine in the amount of **One Hundred ($100.00) dollars** per day effective **March 5, 2026**, until compliance is achieved or reached the maximum amount of **Ten Thousand ($10,000.00) dollars**. This Order shall be recorded in the Official Records of the Office of the Clerk of the Circuit Court in Volusia County, Florida, and such recordation shall constitute a lien against any of the Respondent's real or personal property in Volusia County, Florida, said property to include that described as follows, to wit:

LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071. of the Public Records of Volusia County, Florida.

500 Frances Ter & 502, Daytona Beach, Florida

Short Parcel # 5309-17-00-0150

DONE AND ORDERED on this 18TH day of March, 2026 at Daytona Beach, County of Volusia, Florida.

DAYTONA BEACH SPECIAL MAGISTRATE

By: _____
David A. Vukelja

Attest: Kimberly A Reno
Kimberly A. Reno, Secretary

CERTIFICATION OF SECRETARY
I hereby certify that this is a True and Correct copy of the original

Order Imposing Fine Lien

as executed by the City of Daytona Beach Special Magistrate.

Kimberly A Reno
Secretary, Special Magistrate

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:	3400518
Parcel ID:	530917000150
Township-Range-Section:	15 - 33 - 09
Subdivision-Block-Lot:	17 - 00 - 0150
Owner(s):	SORINO-ADKINSON GARY D TR - TR - Trust - 100% GARY D SORINO-ADKINSON FAMILY TRUST - TR - Trust - 100%
Mailing Address On File:	PO BOX 265176 DAYTONA BEACH FL 32126
Physical Address:	& 502-500 FRANCES TER, DAYTONA BEACH 32118
Building Count:	1
Living Units:	0
Neighborhood:	3026 - SEABREEZE BLVD SOUTH TO REVILLO
Subdivision Name:	FRANCES TERRACE
Property Use:	0800 - MFR <10 UNITS
Tax District:	204-DAYTONA BEACH
2025 Final Millage Rate:	18.0498
Homestead Property:	No
Agriculture Classification:	No
Short Description:	LOT 15 FRANCES TERRACE SUB M8 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

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:	$144,960	$197,245	$198,809
Land Value:	$136,170	$168,125	$168,125
Just/Market Value:	$281,130	$365,370	$366,934

Working Tax Roll Values by Taxing Authority

Values shown below are the 2026 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2025 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

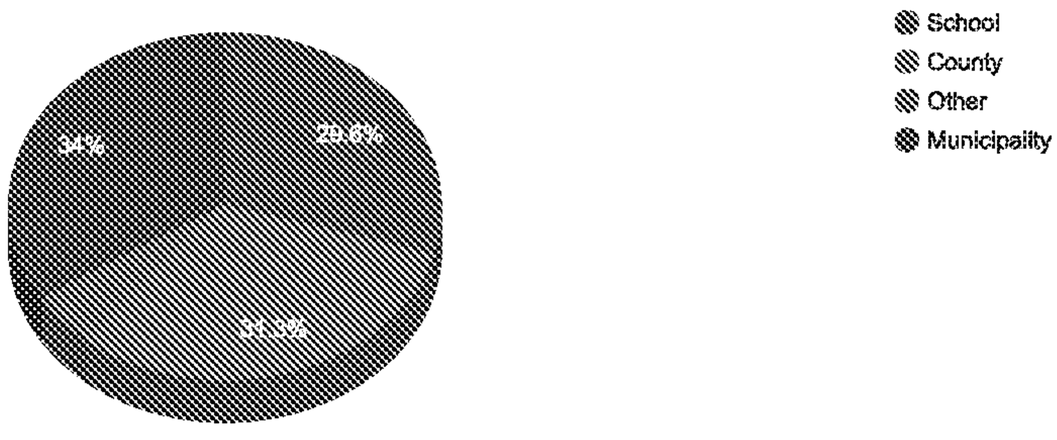
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$281,130	$281,130	$0	$281,130	1.5000	$421.70
0012	DISCRETIONARY	$281,130	$281,130	$0	$281,130	0.7480	$210.29
0011	REQ LOCAL EFFORT	$281,130	$281,130	$0	$281,130	3.0310	$852.11
0050	GENERAL FUND	$281,130	$281,130	$0	$281,130	3.2007	$899.81
0053	LAW ENFORCEMENT FUND	$281,130	$281,130	$0	$281,130	1.5994	$449.64
0055	LIBRARY	$281,130	$281,130	$0	$281,130	0.3697	$103.93
0520	MOSQUITO CONTROL	$281,130	$281,130	$0	$281,130	0.1573	$44.22
0530	PONCE INLET PORT AUTHORITY	$281,130	$281,130	$0	$281,130	0.0660	$18.55
0058	VOLUSIA ECHO	$281,130	$281,130	$0	$281,130	0.2000	$56.23
0057	VOLUSIA FOREVER	$281,130	$281,130	$0	$281,130	0.2000	$56.23
0065	FLORIDA INLAND NAVIGATION DISTRICT	$281,130	$281,130	$0	$281,130	0.0270	$7.59
0100	HALIFAX HOSPITAL AUTHORITY	$281,130	$281,130	$0	$281,130	0.7019	$197.33
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$281,130	$281,130	$0	$281,130	0.1793	$50.41
0210	DAYTONA BEACH	$281,130	$281,130	$0	$281,130	5.9300	$1,667.10
0211	DAYTONA BEACH I&S 2004	$281,130	$281,130	$0	$281,130	0.1395	$39.22
						18.0498	$5,074.34

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$5,074.34
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$5,074.34**
Estimated Tax Amount without SOH/10CAP ⓘ	$5,074.34

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	$168,125	$197,245	$365,370	$365,370	$0	$365,370	$0
2024	$168,125	$198,809	$366,934	$355,845	$0	$355,845	$0
2023	$162,336	$161,159	$323,495	$323,495	$0	$323,495	$0
2022	$89,285	$165,952	$255,237	$255,237	$50,000	$205,237	$0
2021	$72,240	$126,275	$198,515	$198,515	$0	$198,515	$0
2020	$76,042	$114,763	$190,805	$183,203	$0	$183,203	$0
2019	$76,042	$106,643	$182,685	$166,548	$0	$166,548	$0
2018	$51,264	$103,541	$154,805	$151,407	$0	$151,407	$0
2017	$59,808	$84,466	$144,501	$137,643	$0	$137,643	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0802-MULTI FAMILY-DUPLEX	N	F-FRONT FOOT				89.0	100	1,875	$136,170
									Total Land Value:	$136,170

Building(s) - Residential

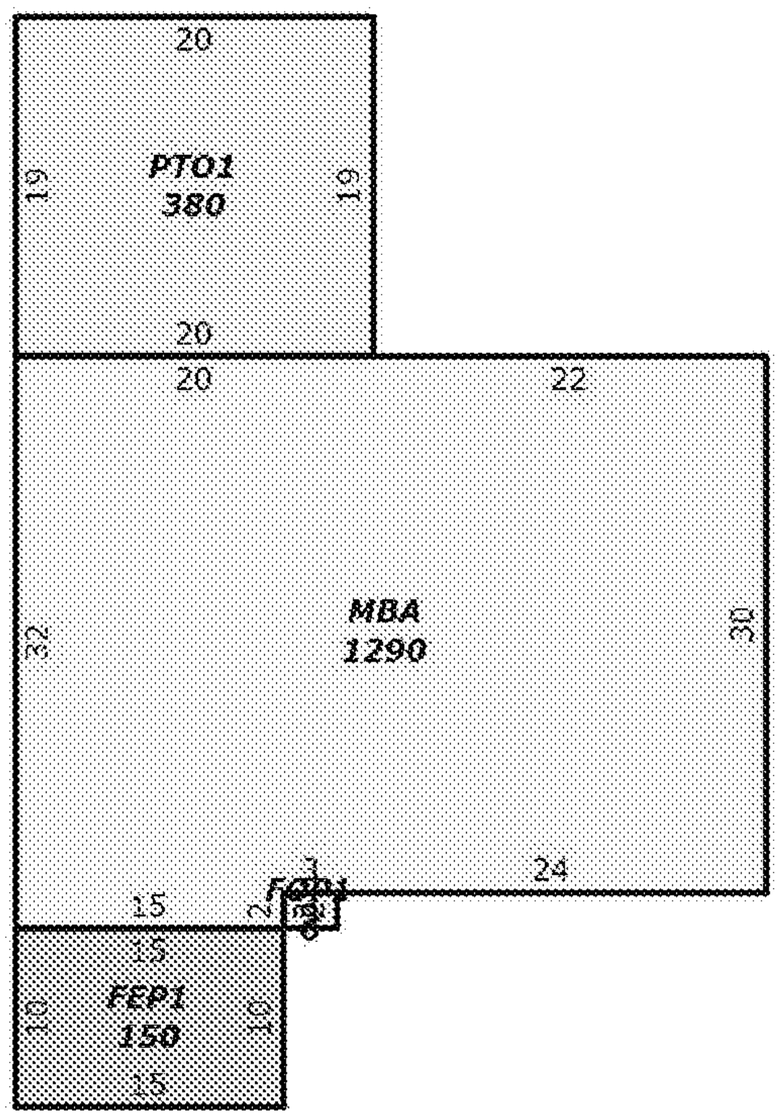
Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R2 - Two Family	**# Bedrooms:**	2	**3 Fixture Baths:**	2
Quality Grd:	300	**Floor Type:**	12 - WOOD - HARDWOOD	**4 Fixture Baths:**	0
Arch Design:				**5 Fixture Baths:**	0
Year Built:	1949	**Wall Type:**	3 - PLASTER	**6 Fixture Baths:**	0
Total SFLA:	1,290	**Exterior Wall:**	15 - CONCRETE - CINDER BLOCK	**7 Fixture Baths:**	0
HVAC:	N - NONE			**Add'l Fixtures:**	0
Heat Method:	5 - FORCED NONDUCTED	**Foundation:**	2 - CONCRETE BLOCK		
Heat Source:	1 - ELECTRICITY	**Roof Cover:**	6 - CONCRETE/CLAY TILE		
		Roof Type:	03 - GABLE		
		FPL:	/ /		

Total Building Value: $141,995

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

Description	Area	Year Built
MAIN BUILDING	1290	
Finished Enclosed Porch	150	
Porch, Open Finished	6	
Patio	380	2015
Total Building Area	1,826	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	UGM-GARAGE, MASONRY UNFINISHED	1900	288	1	12 x 24	$2,965
				Total Miscellaneous Value:		$2,965

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
7988 / 1071	[illegible]	02/05/2021	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
7985 / 3603	[illegible]	02/05/2021	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
6446 / 1722	[illegible]	02/01/2010	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$100,000
4102 / 0597	[illegible]	04/15/1996	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$10
4051 / 4642	[illegible]	11/15/1995	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$40,000
2470 / 1128		06/15/1983	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
1634 / 0335		08/15/1973	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$31,000

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071	204	15 - 33 - 09	17 - 00 - 0150	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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 530917000150
Tax Deed #: 31074
Situs Address: 500 FRANCES TER & 502

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

Tax Deed Applicant
KEYS FUNDING LLC - 6023
PO BOX 67513
NEWARK, NJ 07101

Owner on Current Tax Roll
(1) SORINO-ADKINSON GARY D TR
GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH, FL 32126

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) JOSEPH TAVOLACCI — Mortgage Holder
32 MAGNOLIA COURT
ORMOND BEACH, FL 32174

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

(4) SWEETPEA HOLDINGS LLC — Lien Holder
PO BOX 1323
JUPITER, FL 33468

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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(5) SWEETPEA HOLDINGS LLC AND — Lien Holder
JOSEPH TAVOLACCI
JOSHUA PEREZ, ESQ
THE MARECKI LAW FIRM PA
8461 LAKE WORTH RD STE 209
LAKE WORTH, FL 33461

(6) MICHAEL POMERANTZ, REGISTERED AGENT O/B/O SWEETPEA HOLDINGS LLC — Mortgage Holder's Agent/Rep
100 XANADU PLACE
JUPITER, FL 33477

(7) GARY D SORINO ADKINSON FAMILY TRUST — Title Holder
SN (VOL)
400 S ATLANTIC AVENUE
DAYTONA BEACH, FL 32118

(8) GARY D SORINO-ADKINSON, TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST — Title Holder
PO BOX 265176
DAYTONA BEACH, FL 32126

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

Pearson, Samantha

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Monday, July 13, 2026 10:28 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #6573-23 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 #6573-23 in a few moments, the Billing Address on Current Tax Roll is as follows:
SORINO-ADKINSON GARY D TR
GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH, FL 32126

Also the owner of Record for the base tax year is as follows:
SORINO-ADKINSON GARY D TR
GARY D SORINO-ADKINSON FAMILY TRUST ADV
PO BOX 265176
DAYTONA BEACH, FL 32126

(9) **SITUS ADDRESS**
500 FRANCES TER & 502,
SN **DAYTONA BEACH,**
(VOL) **32118**

SORINO-ADKINSON GARY D TR
GARY D SORINO-ADKINSON FAMILY TRUST

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 16, 2026

Payment Due: August 17, 2026

KEYS FUNDING LLC - 6023
PO BOX 67513
NEWARK NJ 07101-8009

RE: CERTIFICATE NUMBER: **6573-23**
PARCEL ID NUMBER: **530917000150**

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]		124.56
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		80.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		10.00
Clerk of Court Certificate [per Sect. 28.24]		7.00
Notice for Newspaper [per Sect. 28.24]		7.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02]		163.10
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**597.16**

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.: **6573-23**
AMOUNT ENCLOSED: **$597.16**

Applicant's Name & Address:
KEYS FUNDING LLC - 6023
PO BOX 67513
NEWARK NJ 07101-8009

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

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

CERTIFICATE NO.: 6573-23
AMOUNT ENCLOSED: $597.16

Applicant's Name & Address:
KEYS FUNDING LLC - 6023
PO BOX 67513
NEWARK NJ 07101-8009

CL-0142-1910

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO. FL
2026 JUL 22 AM 11:30
FILED

Applicant's Deposit

CERTIFICATE NUMBER: 6573-23

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	124.56
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	80.00
Sheriff's Return Postage Fee	(PO)	2.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	163.10
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 597.16

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/22/2026 2:08 PM
Receipt: 303140808 Drawer: 155124

KEYS FUNDING LLC - 6023
Operator: bpoitras

Instrument #: 2026132648 Type: ND
Book #: 8882 Page #: 2280 Time: 2:08 PM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
12456 Postage - $0.01 $124.56
5600 Advertising Fee - $0.01 $56.00
8000 Sheriffs Fee/Tax Deed - $0.01 $80.00
200 Postage - $0.01 $2.00
1 Tax Deed Proof of Pub / Cert Mail Reco-
d - $10.00 $10.00
1 Tax Deed Certificate Sign and Seal - $7
.00 $7.00
1 Notice for Newspaper Sign and Seal - $7
.00 $7.00
1 Recording - $8.50 $8.50
16310 Tax Deed Deposit Escrow Doc Stamps
only - $0.01 $163.10
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT# 6573-23 / KEYS FUNDING LLC - 6023

Subtotal: $597.16
Sales Tax: $0.00
Due: $597.16

CHK# 3461917 $597.16

7/22/2026 2:08:34 PM
Instrument# 2026132648 1 page
Book: 8882 Page: 2280
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** 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. **6573-23** Year of Issuance **JUNE 1, 2023**

Description of Property **530917000150**
LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

Name in which assessed **SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST**

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 **6TH** day of **OCTOBER, 2026** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/22/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras
B POITRAS
Deputy Clerk

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

SEPTEMBER 3, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/3/26

Pages: 54

Completed by: Christy Shacklette

Date: 8/3/26

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: **OCTOBER 6, 2026**

8-3-26 NO Changes 82

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
110-24	483401040050	ACOSTA MARIA DOLORES CERVANTES	ACOSTA MARIA DOLORES CERVANTES 213 FREDERICK ST PIERSON FL 32180
726-24	603301000040	ROJAS JORGE GONZALEZ ELIZABETH M	ROJAS JORGE & GONZALEZ ELIZABETH M 1126 BROWNSHIRE CT LONGWOOD FL 32779
1456-24	701702010050	PUGH RALPH J PUGH RALH S JR	PUGH RALPH J & PUGH RALH S JR 123 S MARYDELL AVE DELAND FL 32720
1489-24	701714060070	SAUL SYLVIA CASHION EST	SAUL SYLVIA CASHION 421 KINGSBURY BLVD DELAND FL 32720
2259-24	803411130310	CLEATON JOSHUA	CLEATON JOSHUA 138 ELDORADO DR DEBARY FL 32713
2281-24	803421150080	PRESCOTT GLORIA	PRESCOTT GLORIA 2578 ENTERPRISE RD UNIT 213 ORANGE CITY FL 32763
2423-24	412505001540	ACL REALTY LLC	ACL REALTY LLC 2090 W SPRUCE CREEK CT PORT ORANGE FL 32128

3758-24	813019050050	HINDS HAZEL HARRELSON TR HAZEL C HARRELSON REV TRUST	HINDS HAZEL HARRELSON TR OF HAZEL C HARRELSON REV TRUST ✓ 505 TRADEWINDS DR DELTONA FL 32738
4015-24	813044230030	PROVIDENT TRUST GROUP LLC FBO HAROLD JOHNSON SOLO K	PROVIDENT TRUST GROUP LLC FBO ✓ HAROLD JOHNSON SOLO K 8880 W SUNSET RD STE 250 LAS VEGAS NV 89148
4164-24	813069010020	SMITH DONALD E	SMITH DONALD E ✓ 2108 W ATMORE CIR DELTONA FL 32725
4939-24	424208010030	FISCHER DAVID	FISCHER DAVID ✓ 603 ARROYO PKWY ORMOND BEACH FL 32714
5026-24	424222220100	JIMMY VAN LLC	JIMMY VAN LLC ✓ 7563 CHARLIN PKWY ORLANDO FL 32822
5263-24	521119000670	ANTHONY LEVERCIA	ANTHONY LEVERCIA ✓ 1649 CEDAR HIGHLANDS BLVD DAYTONA BEACH FL 32117 4558
5362-24	523705000820	GM GLOBAL HOLDINGS LLC	GM GLOBAL HOLDINGS LLC ✓ 776 S TAMPA AVE C ORLANDO FL 32805
5415-24	523812001050	JONES CHRISTINA	JONES CHRISTINA ✓ 129 S CARLOLINE ST DAYTONA BEACH FL 32114
5492-24	523822000390	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORPORATION 211 N RIDGEWOOD AVE STE 114 DAYTONA BEACH FL 32114
5642-24	523907310060	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORPORATION	CENTRAL FLORIDA COMMUNITY ✓ DEVELOPMENT CORPORATION 211 N RIDGEWOOD AVE STE 114 DAYTONA BEACH FL 32114

6388-24	533801110087	BECKER TAYLOR ANNE MENDOZA LIZA MARIE	BECKER TAYLOR ANNE & MENDOZA LIZA MARIE 12288 DEERSONG DR JACKSONVILLE FL 32218
6573-23	530917000150	SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST	SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST PO BOX 265176 DAYTONA BEACH FL 32126
7255-23	533961000080	D&J GLOBAL HOLDING LLC	D&J GLOBAL HOLDING LLC 7901 4TH ST N STE 300 ST PETERSBURG FL 33702 4399
7314-24	631202000020	HURD DOUGLAS D	HURD DOUGLAS D 107 TORONITA AVE PORT ORANGE FL 32127 6625
10804-24	412302000190	BRITT MARY T TR WIZI MARTINA M TR	BRITT MARY T TR & WIZI MARTINA M TR 150 HAMLET TR ORMOND BEACH FL 32174
11348-24	631618290050	ATTIA SALLY S	ATTIA SALLY S 139-09 84TH DR APT 110 BRIARWOOD NY 11435
11425-24	741808170140	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC	CENTRAL FLORIDA COMMUNITY DEVELOPMENT CORP INC PO BOX 15065 DAYTONA BEACH FL 32115 5065
11606-24	533748010102	HOLLAND WILLIE R	HOLLAND WILLIE R 231 RIVERSIDE DR #102-1 HOLLY HILL FL 32117
11667-24	424220110410	FRALEY DAVID K	FRALEY DAVID K 6995 DICKEY RD MIDDLETOWN OH 40542
11885-24	323430000010	EQUITY TRUST CO FBO CHRISTOPHER B SILVESTRI IRA	EQUITY TRUST CO FBO CHRISTOPHER B SILVESTRI IRA 322 RIDGEWOOD AVE HOLLY HILL FL 32117

11962-24	520806007750	TERRA JAMES D TR JAMES D TERRA TRUST	TERRA JAMES D TR JAMES D TERRA TRUST 1011 SEA SHELL CT DAYTONA BEACH FL 32124
12074-24	950400000015	SOLADAD INC	SOLADAD INC 403 E HALIFAX AVE OAK HILL FL 32759

To:
Property Appraiser - County of Volusia

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

Date:	8/3/2026
Pages:	3
Completed by:	Christy Shacklette
Date:	8/3/26

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

Tax Deed Sale Date: **OCTOBER 6, 2026** 8-3-26 NO changes SL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
110-24	483401040050	NO ✓	$97,985
726-24	603301000040	NO ✓	$183,464
1456-24	701702010050	YES ✓	$74,996
1489-24	701714060070	NO ✓	$225,405
2259-24	803411130310	NO ✓	$186,344
2281-24	803421150080	YES ✓	$89,195
2423-24	412505001540	NO ✓	$241,282

3758-24	813019050050	YES ✓	$138,871
4015-24	813044230030	NO ✓	$228,822
4164-24	813069010020	YES ✓	$91,472
4939-24	424208010030	NO ✓	$202,590
5026-24	424222220100	NO ✓	$130,839
5263-24	521119000670	NO ✓	$105,749
5362-24	523705000820	NO ✓	$100,648
5415-24	523812001050	NO ✓	$97,206
5492-24	523822000390	NO ✓	$68,855
5642-24	523907310060	NO ✓	$88,590
6388-24	533801110087	NO ✓	$716,210

6573-23	530917000150	NO ✓	$365,370
7255-23	533961000080	NO ✓	$374,315
7314-24	631202000020	YES ✓	$82,911
10804-24	412302000190	NO ✓	$348,365
11348-24	631618290050	NO ✓	$129,554
11425-24	741808170140	NO ✓	$156,486
11606-24	533748010102	NO ✓	$278,625
11667-24	424220110410	NO ✓	$173,896
11885-24	323430000010	NO ✓	$407,865
11962-24	520806007750	YES ✓	$506,916
12074-24	950400000015	NO ✓	$165,555

Pearson, Samantha

From: Stephanie K. Jackson <skjackson@volusiatax.gov>
Sent: Monday, September 29, 2025 1:21 PM
To: taxdeeds
Cc: Heather Onuska; Jessica Treichel; Lindsey A. Davis; Timothy Brownson
Subject: Cert #6573-23 Bankruptcy Filed
Attachments: Memo.BKNotice.Adkinson.pdf

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!

Good afternoon,

Please see the attached memo that bankruptcy was filed on Cert #6573-23 which is scheduled for sale tomorrow. Please pull from sale and update your records.

Sincerely,
Stephanie Jackson, CPM, CFCA
Taxpayer Services & Customer Service Administrator
Office of Will Roberts – Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
Ext. 17048
(386) 943-7048
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.

Date Printed: 9/24/2025

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

6573-23 Certificate Number

KEYS FUNDING LLC - 6023 Applicant Name

4/21/2025 Application Date

9/30/2025 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	11,137.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,707.03
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		18,369.71
7. Total Interest Accrued by Tax Collector		551.09
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		59.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		223.38
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)]		200.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		19,543.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		854.64
19. Total of Lines 17 & 18		20,397.82
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**20,421.07**
24. _____		-
25. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
26. Total of Lines 19, 24 & 25.....		20,397.82
27. MINIMUM BID AMOUNT (required for public auction)*	**$**	**20,397.82**

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

Must be paid by 9:00 AM on 9/30/2025

Created by: _____

CL-0921-2301

To:
Tax Collector's Office

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

Date: 9/22/2025
Pages: 5
Completed by: SM
Date: 9/22/25

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

Tax Deed Sale Date: **SEPTEMBER 30, 2025**

9-22-25 charges updated SM

CERTIFICATE NUMBER	PARCEL ID NUMBER	TOTAL AMOUNT OF ANY CURRENT OR DELINQUENT TAXES ACCRUED AFTER THE TAX COLLECTOR'S CERTIFICATION (DR-513) WAS SENT TO THE CLERK'S OFFICE
535-21	502100000071	$67.10
747-23	600512440210	ϕ
748-23	600512450070	ϕ
1700-23	701706050290	redeemed 9|18|25 ✓
1997-23	702111020170	redeemed 9|17|25 ✓
2297-23	800906010250	ϕ
2302-23	800906010770	ϕ

2307-23	800906020800	∅
2321-23	800906030890	∅
3758-23	810407190030	∅
3797-23	810513060010	∅
3927-22	810402100010	∅
3929-22	810402130130	∅
4438-23	813055260070	redeemed 8|22|25 ✓
4640-23	910603040090	redeemed 6|20|25 ✓
5490-23	520201000550	redeemed 8|13|25 ✓
5583-23	523606000080	redeemed ∅ 9-99-25
5604-23	523705000310	redeemed 9|12|25 ✓

5653-23	523808030070	redeemed 8|14|25 ✓
5985-23	623503001110	ϕ
6530-23	530512170080	pulled under Bankruptcy ✓
6573-23	530917000150	ϕ
6701-23	533309010050	redeemed 9|5|25 ✓
6712-23	533401000030	redeemed 8|26|25 ✓
6892-23	533834020120	ϕ
6927-23	533861000130	ϕ
7115-23	533901100053	redeemed 8|26|25
7204-23	533937020010	ϕ
7255-23	533961000080	ϕ

7279-23	533979000380	ϕ
7505-23	630406000062	redeemed 8|19|25 ✓
9693-23	843801000844	ϕ
9769-23	424287000001	redeemed 8|14|25
10327-23	741715021010	redeemed 9|4|25 ✓
10518-19	612901100110	ϕ
11053-23	493200000460	redeemed 8|12|25 ✓
11275-23	900416000230	redeemed 8|24|25 ✓
11775-19	810402020140	ϕ
13160-19	613201090070	ϕ
13227-19	502700000885	ϕ

13237-19	710501060120	ϕ
13720-19	612901120130	ϕ

To:
Property Appraiser - County of Volusia

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

Date: 9/22/2025

Pages: 5

Completed by: Tyhesia Farmer

Date: 09/22/2025

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

Tax Deed Sale Date: **SEPTEMBER 30, 2025**

9-22-25 No changes BL

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
535-21	502100000071	NO	$859 ✓
747-23	600512440210	NO	$600 ✓
748-23	600512450070	NO	$750 ✓
1700-23	701706050290	YES	$68,017 Redeemed
1997-23	702111020170	YES	$39,093 Redeemed
2297-23	800906010250	NO	$14,852 ✓
2302-23	800906010770	NO	$11,882 ✓

2307-23	800906020800	NO	$7,364 ✓
2321-23	800906030890	NO	$11,882 ✓
3758-23	810407190030	NO	$572 ✓
3797-23	810513060010	NO	$8,005 ✓
3927-22	810402100010	NO	$4,288 ✓
3929-22	810402130130	NO	$360 ✓
4438-23	813055260070	NO	$79,423 Redeemed
4640-23	910603040090	YES	$114,570 Redeemed
5490-23	520201000550	NO	$94,862 Redeemed
5583-23	523606000080	YES	$298,894 Redeemed
5604-23	523705000310	NO	$106,362 Redeemed

5653-23	523808030070	NO	$77,406 Redeemed
5985-23	623503001110	NO	$284,421✓
6530-23	530512170080	NO	$304,096 Pulled PSK
6573-23	530917000150	NO	$355,845✓
6701-23	533309010050	NO	$87,614 Redeemed
6712-23	533401000030	YES	$236,939 Redeemed
6892-23	533834020120	NO	$180,323 ✓
6927-23	533861000130	NO	$75,482 ✓
7115-23	533901100053	NO	$896,383 ✓ Redeemed
7204-23	533937020010	NO	$62,411 ✓
7255-23	533961000080	NO	$364,196 ✓

7279-23	533979000380	NO	$5,473 ✓
7505-23	630406000062	NO	$177,022 Redeemed
9693-23	843801000844	NO	$1,664 ✓
9769-23	424287000001	NO	$320 ✓ Redeemed
10327-23	741715021010	NO	$253,208 Redeemed
10518-19	612901100110	NO	$781 ✓
11053-23	493200000460	NO	$6,593 Redeemed
11275-23	900416000230	NO	$67,698 Redeemed
11775-19	810402020140	NO	$572 ✓
13160-19	613201090070	NO	$781 ✓
13227-19	502700000885	NO	$859 ✓

13237-19	710501060120	NO	$781 ✓
13720-19	612901120130	NO	$781 ✓

Date Printed: 9/22/2025

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6573-23 Certificate Number
KEYS FUNDING LLC - 6023 Applicant Name
4/21/2025 Application Date
9/30/2025 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	11,137.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,707.03
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		18,369.71
7. Total Interest Accrued by Tax Collector		551.09
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		59.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		223.38
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)]		200.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		19,543.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		854.64
19. Total of Lines 17 & 18		20,397.82
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	$	**20,421.07**

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

PAYOFF GOOD THROUGH: 9/30/2025

PAYOFF GOOD THROUGH 9-30-25 **BY 9:00 AM**

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: SL

CL-0922-2301

Date Printed: 8/1/2025

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6573-23	Certificate Number
KEYS FUNDING LLC - 6023	Applicant Name
4/21/2025	Application Date
9/30/2025	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	11,137.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,707.03
4. Property Information Report Fee		300.00
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12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		200.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		19,543.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		854.64
19. Total of Lines 17 & 18		20,397.82
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**20,421.07**

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

PAYOFF GOOD THROUGH: 8/8/2025 ST

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 7/10/2025

TAX COLLECTOR'S CERTIFICATION WORKSHEET

6573-23 Certificate Number

KEYS FUNDING LLC - 6023 Applicant Name

4/21/2025 Application Date

9/30/2025 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	11,137.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		6,707.03
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		18,369.71
7. Total Interest Accrued by Tax Collector		551.09
8. Clerk of Court Statutory Fee [per Sect. 28.24].....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)]		59.00
10. Clerk of Court Mail Charge [per Sect. 28.24]		223.38
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)]		200.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		19,543.18
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		854.64
19. Total of Lines 17 & 18		20,397.82
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**20,421.07**
24. _____		-
25. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
26. Total of Lines 19, 24 & 25.....		20,397.82
27. MINIMUM BID AMOUNT (required for public auction)*	**$**	**20,397.82**

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

Must be paid by 9:00 AM on 9/30/2025

Created by:

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** 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. **6573-23** Year of Issuance **JUNE 1, 2023**

Description of Property **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071**

Name in which assessed **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**

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 **30TH** day of **SEPTEMBER**, **2025** at **9:00 O'CLOCK A.M.**

Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

AUGUST 21, 2025

CL-0916-1803

513
Effective 11/20

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1545	Application date	Apr 21, 2025
Situs address	500 FRANCES TER & 502 DAYTONA BEACH 32118	Yr Issued/Certificate #	2023 / 6573
Parcel owner	SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST PO BOX 265176 DAYTONA BEACH, FL 32126	Date certificate issued	06/01/2023
		Deed application number	31074
Property description	See last page.	Account number	530917000150

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)
# 2023/6573	05/31/2023	4,213.07	210.65	4,423.72
			Part 2: Total*	**4,423.72**

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)
# 2024/6153	05/31/2024	6,303.25	6.25	404.46	6,713.96
				Part 3: Total*	**6,713.96**

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)	11,137.68
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,707.03
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)	551.09
7. **Total Paid** (Lines 1-6)	18,920.80

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: Heather Onuska
Signature, Tax Collector or Designee

Volusia, Florida

Date 06/20/2025

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)	18,920.80
18. Redemption fee	6.25
19. Total amount to redeem	18,927.05
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 530917000150, 2022

Property description (continued from Page 1):

LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597
PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597
PER OR 6446 PG 1722 PER OR 7985 PG 3603 (Full legal attached.)

TDA #: 31074

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
530917000150	3400518	500 FRANCES TER & 502 DAYTONA BEACH 32118

Legal Description

LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

SN(VOL)

① GARY D SORINO-ADKINSON TR
② GARY D SORINO-ADKINSON FAMILY TRUST
③ GARY D SORINO ADKINSON AS TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST
④ GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2023-6573	$366,934	No	No	Yes	No

Owner of Record on Current Tax Roll

(5)(6)
- GARY D SORINO-ADKINSON TR
- GARY D SORINO-ADKINSON FAMILY TRUST

PO BOX 265176
DAYTONA BEACH FL 32126

Billing Name & Address

Cont on next page...

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: 06/06/2025 **Search covers** **20 years** **through:** 05/26/2025

Brian Johnson
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

	Name & Address of Record	Document	Examiner Comments
(7)	GARY D. SORINO ADKINSON, AS TRUSTEE OF THE; GARY D. SORINO-ADKINSON FAMILY TRUST P.O. BOX 265176 DAYTONA BEACH FL 32126	Corrective Quit Claim Deed Bk:7988 Pg:1071	
(8)	GARY D. ADKINSON, TRUSTEE OF THE GARY D. SORINO-ADKINSON FAMILY TRUST DATED 7/17/19 400 S ATLANTIC AVENUE DAYTONA BEACH FL 32118 - 4504		Mortgage 8056-3199. Corrected spelling of Dayton to Daytona.

SN (VOL)

Related Documents (for Reference)

Warranty Deed
Bk:4102 Pg:597

Last Will and Testament
Bk:4315 Pg:1700

Order Admitting Will to Probate (No Will attached or recorded)
Bk:6007 Pg:1643

Warranty Deed
Bk:6446 Pg:1722

Quit Claim Deed
Bk:7985 Pg:3603

Certification of Trust
Bk:8056 Pg:3189

MORTGAGE HOLDER

	Name & Address of Record	Document	Examiner Comments
(9)	SWEETPEA HOLDINGS LLC PO BOX 1323 JUPITER FL 33468	Mortgage Bk:8056 Pg:3199	
(10)	MICHAEL POMERANTZ, REGISTERED AGENT O/B/O SWEETPEA HOLDINGS LLC 100 XANADU PLACE JUPITER FL 33477	Sunbiz	
(11)	JOSEPH TAVOLACCI 32 MAGNOLIA COURT ORMOND BEACH FL 32174	Mortgage Bk:8056 Pg:3199	

Name & Address of Record	Document	Examiner Comments
(12) MICHAEL L. DALE. ESQ. 2616 SE WILLOUGHBY BLVD. STUART FL 34994	Mortgage Bk:8056 Pg:3199	

Related Documents (for Reference)

Assignment of Lease and Rents
Bk:8056 Pg:3210

Assignment of Lease and Rents
Bk:8245 Pg:4759

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
SWEETPEA HOLDINGS LLC PO BOX 1323 JUPITER FL 33468	UCC Bk:8056 Pg:3215	
	UCC Bk:8245 Pg:4764	
JOSEPH TAVOLACCI 32 MAGNOLIA COURT ORMOND BEACH FL 32174	UCC Bk:8056 Pg:3215	
(13) MARK G MCLOCHLIN 13982 QUARTER HORSE COURT CARMEL IN 46032	UCC Bk:8245 Pg:4764	
(14)(15)(16)(17) · SWEETPEA HOLDINGS LLC, · JOSEPH TAVOLACCI · JOSHUA PEREZ, ESQ. · THE MARECKI LAW FIRM, P.A. 8461 LAKE WORTH RD., STE 209 LAKE WORTH FL 33461	Lis Pendens Bk:8686 Pg:2697	

Related Documents (for Reference)

None found.

Cont on next page...

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
(18) GARY D. ADKINSON 400 S ATLANTIC AVENUE DAYTONA BEACH FL 32118		Additional Mortgagor. Corrected spelling of Dayton to Daytona.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

Pearson, Samantha

From: Heather Onuska <HOnuska@vctaxcollector.org>
Sent: Friday, June 20, 2025 3:18 PM
To: taxdeeds
Cc: taxdeeds
Subject: CERT 6573-23 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 #6573-23 in a few moments, the Billing Address on Current Tax Roll is as follows:

SORINO-ADKINSON GARY D TR
GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH, FL 32126

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

SORINO-ADKINSON GARY D TR
GARY D SORINO-ADKINSON FAMILY TRUST ADV
PO BOX 265176
DAYTONA BEACH, FL 32126

Sincerely,

Heather Onuska
Tax Analyst
Office of Will Roberts – Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
Ext. 12351
(386) 736-5938
Web: vctaxcollector.org
Pay online at: https://vctaxcollector.org/pay

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 530917000150
Tax Deed #: 31074
Situs Address: 500 FRANCES TER & 502
Legal Description: LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597
PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

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

Tax Deed Applicant
KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1545

Owner on Current Tax Roll
SORINO-ADKINSON GARY D TR
GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH, FL 32126

Billing Address on Current Tax Roll
SORINO-ADKINSON GARY D TR
GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH, FL 32126

Additional Parties, Per Search
MICHAEL L. DALE. ESQ. Mortgage Holder
2616 SE WILLOUGHBY BLVD.
STUART, FL 34994

JOSEPH TAVOLACCI Lien Holder
32 MAGNOLIA COURT
ORMOND BEACH, FL 32174

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

MARK G MCLOCHLIN 13982 QUARTER HORSE COURT CARMEL, IN 46032	Lien Holder
SWEETPEA HOLDINGS LLC PO BOX 1323 JUPITER, FL 33468	Lien Holder
SWEETPEA HOLDINGS LLC, JOSEPH TAVOLACCI JOSHUA PEREZ, ESQ. THE MARECKI LAW FIRM, P.A. 8461 LAKE WORTH RD., STE 209 LAKE WORTH, FL 33461	Lien Holder
MICHAEL POMERANTZ, REGISTERED AGENT O/B/O SWEETPEA HOLDINGS LLC 100 XANADU PLACE JUPITER, FL 33477	Mortgage Holder's Agent/Rep
GARY D. ADKINSON 400 S ATLANTIC AVENUE DAYTONA BEACH, FL 32118	Other Party
GARY D. ADKINSON, TRUSTEE OF THE GARY D. SORINO-ADKINSON FAMILY TRUST DATED 7/17/19 400 S ATLANTIC AVENUE DAYTONA BEACH, FL 32118	Title Holder

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

GARY D. SORINO ADKINSON, AS TRUSTEE OF THE; GARY D. SORINO-ADKINSON FAMILY TRUST
P.O. BOX 265176
DAYTONA BEACH, FL 32126

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

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

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

June 23, 2025

Payment Due: July 23, 2025

KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1545

RE: CERTIFICATE NUMBER: **6573-23**
PARCEL ID NUMBER: **530917000150**

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]		223.38
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		200.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		18.50
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]		137.20
Electronic Auction Fee [per Sect. 197.542(4)(c)]		59.00
TOTAL DUE	**$**	**786.58**

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.: **6573-23**
AMOUNT ENCLOSED: **$786.58**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

Applicant's Name & Address:
KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1545

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: 6573-23

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$	60.00
Postage	(PO)		223.38
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		200.00
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)		17.00
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		137.20
Electronic Auction Fee	(TDAUC)		59.00
	TOTAL DEPOSIT	$	**786.58**

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/1/2025 10:13 AM
Receipt: 30293282B Drawer: 150620

KEYS FUNDING LLC - 6023
Operator: spearson

Instrument #: 2025123096 Type: NO
Book #: 8722 Page #: 4790 Time: 10:13 AM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
22338 Postage - $0.01 $223.38
5600 Advertising Fee - $0.01 $56.00
20000 Sheriffs Fee/Tax Deed - $0.01 $200.00
1 Tax Deed Proof of Pub / Cert Mail Recor d - $10.00 $10.00
1 Tax Deed Certificate Sign and Seal - $7 .00 $7.00
1 Notice for Newspaper Sign and Seal - $7 .00 $7.00
2 Recording - $8.50 $17.00
13720 Tax Deed Deposit Escrow Doc Stamps only - $0.01 $137.20
5900 Tax Deed Auction Fee - $0.01 $59.00
CERT#6573-23 / KEYS FUNDING LLC - 6023

Subtotal: $786.58
Sales Tax: $0.00
Due: $786.58

CHK# 3020579

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

June 23, 2025

Payment Due: July 23, 2025

KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1545

RE: CERTIFICATE NUMBER: **6573-23**
PARCEL ID NUMBER: **530917000150**

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]		223.38
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		200.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		18.50
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]		137.20
Electronic Auction Fee [per Sect. 197.542(4)(c)]		59.00
TOTAL DUE	**$**	**786.58**

FILED
2025 JUN 30 PM 12:02
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY. FL
CC 40

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.: **6573-23**
AMOUNT ENCLOSED: **$786.58**

Applicant's Name & Address:
KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1545

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

7/1/2025 10:13:33 AM
Instrument# 2025123096 1 page
Book: 8722 Page: 4790
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** 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. **6573-23** Year of Issuance **JUNE 1, 2023**

Description of Property **530917000150**
LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

Name in which assessed **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**

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 **30TH** day of **SEPTEMBER**, **2025** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 7/1/2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON
Deputy Clerk

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

AUGUST 21, 2025

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: July 16, 2025

Pages: 5

Completed by: Tyhesia Farmer
Date: 07/16/2025

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

Tax Deed Sale Date: **SEPTEMBER 30, 2025** 7-17-25 All Corrects Changes Updated 8/

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
535-21	502100000071.	WARREN P FALK	FALK WARREN P ✓ PO BOX 377 ST JOSEPH, IL 61873
747-23	600512440210	DONNA ROSE BATES-PARMETER	BATES-PARMETER DONNA ROSE 208 RAYMOND BUCKNER DR ✓ RUIDOSO, NM 88345 BATES LORI JEAN Added 208 RAYMOND BUCKNER DR Addt RUIDOSO, NM 88345 Mailing.
748-23	600512450070	I RICHARD & HELEN K PERLMAN TR, PERLMAN REV TRUST	PERLMAN I RICHARD TR ✓ PERLMAN REV TRUST PO BOX 351072 PALM COAST, FL 32135-1072 PERLMAN HELEN K TR ✓ PERLMAN REV TRUST PO BOX 351072 PALM COAST, FL 32135-1072
1700-23	701706050290	SHELLY HUNTER ELEBASH	ELEBASH SHELLY HUNTER ✓ 215 S SALISBURY AVE DELAND, FL 32720
1997-23	702111020170	EUSEBIO FERRUSCO	FERRUSCO EUSEBIO ✓ 220 LISBON PKWY DELAND, FL 32720
2297-23	800906010250	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC ✓ 283 CRANES ROOST BLVD ALTAMONTE SPRINGS, FL 32701

2302-23	800906010770	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC 283 CRANES ROOST BLVD ALTAMONTE SPRINGS, FL 32701
2307-23	800906020800	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC 283 CRANES ROOST BLVD ALTAMONTE SPRINGS, FL 32701
2321-23	800906030890	IRON ROD INVESTMENTS INC	IRON ROD INVESTMENTS INC 283 CRANES ROOST BLVD ALTAMONTE SPRINGS, FL 32701
3758-23	810407190030	MARILYN JEAN KOSSLER EST, DONALD BASHORE EST, WILLIAM BASHORE EST	KOSSLER MARILYN JEAN EST 3318 SW LAJOLLA RD TOPEKA, KS 66614-4034 BASHORE DONALD EST 3318 SW LAJOLLA RD TOPEKA, KS 66614-4034 BASHORE WILLIAM EST 3318 SW LAJOLLA RD TOPEKA, KS 66614-4034
3797-23	810513060010	TARPON IV LLC	TARPON IV LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160
3927-22	810402100010	GUERINO CIMAROLI	CIMAROLI GUERINO 247 VALLEY VIEW LN DYER, IN 46311
3929-22	810402130130	CHARLASS WYLY EST	WYLY CHARLASS EST 1201 BEL AIRE DR DAYTONA BEACH, FL 32118-3638
4438-23	813055260070	THEODORE C THOMAS	THOMAS THEODORE C 1180 WOODGLEN AVE YPSILANTI, MI 48198-6216
4640-23	910603040090	GERARDO GERALDO	LIRANZO MARIA ARACELIS 180 ELIZABETH ST ENTERPRISE, FL 32725
4849-23	420314001190	JASON VICKERS, MIRANDA VICKERS	VICKERS JASON 126 PINE TREE LN BUNNELL, FL 32110 Redeemed Before Sct

			VICKERS MIRANDA 126 PINE TREE LN BUNNELL, FL 32110 redeemed before set
5490-23	520201000550	OSCAR YOBANY ZEPEDA-RUBI	ZEPEDA-RUBI OSCAR YOBANY ✓ 1312 FOREST RIDGE DR DAYTONA BEACH, FL 32117
5583-23	523606000080	MARK F KARRAS, ECHO K KARRAS	KARRAS MARK F ✓ 573 PELICAN BAY DR DAYTONA BEACH, FL 32119 KARRAS ECHO K ✓ 573 PELICAN BAY DR DAYTONA BEACH, FL 32119
5604-23	523705000310	1229 LEON LAND TRUST C/O PAUL GARVIN	1229 LEON LAND TRUST ✓ C/O PAUL GARVIN 1229 LEON LANE HOLLY HILL, FL 32117
5653-23	523808030070	YVONNE B LONG	LONG YVONNE B ✓ 1034 GORDON ST PORT ORANGE, FL 32129
5985-23	623503001110	MARION A KELLY EST	KELLY MICHAEL ✓ 310 COUNTRY CIRCLE DR W PORT ORANGE, FL 32128-6619
6530-23	530512170080	RE EQUITY INVESTMENT GROUP LLC	FIRST PREMIER MANAGEMENT ✓ HOLDINGS LLC 13940 SE US HWY 441 LADY LAKE, FL 32159
6573-23	530917000150	GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST	SORINO-ADKINSON GARY D TR ✓ GARY D SORINO-ADKINSON FAMILY TRUST PO BOX 265176 DAYTONA BEACH, FL 32126
6701-23	533309010050	KAREN RENEE GEER	GEER KAREN RENEE ✓ 2347 ORIOLE LN SOUTH DAYTONA, FL 32119-2741
6712-23	533401000030	MATTHEW KENDALL REID	REID MATTHEW KENDALL ✓ 3055 ESPERANZA AVE DAYTONA BEACH, FL 32118

6892-23	533834020120	THOMAS C WEATHERFORD	WEATHERFORD THOMAS C 1401 S PALMETTO AVE UNIT 208 DAYTONA BEACH, FL 32114
6921-23	533859020160	TRSTE LLC TR, LENORA LAND TRUST	TRSTE LLC TR LENORA LAND TRUST PO BOX 547945 ORLANDO, FL 32854
6927-23	533861000130	SHAKEISHA BERRY, KENNETH CRAWFORD, FELECIA CRAWFORD TILLMAN	BERRY SHAKEISHA 678 MADISON AVE DAYTONA BEACH, FL 32114 CRAWFORD KENNETH 206 SUMMER HILL PL WARNER ROBINS, GA 31088 TILLMAN FELECIA CRAWFORD 11302 WINDALE DR APT 3 SAINT ANN, MO 63074
7115-23	533901100053	KBI INVESTMENTS LLC	KBI INVESTMENTS LLC 706 SAINT CLAIRE DR CONYEES, GA 30094
7204-23	533937020010	KIMBERLY MOUNT	MOUNT KIMBERLY 116 S KEECH ST DAYTONA BEACH, FL 32114
7255-23	533961000080	RE EQUITY INVESTMENT GROUP LLC, J J EQUITY LLC	D&J GLOBAL HOLDING LLC 7901 4TH ST N STE 300 ST PETERSBURG, FL 33702-4399
7279-23	533979000380	ALAN HOO, RICHARD HOO	HOO ALAN HOO RICHARD 617 S SENECA BLVD DAYTONA BEACH, FL 32114
7505-23	630406000062	KINDER-LAND ACADEMY INC	KINDER-LAND ACADEMY INC 1640 SELMA AVE HOLLY HILL, FL 32117
9693-23	843801000844	RICHARD E JENKINS EST	JENKINS RICHARD E EST 12071 THELMA DR MINSTER, OH 45865
9769-23	424287000001	STRATFORD PLACE SOUTH C/O ROBERT C MARTENS	STRATFORD PLACE SOUTH C/O ROBERT C MARTENS 794 E VICTORIA CIR ORMOND BEACH,FL 32174-7364

10327-23	741715021010	SAMUEL A KINNEY	KINNEY SAMUEL A 466 BOUCHELLE DR UNIT 101 NEW SMYRNA BEACH, FL 32169
10518-19	612901100110	GRAYCE L RETZ C/O BONNIE L STEWART	RETZ GRAYCE L C/O BONNIE L STEWART 617 DAHL RD STE B SPEARFISH, SD 57783-2782
11053-23	493200000460	KEAH RANCH LLC	KEAH RANCH LLC 410 MAIN TRL ORMOND BEACH, FL 32174
11275-23	900416000230	GSI & COMPANY LLC	DOYLE FRANCIS J II TR DOYLE LIVING TRUST 401 INTEGRATED CT DEBARY, FL 32713
11775-19	810402020140	SIR INVESTMENTS CORP	SIR INVESTMENTS CORP 2820 JACANA CT LONGWOOD, FL 32779
13160-19	613201090070	VOLUSIA LAKE REALTY CO	VOLUSIA LAKE REALTY CO 190 N WOODWARD AVE DELAND, FL 32720
13227-19	502700000885	VOLUSIA WHOLESALE LAND PROPERTY INVESTMENT LLC	VOLUSIA WHOLESALE LAND PROPERTY INVESTMENT LLC PO BOX 731743 ORMOND BEACH, FL 32173-1743
13237-19	710501060120	VOLUSIA WHOLESALE LAND PROPERTY INVESTMENT LLC	VOLUSIA WHOLESALE LAND PROPERTY INVESTMENT LLC PO BOX 731743 ORMOND BEACH, FL 32173-1743
13720-19	612901120130	LLOYD WILLIAMS	WILLIAMS LLOYD 256 BLUEBERRY LN NICHOLASVILLE, KY 40356

To:
Property Appraiser - County of Volusia

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

Date: JULY 16. 2025

Pages: 5

Completed by: Tyhesia Farmer
Date: 07/16/2025

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

Tax Deed Sale Date: **SEPTEMBER 30, 2025**

7-17-25
All Complete ID Changes &

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
535-21	502100000071	NO ✓	$859
747-23	600512440210	NO ✓	$600
748-23	600512450070	NO ✓	$750
1700-23	701706050290	YES ✓	$68,017
1997-23	702111020170	YES ✓	$39,093
2297-23	800906010250	NO ✓	$14,852
2302-23	800906010770	NO ✓	$11,882

2307-23	800906020800	NO ✓	$7,364
2321-23	800906030890	NO ✓	$11,882
3758-23	810407190030	NO ✓	$572
3797-23	810513060010	NO ✓	$8,005
3927-22	810402100010	NO ✓	$4,288
3929-22	810402130130	NO ✓	$360
4438-23	813055260070	NO ✓	$79,423
4640-23	910603040090	YES ✓	$114,570
4849-23	420314001190	NO	$218,950 Redeemed Before Sale
5490-23	520201000550	NO ✓	$94,862
5583-23	523606000080	YES ✓	$298,894

5604-23	523705000310	NO ✓	$106,362
5653-23	523808030070	NO ✓	$77,406
5985-23	623503001110	NO ✓	$284,421
6530-23	530512170080	NO ✓	$304,096
6573-23	530917000150	NO ✓	$355,845
6701-23	533309010050	YES ✓	$87,614
6712-23	533401000030	YES ✓	$236,939
6892-23	533834020120	NO ✓	$180,323
6921-23	533859020160	NO ✓	$63,117
6927-23	533861000130	NO ✓	$75,482
7115-23	533901100053	NO ✓	$896,383

7204-23	533937020010	NO ✓	$62,411
7255-23	533961000080	NO ✓	$364,196
7279-23	533979000380	NO ✓	$5,473
7505-23	630406000062	NO ✓	$177,022
9693-23	843801000844	NO ✓	$1,664
9769-23	424287000001	NO ✓	$320
10327-23	741715021010	NO ✓	$253,208
10518-19	612901100110	NO ✓	$781
11053-23	493200000460	NO ✓	$6,593
11275-23	900416000230	NO ✓	$67,698
11775-19	810402020140	NO ✓	$572

13160-19	613201090070	NO ✓	$781
13227-19	502700000885	NO ✓	$859
13237-19	710501060120	NO ✓	$781
13720-19	612901120130	NO ✓	$781

2/10/2021 3:12:21 PM Instrument #2021030744 #1 Book:7988 Page:1071
Doc Stamps $0.70 Transfer Amt $10.00

THIS INSTRUMENT PREPARED BY:
NAME Gary Sorino-Adkinson
ADDR. 500 Frances Terrace
Daytona Beach, Florida 32118

CORRECTIVE DEED FILED
TO CORRECT PARCEL NUMBER.
BOOK: 7985, PAGE: 3603
INSTRUMENT: 2021027236

(CORRECTIVE)

This Quit Claim Deed, *Executed this* 4th *day of* February, 2021, *by*
(first party) Tropical Palms Investments, Inc. (A Florida Corporation)
to (second party) Gary D. Sorino Adkinson, as Trustee of the; Gary D. Sorino-Adkinson Family Trust (A Florida Family Trust)
whose post office address is P.O. Box 265176, Daytona Beach, Florida 32126
(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party,for an in consideration of the sum of $* 10.00, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right,title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of* Volusia, *State of* Florida *to wit:*

5309170000150

Parcel ID: ~~5309150102229~~, Legal Description; 500 - 502 Frances Terrace, Daytona Beach, Florida 32118, Lot 15 Frances Terrace, according to the map or plat therof as recorded in Plat Book 11, Page 186, Public Records Of Volusia County Florida.
LOT 15, FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722

To have and to hold, *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Witness Signature as to First Party

Kathryn McMillan
Printed Name

Witness Signature as to First Party

Alex Z Adkinson
Printed Name

N/A
Witness Signature as to Co-First Party (if applicable)

N/A
Printed Name

N/A
Witness Signature as to Co-First Party (if applicable

N/A
Printed Name

~~Signature of First Party~~

Gary D. Sorino-Adkinson, As Vice President Of T.P.I.
Printed Name

P.O. Box 265176, Daytona Beach, Florida 32126
Post Office Address

N/A
Signature of Co-First Party (if applicable)

N/A
Printed Name

N/A
Post Office Address

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 5th day of February, 2021, by Gary D. Sorino-Adkinson, who is personally known to me or has produced Florida Drivers License as identification and who did/did not take an oath.

Lori A. Kunsman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG938091
Expires 12/9/2023

Lori A. Kunsman
Notary Public

Lori A Kunsman
(Print, type, or stamp commissioned name of Notary Public)

Return to: (enclose self-addressed stamped envelope)

Name: Ossinsky & George
Address: 500 N. Oleander Ave.
Daytona Beach, FL 32118

Instrument Prepared by
Name: Nicholas A. George
Address: 500 N. Oleander Ave.
Daytona Beach, FL 32118

Property Appraisers Parcel Identification
Folio Number(s): 5309-17-00-0150

Grantee(s) S.S. #(s):

WARRANTY DEED
INDIVID TO INDIVID

RAMCO FORM 01

05/06/1996 08:44
Doc stamps 0.70
(Transfer Amt $ 10)
Instrument # 96077401
Book: 4102
Page: 597
Diane M. Matousek
Volusia County, Clerk of Court

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 22 *day of* April, *19* 96, *by* FELITA MEDINA, single,

hereinafter called the Grantor, to CECELIA HERNANDEZ,

whose post office address is 922 S. Atlantic Ave., Daytona Beach, FL 32118,

hereinafter called the Grantee

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

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

Lot 15, PLAT OF FRANCES TERRACE, according to the plat thereof, recorded in Map Book 11, Page 186, of the public records of Volusia County, Florida.

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.* **To Have and to Hold,** *the same in fee simple forever.*

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19* 95.

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

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantor)

Printed Name

FELITA MEDINA L.S.
Grantor Signature

FELITA MEDINA
Printed Name

922 S. Atlantic Ave., Daytona Beach, FL
Post Office Address

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

L.S.
Co-Grantor Signature, (if any)

Printed Name

Post Office Address

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

I Hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared FELITA MEDINA, single, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL:

MARY ANN DALLARD
MY COMMISSION # CC [illegible]
EXPIRES: May 22, 1997
Bonded thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid this 22 day of April, A.D. 19 96

Notary Signature

Printed Name

077401

© Lewis Bryan Seminole Edge & Printing Co., Inc., 1994

06/12/1998 15:40
Instrument # 98106026
Book: 4315
Page: 1700

98-11780 PLX

LAST WILL AND TESTAMENT

OF

CECILIA HERNANDEZ

I, CECILIA HERNANDEZ, of the City of Daytona Beach, County of Volusia, State of Florida, declare this to be my Last Will and Testament and revoke all other wills and codicils that I may have made.

FIRST: *I direct that my Personal Representative hereinafter named, shall pay all of my just debts and funeral expenses, estate taxes, if any, and expenses of administration of my estate, all without apportionment, out of my estate as soon as practicable.*

SECOND: *I hereby give, devise and bequeath the sum of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS each to my sisters, OFILIA KIMBELL and MARGURITA ZUBIRIA. In the event that either or both of my sisters, OFILIA KIMBELL or MARGURITA ZUBIRIA, should predecease me, then their respective gift shall lapse and become a part of the residual portion of my estate.*

THIRD: *I hereby give, devise and bequeath the sum of FIVE THOUSAND AND NO/100 ($5,000.00) DOLLARS to WATCHTOWER AND TRACT SOCIETY OF NEW YORK, 25 Columbia Heights, Brooklyn, New York 11201.*

FOURTH: *I hereby give, devise and bequeath the sum of ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS to my friends, KARL BOWMAN*

Cecilia Hernandez

3

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and BETTY BOWMAN, his wife, or the survivor. In the event that both my friends, KARL BOWMAN and BETTY BOWMAN, should predecease me, then this gift shall lapse and become a part of the residual portion of my estate.

FIFTH: *I hereby give, devise and bequeath the sum of ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS to A.R.C. (ASSOCIATION OF RETARDED CITIZENS) 100 Jimmy Huger Circle, Daytona Beach, Florida.*

SIXTH: *I hereby give, devise and bequeath the sum of TWO HUNDRED AND NO/100 ($200.00) DOLLARS each to my friends, CASEY SETH MATTHEWS, CALEB WILLIAM MATHEWS and BETH ANNE BOWMAN. In the event that my friends, CASEY SETH MATTHEWS, CALEB WILLIAMS MATHEWS and BETH ANNE BOWMAN, should predecease me, then their gift shall lapse and become a part of the residual portion of my estate.*

SEVENTH: *I give, devise and bequeath all the rest, residue and remainder of my estate, real and personal, wheresoever situate, which I may own or have any interest in at the time of my death as follows:*

A. THIRTY (30%) PERCENT thereof to my husband, JUAN Q. HERNANDEZ. In the event that my husband, JUAN Q. HERNANDEZ, should predecease me, then this gift shall be distributed to my Trustee hereinafter named, for the use and benefit of my daughter, FELITA MEDINA.

B. SEVENTY (70%) PERCENT thereof to my Trustee hereinafter named for the use and benefit of my daughter, FELITA MEDINA, upon the following terms and conditions. In the event that my daughter, FELITA MEDINA,

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should predecease me, then her share shall be distributed to my husband, JUAN Q. HERNANDEZ.

The terms and conditions of the Trust are as follows:

(1) I hereby direct that the Trustee in his sole discretion shall have the power to collect income from the Trust property during the term of this trust and to apply so much of that principal and income to the health, support and maintenance of FELITA MEDINA and to invest and reinvest the unexpended balance to the principal and interest for the benefit of my daughter during the period of the Trust.

(2) Upon the death of my daughter, FELITA MEDINA, this Trust shall terminate and any assets or accumulated assets remaining in the trust, shall be distributed to my husband, JUAN Q. HERNANDEZ, if he survives her. If my husband, JUAN Q. HERNANDEZ, does not survive my daughter, FELITA MEDINA, any assets or accumulated assets remaining in the trust shall be distributed to THE WATCHTOWER AND TRACT SOCIETY OF NEW YORK, 25 Columbia Heights, Brooklyn, New York 11201.

EIGHTH: *In the event both my husband, JUAN Q. HERNANDEZ, and my daughter, FELITA MEDINA, have predeceased me, I then give, devise and bequeath all the rest, residue and remainder of my property and estate of every name, nature and description, whatsoever or wheresoever the same may be located to THE WATCHTOWER AND TRACT SOCIETY OF NEW YORK, 25 Columbia Heights, Brooklyn New York 11201.*

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NINTH: *I hereby nominate and appoint my husband, JUAN Q. HERNANDEZ, as Trustee of any Testamentary Trust created herein. In the event my husband, JUAN Q. HERNANDEZ, predeceases me or fails to qualify as such or for any reason declines or is unable to serve, then I designate my attorneys, NICHOLAS A. GEORGE and GARY L. BALLARD, as alternate or successor Co-Trustees of any Testamentary Trust created herein.*

No bond or other security shall be required of said Trustee in the faithful performance of his duties.

In the administration of my estate and any trust created hereunder, my Trustee shall have all the powers vested in Trustees by the Statutory and Common Law of the State of Florida, in addition thereto, those given to him under the Last Will and Testament and shall be vested with the fullest power and authority in all matters and on all questions and to do all acts which I could do if living. This includes, but is not limited to, full power to make investments, sales of any asset of the estate (including real estate and whether public or private, for cash or credit, or with or without security), elections as to tax matters, loans, leases and mortgages, to disclaim in whole or in part, in accordance with applicable law, any property interest I might have whether as a testamentary devisee, a joint tenant or a trust beneficiary and to make division of the assets of the estate in cash or in kind (or partly each) at such times and upon such terms and conditions as said trustee may deem advisable, and the power to make and retain investments not otherwise authorized by law as investments for Trustees, without regard to any statute or rule of law relating to diversification, each and all of which may be

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exercisable by my said Trustee at such time (if at all) and in such manner in accordance to such criteria as my Trustee, in his sole discretion, shall deem appropriate. All powers and discretions herein given, including the power to sell real estate, may be exercised without application to any Court or any Court Order.

TENTH: *I constitute and appoint my husband, JUAN Q. HERNANDEZ, as Guardian of the person and property of my daughter, FELITA MEDINA.*

ELEVENTH: *I designate my husband, JUAN Q. HERNANDEZ, as Personal Representative of my estate, and direct that no bond be required of him as such. Should my husband, JUAN Q. HERNANDEZ, predecease me or fail to qualify as such or for any reason decline or be unable to serve, then I designate my attorneys, NICHOLAS A. GEORGE and GARY L. BALLARD, as Contingent Co-Personal Representatives of my estate and direct that no bond be required of them as such.*

I give to my Personal Representative at any time acting hereunder, full power and authority to sell without Order of Court any real or personal property belonging to my estate and to settle and compound any claims, either in favor of or against my estate, as to them shall seem best for the purposes aforesaid, to execute any and all proper and necessary deeds, conveyances, receipts and acquittances.

IN WITNESS WHEREOF, I have hereunto set my hand and seal and

for the purposes of identification have signed my name at the side of the five (5) preceding pages at Daytona Beach, Volusia County, Florida, this 23rd *day of* April, *1996.*

Cecilia Hernandez *(SEAL)*

Signed, sealed, published and declared by the said ***CECILIA HERNANDEZ,*** *as and for her Last Will and Testament, in the presence of the undersigned, who at her request and in the presence of each other have hereunto set our hands as witnesses thereto this* 23rd *day of* April, *1996.*

Dale Johnson of New Smyrna Beach, FL

Sandra L. Cluff of Daytona Beach, FL

Book: 4315
Page: 1706
Diane M. Matousek
Volusia County, Clerk of Court

STATE OF FLORIDA

COUNTY OF VOLUSIA

We, CECILIA HERNANDEZ, GAIL JOHNSON and SANDRA L. CHEFF, the Testatrix and the witnesses respectively, whose names are signed to the foregoing instrument, being first duly sworn, do hereby declare to the undersigned officer that the Testatrix signed the instrument as her Last Will and Testament and that it was signed voluntarily and that each of the witnesses in the presence of the Testatrix, at her request, and in the presence of each other, signed the Will as a witness and that to the best of the knowledge of each witness the Testatrix was at that time Eighteen or more years of age, of sound mind and under no constraint or undue influence.

Cecilia Hernandez
Testatrix

Gail Johnson
Witness

Sandra L. Cheff
Witness

The foregoing instrument was subscribed and acknowledged before me this 23rd *day of* April *, 1996, by* ***CECILIA HERNANDEZ****, the Testatrix, who is personally known to me and who did take an oath and subscribed to before me by GAIL JOHNSON and SANDRA L. CHEFF, the witnesses, on the date aforesaid.*

Mary Ann Ballard
MARY ANN BALLARD, Notary Public,
State of Florida
My Commission Expires:

MARY ANN BALLARD
MY COMMISSION # CC 282473
EXPIRES: May 23, 1997
Bonded Thru Notary Public Underwriters

IN THE CIRCUIT COURT FOR VOLUSIA COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

JUAN Q. HERNANDEZ/
a/k/a JUAN QUEROS HERNANDEZ
Deceased.

File No. 2007- 10394 PRDL
Division 10

02/14/2007 09:42 AM
Instrument# 2007-035558 # 1
Book: 6007
Page: 1643
Diane M. Matousek
Volusia County, Clerk of Court

ORDER ADMITTING WILL TO PROBATE
AND APPOINTING PERSONAL REPRESENTATIVES
(self proved -- multiple)

The instrument presented to this Court as the last Will of JUAN Q. HERNANDEZ, deceased, having been executed in conformity with law, and made self-proved at the time of its execution by the acknowledgment of the decedent and the affidavits of the witnesses, each made before an officer authorized to administer oaths and evidenced by the officer's certificate attached to or following the Will in the form required by law, and no objection having been made to its probate, and the Court finding that decedent died on January 19, 2007, and that NICHOLAS A. GEORGE AND GARY L. BALLARD are entitled and qualified to be personal representatives, it is

ADJUDGED that the Will dated April 23, 1996, and attested by GAIL JOHNSON and SANDRA L. CHEFF as subscribing and attesting witnesses, is admitted to probate according to law as the last Will of the decedent, and it is further

ADJUDGED that NICHOLAS A. GEORGE AND GARY L. BALLARD are appointed personal representatives of the estate of the decedent, and that upon taking the prescribed oaths, filing the designations and acceptances of resident agent, and entering into bond in the sum of ~0~, letters of administration shall be issued.

ORDERED on Feb. 13, 2007.

C. McFerrin Smith, III
Circuit Judge

2007 FEB 13 PM 3:32
CLERK OF THE CIRCUIT CT.
CIRCUIT VOLUSIA CTY. FL
CC 49

FILED

cc: Gary L. Ballard

Form No. PA-3.0430
Effective January 1, 2005

8

02/17/2010 10:59 AM
Doc stamps 700.00
(Transfer Amt $ 100000)
Instrument# 2010-027991 # 1
Book: 6446
Page: 1722

NICHOLAS A. GEORGE, ESQ.
OSSINSKY & GEORGE
500 North Oleander Avenue
Daytona Beach, Fl 32118
T:386-253-1697 Fax:386-255-5123

Parcel ID Number: 530915010229 & 530917000150

Warranty Deed

This Indenture, Made this 1st day of February , 2010 A.D., **Between** Nicholas A. George and Gary L. Ballard, as Successor Co-Trustees of the Testamentary Trust under the Will of Cecelia Hernandez, deceased and Nicholas A. George and Gary L. Ballard, as Co-Trustees of the Testamentary Trust under the Will of Juan Q. Hernandez, deceased.
of the County of Volusia , State of Florida , **grantor,** and TROPICAL PALMS INVESTMENTS, INC., a corporation existing under the laws of the State of Florida
whose address is: 400 S. Atlantic Ave., Daytona Beach, FL 32118

of the County of Volusia , State of Florida , **grantee.**
Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Volusia State of Florida to wit:
See Exhibit "A" attached hereto

SUBJECT TO TAXES FOR 2009 and subsequent years, restrictions, easements and reservations of record if any. The mention of which shall not serve to reimpose same.

SUBJECT TO A Purchase Money First Mortgage in the principal sum of $83,830.32 made to the Grantor herein.

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

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nicholas A. George and Gary L. Ballard, Trustees

Julie Kay Barnes
Printed Name: Julie Kay Barnes
Witness

By: Nicholas A. George (Seal)
Nicholas A. George, Trustee
P.O. Address: 500 N. Oleander Avenue, Daytona Beach, FL 32118

Clara B Spangler
Printed Name Clara B Spangler
Witness

By: (Seal)
Gary L. Ballard, Trustee
P.O. Address: 500 N. Oleander Avenue, Daytona Beach, FL 32118

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 1st day of February , 2010 by Nicholas A. George, Trustee and Gary L. Ballard, Trustee on behalf of said Florida trust
who are personally known to me or who have produced their Florida driver's license as identification.

CLARA BLANTON SPANGLER
MY COMMISSION EXPIRES
July 30, 2012
#DD 787662
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Printed Name:
Notary Public
My Commission Expires:

Laser Generated by © Display Systems, Inc., 2010 (863) 763-5555 Form FLWD-1

Instrument# 2010-027991 # 2
Book: 6446
Page: 1723

LEGAL DESCRIPTION
Exhibit "A"

500-502 Francis Terrace
Daytona Beach, FL 32118

Lot 15, Frances Terrace, according to the map or plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

Instrument# 2010-027991 # 3
Book: 6446
Page: 1724
Diane M. Matousek
Volusia County, Clerk of Court

A portion of the Northerly one-half of Lot 22, Block 1, L D. Huston's Sub., lying Westerly of Atlantic Avenue, a 75 foot right-of-way as now laid out, per Deed Book "P", page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; Thence N. 89°31'O7" E. along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; Thence continue N. 89°31'O7" E. and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a point that is S. 89°31'07" W. and 200 feet from the Westerly line of said Atlantic Ave.; Thence S. 14°45'47" E., parallel with the Westerly line of said Atlantic Ave., a distance of 50.55 feet to a point in the Southerly line of the Northerly one-half of said Lot 22; Thence S. 89°31'07" W. along said Southerly line, a distance of 377.02 feet to a point in the Westerly line of said Lot 22; Thence N. 28°57'27" W. along said Westerly line a distance of 39.73 feet to a point therein; Thence N. 53°32'15" E. a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:
A PORTION OF THE NORTH ONE-HALF (1/2) OF LOT 22, WEST OF ATLANTIC AVENUE, HUSTON SUBDIVISION, AS RECORDED IN DEED BOOK "P", PAGE 583, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 15, FRANCES TERRACE, MAP BOOK 11, PAGE 186; THENCE ON A NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 15, RUN NORTH 28°30'15" WEST A DISTANCE OF 24.17 FEET TO AN INTERSECTION WITH THE NORTH LINE OF AFORESAID LOT 22; THENCE NORTH 89°55'00" EAST ALONG SAID LINE OF LOT 22, A DISTANCE OF 138.33 FEET; THENCE DEPARTING SAID NORTH LINE OF LOT 22, RUN SOUTH 00°10'00" EAST A DISTANCE OF 49.39 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF SAID LOT 22; THENCE SOUTH 89°51'57" WEST ALONG SOUTH LINE A DISTANCE OF 111.62 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE AFORESAID LOT 15; THENCE NORTH 28°30'15" WEST ALONG SAID EAST LINE, A DISTANCE OF 32.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2-A:
A PORTION OF THE NORTH ONE-HALF (1/2) OF LOT 22, WEST OF ATLANTIC AVENUE, HUSTON SUBDIVISION, AS RECORDED IN DEED BOOK "P", PAGE 583, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 15, FRANCES TERRACE, MAP BOOK 11, PAGE 186; THENCE ON A NORTHERLY EXTENSION OF THE EAST LINE OF THE EAST LINE OF THE AFORESAID LOT 15, NORTH 28°30'15" WEST A DISTANCE OF 24.17 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE AFORESAID LOT 22; THENCE NORTH 89°55'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 138.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°55'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 125.25 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°10'00" EAST A DISTANCE OF 49.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF THE AFORESAID LOT 22; THENCE SOUTH 89°51'57" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 125.25 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°10'00" WEST A DISTANCE OF 49.39 FEET TO THE POINT OF BEGINNING.

2/5/2021 3:10:21 PM Instrument #2021027236 #1 Book:7985 Page:3603

THIS INSTRUMENT PREPARED BY:
NAME Gary Sorino-Adkinson
ADDR. 500 Frances Terrace
Daytona Beach, Florida 32118

This Quit Claim Deed, *Executed this* 4th *day of* February, 2021, *by (first party)* Tropical Palms Investments, Inc. (A Florida Corporation) *to (second party)* Gary D. Sorino Adkinson, as Trustee of the; Gary D. Sorino-Adkinson Family Trust (A Florida Family Trust) *whose post office address is* P.O. Box 265176, Daytona Beach, Florida 32126

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party,for an in consideration of the sum of $* 10.00, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right,title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of* Volusia, *State of* Florida *to wit:*

Parcel ID: 530915010229, Legal Description; 500 - 502 Frances Terrace, Daytona Beach, Florida 32118, Lot 15 Frances Terrace, according to the map or plat therof as recorded in Plat Book 11, Page 186, Public Records Of Volusia County Florida.
LOT 15, FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722

To have and to hold, *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Witness Signature as to First Party

Kathryn McMillon
Printed Name

Witness Signature as to First Party

Alex Z Adkinson
Printed Name

N/A
Witness Signature as to Co-First Party (if applicable)

N/A
Printed Name

N/A
Witness Signature as to Co-First Party (if applicable

N/A
Printed Name

~~Signature of First Party~~

Gary D. Sorino-Adkinson, As Vice President Of T.P.I.
Printed Name

P.O. Box 265176, Daytona Beach, Florida 32126
Post Office Address

N/A
Signature of Co-First Party (if applicable)

N/A
Printed Name

N/A
Post Office Address

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 5th day of February, 2021, by Gary D. Sorino-Adkinson, who is personally known to me or has produced Florida Drivers License as identification and who did/did not take an oath.

Lori A. Kunsman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG938091
Expires 12/9/2023

Lori A. Kunsman
Notary Public

Lori A Kunsman
(Print, type, or stamp commissioned name of Notary Public)

GULLETT TITLE
Interlachen

Prepared by: Christie L. Marshall
1121 State Road 20
Interlachen, FL 32148
I20057

STATE OF FLORIDA
COUNTY OF PUTNAM

CERTIFICATION OF TRUST

BEFORE ME, the undersigned authority, being pursuant to and in accordance with Section 736.1017, Florida Statutes; accordingly, personally appeared GARY D. ADKINSON a/k/a GARY D. SORINO-ADKINSON, ("Affiant") who deposes and certifies the following:

1. The affiant is the trustee under GARY D. SORINO-ADKINSON FAMILY TRUST (the "Trust").

2. That said Trust is in full force and effect and that the trust grants the power to manage, control, exchange, sell, lease, convey, grant options to purchase, transfer or otherwise dispose of any Trust Asset in such manner and on such terms of any Trust, and to execute and deliver instruments and to take or cause to be taken all action deemed necessary or proper in connection with this power. No contrary powers or restrictions appear in the Trust document.

3. At all times the Trust has been in full force and effect.

4. Affiant further states that said Trust has not been revoked nor amended, modified or revoked and that the Trust has not been dissolved.

5. Affiant hereby acknowledges and agrees that this Certification of Trust is being made pursuant to and in accordance with Section 736.1017, Florida Statutes, with full understanding that it will be relied upon to establish the truth of the matters set forth herein as provided under said Section 736.1017, Florida Statutes.

GARY D. ADKINSON

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 27 day of May, 2021 by GARY D. ADKINSON who is personally known to me or has produced FL Drivers Lic as identification. ~~The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 27th day of May, 2021, by VSN who is personally known to me or has produced a driver's license as identification.~~

Christie L. Marshall
(Signature of Notary)

Christie L. Marshall
(Print Name of Notary)

NOTARY PUBLIC, STATE OF FLORIDA
CHRISTIE L. MARSHALL
MY COMMISSION EXPIRES: JANUARY 1, 2025
#HH 056994
Bonded thru Troy Fain Insurance

EXHIBIT "A'
Legal Description

Parcel 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot Right-of-Way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

Parcel 2

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

GARY D. SORINO-ADKINSON FAMILY TRUST

TRUST AGREEMENT, made July 17, 2019, between **Gary D. Adkinson,** of Volusia County, Florida, a citizen of the United States, the Settlor, who will be referred to in the first person, and **Gary D. Adkinson**, who will be referred to, along with his successors, as the Trustee.

ARTICLE I
NAME OF TRUST

I hereby transfer to the Trustee the property described in the schedule attached as "Exhibit A," on the terms and conditions set forth in this Trust. With the consent of the Trustee, additional property may be transferred from time to time to this Trust estate by me or by any other person, and that property shall be held and disposed of on the same terms and conditions as the property originally transferred. This trust shall be known as "The Gary D. Sorino-Adkinson Family Trust".

ARTICLE II
DISPOSITIVE PROVISIONS DURING MY LIFE

During my lifetime, the Trustee shall pay to me or for my benefit as much of the net income or principal of the trust estate as I may request. In addition, I shall be entitled to full use and possession of any non-income-producing real estate owned by the Trust. I further reserve the right to reside upon any property placed in this Trust as my permanent residence, referred to hereafter as my homestead, during my life, it being the intent of this provision to preserve my requisite beneficial interest and possessory right in and to such real property, to comply with Sections 196.031 and 196.041 of the Florida Statutes, such that my possessory right constitutes in all respects, "equitable title to real estate," as the term is used in Section 6, Article 7 of the Constitution of the State of Florida. In the event of my incapacity or incompetence, my Trustee shall distribute for my benefit as much of the net income or principal of the trust estate as may be necessary to ensure my health and support.

My incapacity or incompetence, as that term is used in this Trust, shall be considered to have occurred if any successor trustee receives written proof that:

a. my personal physician has determined that, for any cause, I am unable to properly care for myself or for my property, or

b. I have been adjudicated incapacitated or incapable of managing my financial affairs by a judge of a circuit court of the State of Florida or by a court of competent jurisdiction in the state in which I then reside.

ARTICLE III
DISPOSITIVE PROVISIONS AFTER DEATH

Upon the death of Settlor, the Successor Trustee may either advance to Settlor's personal representative, funds to meet any deficiency encountered by reason of debts, fees, expenses, taxes, and other charges against Settlor's estate being in excess of property in such estate which can reasonably be liquidated or may pay any or all such charges directly.

In determining liabilities and charges under the preceding paragraph, the Successor Trustee may act on such evidence as it shall deem reliable, it being Settlor's intent that the Successor Trustee may be protected without resort to any court if no probate proceedings are required to settle his estate.

The Trust shall continue for the lifetime of the Settlor.

Upon the death of the Settlor, if the Settlor's son, **Alex Zachariah Adkinson,** is over the age of 23, the Successor Trustee shall distribute all remaining Trust assets and remaining income to him and the Trust shall terminate. Should **Alex** be under the age of 23, the Trust shall continue and the Successor Trustee is authorized to disburse so much of the income and principal as in the Successor Trustee's sole discretion he deems necessary for the proper support, education (including college) and general welfare of said beneficiary until he reaches the age of 23, at which time the Trust shall terminate and the Successor Trustee shall distribute all remaining Trust assets and remaining income to him. Should **Alex** pass away before reaching the age of 23, the Successor Trustee shall distribute all remaining Trust assets to my daughter, **Angela L. Adkinson**.

ARTICLE IV
POWERS OF TRUSTEE

In the administration of any Trust established hereunder, my trustee shall have the following powers:

a. To retain any property I may contribute to this Trust, either during my life or at my death, or to sell, exchange, or otherwise dispose of the property, at public or private sale, without application to court, on any terms, including the extension of credit, which they consider advisable.

b. To acquire, by purchase or otherwise, any property, real or personal, without being limited by any provision of law that restricts investments by fiduciaries and without regard to any principles of diversification, including, but not limited to, common and preferred stocks, bonds, mutual funds, common trust funds, general or limited partnership interests, secured and unsecured obligations and mortgages; or to sell, exchange, or otherwise dispose of the property, at public or private sale, without application to court, on any terms, including the extension of credit, which they consider advisable.

c. To acquire and pay for, exercise, or sell any options or subscription rights in connection with securities or any other property.

d. To hold securities in the names of nominees or in bearer form.

e. To operate, repair, alter, improve, insure, grant options on, mortgage, partition, or lease for any period of time any real property or interest in real property held by them.

f. To retain and pay, as an expense of administration, appraisers, accountants, attorneys, investment advisors, and other assistants, and to delegate discretionary and nondiscretionary investment management authority.

g. To borrow money from any source and for any purpose, including, but not limited to, the payment of taxes, and to pledge or mortgage any assets held by them as security for money borrowed.

h. To make distributions from any trust created hereunder in cash, in kind, or partly in each, and to allocate property other than ratably.

I. To hold property of separate trusts in common investments for the convenience of investment or administration.

j. To enter into contracts or agreements or to compromise or settle any debts, claims, or controversies as they consider necessary or advisable.

k. To vote personally or by proxy any share of stock held by them.

My Trustee may act freely under all of the powers given to them after forming their judgment concerning the wisest and best course to pursue based on all of the circumstances, without the necessity of obtaining the consent or approval of any interested person or any court, and notwithstanding that they may be interested in connection with the same matters in other capacities.

The powers granted to the Trustee shall be considered to be supplementary to, and not exclusive of, the general powers of trustee according to law and shall include all powers necessary to carry the same into effect.

ARTICLE V
SPENDTHRIFT CLAUSE

The interests of the beneficiaries are held subject to a spendthrift trust. I direct that none of the assets or income of the trusts established in this agreement shall be subject to or liable for any of the debts, contracts, engagements, or taxes of any of the beneficiaries under this Trust, nor shall the same be liable to execution, attachment, or any other legal process whatsoever at the suit of any creditor or otherwise, nor shall the same be subject to assignment, transfer, or anticipation; but all payments of principal and income as provided in this Trust shall be made by my trustee to the beneficiaries designated in accordance with the provisions of this Trust. Provided, however, that nothing in this article shall prevent a beneficiary at any time from disclaiming or renouncing his interest in any trust created hereunder and, in the event of a renunciation or disclaimer, the beneficiary shall be treated as if he died on the effective date of the renunciation or disclaimer.

ARTICLE VI
PRINCIPAL AND INCOME DETERMINATIONS

On the death of any income beneficiary of a trust created under this agreement, including myself, any accrued but unpaid income shall be distributed as income to the next succeeding beneficiary. Otherwise, in determining whether receipts and disbursements are allocated to principal or income, the trustee shall be governed by the principal and income law of Florida, as it may have been amended at the time of determination.

ARTICLE VII
REVOCABILITY

I retain the following rights and powers:

a. The right to revoke this Trust and the trusts created in it by a writing delivered to the trustee.

b. The right to revoke this Trust and the trusts created in it with respect to any funds, securities, or other property held by the trustee and to require the same to be paid over, assigned, and delivered to me, free from trust, by writing delivered to the trustee.

c. The right and power to amend, change, and supplement this Trust by written agreement between me and the trustee, executed in like manner as this Trust.

d. The right and power to remove any trustee serving under this Trust, without cause, by a writing delivered to the trustee, and to appoint a successor trustee.

ARTICLE VIII
RIGHTS OF POWER OF ATTORNEY

Any agent and attorney-in-fact designated by me under a Power of Attorney previously executed by me shall have the power to amend, modify, revoke or terminate this trust by written agreement between such agent and the trustee, executed in like manner as this Trust, but only if such right was specifically granted by me in the Power of Attorney.

ARTICLE IX
TRUSTEE

On the death, incapacity, or incompetence (as defined in Article II) of me, or in the event that I resign or fail or cease to serve as Trustee for any other reason, the following shall serve automatically as successor trustee: my attorney, Fred B. Share.

Any successor trustee shall serve with all the powers, discretions, and immunities granted in this document to my trustee, shall have no duty to investigate or inquire into the acts of a former trustee, and shall have no liability for the acts or omissions of a former trustee.

ARTICLE IX
Miscellaneous

This Trust is a Florida contract, and it shall be construed according to and be governed by the laws of the State of Florida.

The headings used herein are intended solely for use as reference and are not intended to be a part of this Trust.

Florida law may impose duties and responsibilities on a trustee in addition to those described in this Trust.

When necessary or appropriate to the meaning in this Trust, the singular and plural are interchangeable, and words of any gender include all genders.

IN WITNESS WHEREOF, the trustee and I have duly executed this Trust the day and year first written on the first paragraph of this document.

Gary D. Adkinson
Settlor

Gary D. Adkinson
Trustee

We certify that the above instrument was signed willingly, published, and declared by GARY D. ADKINSON as his Trust in our joint presence, and at his request we have signed our names as attesting witnesses in his presence and in the presence of each other on July 17, 2019.

Dustin Christine Shaffer
1092 Ridgewood Avenue
Holly Hill, FL 32117
Witness

Beth J. Robins
1092 Ridgewood Avenue
Holly Hill, FL 32117
Witness

STATE OF FLORIDA
COUNTY OF VOLUSIA

I, GARY D. ADKINSON, as settlor and trustee, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that I signed this instrument as my Trust.

Gary D. Adkinson
Settlor and Trustee

We, Dustin Christine Shaffer and Beth J. Robins, have been sworn by the officer signing below, and declare to that officer on our oaths that the Settlor declared the instrument to be his Trust and signed it in our presence and that we each signed the instrument as a witness in the presence of the Settlor and of each other.

Dustin Christine Shaffer
1092 Ridgewood Avenue
Holly Hill, FL 32117
Witness

Beth J. Robins
1092 Ridgewood Avenue
Holly Hill, FL 32117
Witness

Acknowledged and subscribed before me by GARY D. ADKINSON, as settlor and trustee, who is personally known to me or who has produced a Florida driver license as identification, and sworn to and subscribed before me by the witnesses, Dustin Christine Shaffer and Beth J. Robins, who are personally known to me, and subscribed by me in the presence of the settlor and the subscribing witnesses, all on July 17, 2019.

BILLIE K. MATTHEWS
MY COMMISSION EXPIRES
NOVEMBER 21, 2020
GG 049600
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public - State of Florida

EXHIBIT "A"

1. $10.00

5/28/2021 2:54:41 PM Instrument #2021125946 #1 Book:8056 Page:3199
Doc Stamps $787.50 Intang Tax $450.00

THIS INSTRUMENT PREPARED BY:
MICHAEL L. DALE, ESQ.
Attorney-at-Law
2616 SE Willoughby Blvd.
Stuart, Florida 34994
(772) 286-2323

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS $225,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT is made this 27th day of May, 2021, between the Mortgagor, **GARY D. ADKINSON, a single adult, individually and as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19 ,** (hereinafter referred to as the "Mortgagor") with an address of 400 S Atlantic Avenue, Dayton Beach, Florida 32118, and the Mortgagee, **SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company, as to an undivided 50% interest**, whose address is PO Box 1323, Jupiter, Florida 33468 and **JOSEPH TAVOLACCI as to an undivided 50% interest,** whose address is 32 Magnolia Court, Ormond Beach, Florida 32174, their successors and/or assigns (hereinafter referred to as the "Mortgagee").

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of TWO HUNDRED TWENTY-FIVE THOUSAND XX/100 ($225,000.00) DOLLARS plus interest, which indebtedness is evidenced by Mortgagor's Promissory Note to Mortgagee for such amount of an even date herewith, (hereinafter referred to as the "Note") which Note provides for monthly installments of interest only, with the balance of the indebtedness due and payable on or before the 1st day of June, 2024.

IN CONSIDERATION OF AND TO SECURE Mortgagee the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums due, with interest, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Mortgagor herein contained, Mortgagor does hereby mortgage, grant and convey to Mortgagee the following described property located in the County of Volusia, State of Florida (hereafter referred to as the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO

**WITH A STREET ADDRESS OF: 500-502 Frances Terr.
and XXX Frances Terr
Daytona Beach, FL 32118**

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Parcel Identification Number: 530917000150 and 530915010229

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and all the estate, title, interest, property, claim and demand whatsoever of, in and to the same and of, in and to every part and parcel thereof; and together with all agricultural land horticultural and fruit crops, now planted and/or growing, and hereafter planted, grown or raised, on the above-described land, and also all buildings, structures, additions and improvements, now or at any time hereafter erected on the Property, together with and including all of the equipment, heating and air conditioning plant, lighting plant, and all plumbing equipment, toilets, basins, lighting fixtures, and other appliances and apparatus now or hereafter located in the building upon said land, and all other machinery, appliances and apparatus now or hereafter placed on said premises, either in renewal or replacement of fixtures, appliances and appurtenances originally installed on said premises; and all easements, rights-of-way, alleys, passages, sewer rights, water rights and powers, riparian and littoral rights, all estate, rights, titles, interest, privileges and liberties of any nature whatsoever, in any way belonging, reflecting or pertaining to the Property; and all furniture, furnishings, fixtures and articles of personal property now or at any time hereafter attached to or used in any way in connection with the use and occupation of the Property, and all leases and contracts for sale now and hereinafter entered into involving the Property and all right, title and interest of Mortgagor thereunder (including, without Limitation, cash or securities deposited thereunder to secure performance by the lessees or contract vendees of their obligations); and all other property or rights of Mortgagor of any kind or character related to the Property and all proceeds and products of any of the foregoing, whether now or hereafter existing or acquired.

TO HAVE AND TO HOLD, all and singular the said Property hereby conveyed, mortgaged, pledged, assigned or granted by the Mortgagor, or intended so to be, unto the Mortgagee, in fee simple.

And the Mortgagor covenants with the Mortgagee that the Mortgagor has full power and lawful right to convey said mortgaged Property as aforesaid; that it shall be lawful for the Mortgagee at all times peaceably and quietly to enter upon, hold occupancy and enjoy said mortgage Property; and that Mortgagor hereby fully warrants and covenants to defend the title to the property against all claims and demands of all persons whosoever.

PROVIDED, ALWAYS, that if the Mortgagor shall fully pay unto the Mortgagee the indebtedness of the Note and any renewals or extensions thereof and shall perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of said Note and of this Mortgage, then this Mortgage and the estate hereby created shall cease and be null and void, and this Mortgage shall be released.

1. The Mortgagor hereby warrants, covenants and agrees:

A. To pay or cause to be paid all and singular the principal and interest and other sums of money evidenced by the Note and secured by this Mortgage promptly on the days respectively the same severally became due.

B. To pay all and singular the real estate ad valorem taxes to the county taxing authority by December 31st for the year in which they accrue and any other taxes, assessments, levies, liabilities, obligations and encumbrances of every nature, and kind on said described Property each and ever, when

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due a payable, according to law, before they became delinquent and before any interest attaches or penalty is incurred, and if the same be not promptly paid, the Mortgagee may at any time pay the same without waiving or affecting the option to foreclose or any other right hereunder; and every payment so made shall be due from the Mortgagor on demand and shall bear interest from the date of payment at the maximum rate of interest allowable by law, and all said costs, charges and expenses so incurred or paid, together with interest, shall be secured by the lien of this Mortgage. Mortgagor agrees to comply with any covenants, conditions, stipulations, easements, and reservations, or record which shall include, but not be limited to, the payment of all taxes, assessments and/or levies, regular or special, and if the same be not promptly paid, the Mortgagee may at any time pay same without waiving or affecting the option to foreclose or any right hereunder pay the same, and every payment so made shall be due from the Mortgagor on demand and shall bear interest from the date of payment at the maximum rate of interest allowable by law and shall be secured by the lien of this Mortgage.

C. To pay all and singular the costs, charges and expenses, including attorney's fees and abstracting costs, reasonably incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor to perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of said Note and this Mortgage, or either, and to pay such reasonable attorney's fees, costs and expenses as may be incurred by Mortgagee in connection with any proceeding or proposal for acquisition for public use of all or any part of the Property encumbered by this Mortgage by condemnation or otherwise, and every such payment shall be due from the Mortgagor on demand and shall bear interest from the date of payment at the maximum rate of interest allowable by law, and all said costs, charges and expenses so incurred or paid, together with interest, shall be secured by the lien of this Mortgage.

D. To keep the mortgaged Property and improvements now or hereafter on said land insured against loss by fire, windstorm and such other casualties as may be required by Mortgagee, in amounts and in a company or companies satisfactory to the Mortgagee, however in no event less than the highest insurable value and the policy or policies shall name the Mortgagee as co-insured. In the event any sum of money becomes payable under such policy of policies, the Mortgagee shall permit the Mortgagor to receive and use it or any part hereof for restorations, without thereby waiving or impairing any equity, lien or right under or by virtue of this deed, and the Mortgagee may place and pay for such insurance or any part thereof without waiving or affecting the option to foreclose, or any right hereunder, and each and every such payment shall be due from the Mortgagor on demand and shall bear interest from the date of payment at the maximum rate of interest allowable by law, and any expenses so incurred or paid, together with interest, shall be secured by the lien of this Mortgage. Said policy or policies shall provide that they may not be cancelled without providing thirty (30) days prior written notice of cancellation to Mortgagee.

E. To keep and maintain the mortgaged Property at all times in good order and repair, including but not limited to the making of such repairs as Mortgagee may from time to time determine to be necessary for the preservation of the mortgaged Property. Mortgagor shall not permit, commit or suffer no waste, impairment or deterioration of said Property or any part thereof. Mortgagee or its agent shall have the right to inspect the mortgaged Property and make reasonable entries upon and inspections of the Property. Mortgagee shall give Mortgagor reasonable notice at the time of or prior to an inspection specifying reasonable causes for the inspection. If Mortgagor fails to keep the mortgaged Property in good repair, or shall commit or permit waste then Mortgagee is authorized at any time, without notice, at its option, to enter upon and take possession of the mortgaged Property or any part thereof and make or pay for any such repairs and take such steps as deemed advisable to prevent or cure

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such waste and to protect the value of the Property and the Mortgagee's rights in the Property. Any amounts disbursed by the Mortgagee under this paragraph shall become additional debt of the Borrower secured by this instrument.

F. To perform, comply with and abide by each and every of the stipulations, agreements, conditions, and covenants in said Note and in this Mortgage set forth.

G. That in order to accelerate the maturity of the indebtedness hereby secured, because of the failure of the Mortgagor to pay any tax, assessment, liability, obligation or encumbrance upon said Property, as herein provided, it shall not be necessary that the Mortgagee shall first pay the same.

2. Any default by Mortgagor under the Note secured hereby shall, at the option of the holders of such Note be deemed a default under such Note and under this Mortgage. Any default by the Mortgagor on any superior or inferior Mortgages, liens or encumbrances on the property shall, at the option of the Mortgagee be deemed a default under the Note and this Mortgage.

3. The lien hereof shall extend to and include the use, rents and profits of said mortgaged Property, however the Mortgagor shall have the right to remain in possession, enjoy the use, and receive the rents and profits thereof, without account to the Mortgagee therefore, so long as there shall be no default hereunder, provided that in the event of any such default hereunder the Mortgagee shall be entitled to the possession and use of said mortgage property, and to receive and apply the net rents and profits thereof, upon and toward the payment of the indebtedness hereby secured. Mortgagor agrees that it will duly perform and observe all of the terms and provisions on the landlord's part to be performed and observed under any and all leases of the Property and that it will refrain from any action or inaction which would result in the termination by the tenants thereunder of any such leases or in the diminution of the value thereof or of the rents, issues, profits and revenues thereunder. Nothing herein contained shall be deemed to obligate Mortgagee to perform or discharge any obligation, duty or liability of landlord under any lease of the Property, and Mortgagor shall and does hereby agree to indemnify and hold Mortgagee harmless from any and all liability, loss or damage which Mortgagee may or might incur under any lease of the Property or by reason of the Assignment; and any and all such liability, loss or damage incurred by Mortgagee, together with the costs and expenses, including reasonable attorneys' fees, incurred by Mortgagee in the defense of any claims or demands therefor (whether successful or not), shall be so much additional indebtedness hereby secured, and Mortgagor shall reimburse Mortgagee on demand, together with interest at the highest legal rate permitted under applicable law, until paid.

Mortgagor shall not lease or sublease any portion of the Property without the prior written consent of Mortgagee, nor will Mortgagor permit or enter into any sublease, assignment, modification, amendment or termination of any prior approved lease or sublease without the prior written consent of Mortgagee.

4. Mortgagor shall pay to Mortgagee, at Mortgagee's option, together with and in addition to the monthly payments of principal and interest provided for in the Note, one-twelfth (1/12) of the estimated annual real estate taxes (including other charges against the Property by governmental or quasi-governmental bodies but excluding special assessments which are to be paid as the same become due and payable) and one-twelfth (1/12) of the annual premiums on insurance required herein to be held by Mortgagee and used to pay said taxes and insurance premiums when same shall fall due; provided that upon the occurrence of a default Mortgagee may apply such funds as Mortgagee shall deem appropriate. If at the time that payments are to be made, the funds set aside for payment of either taxes or insurance

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premiums are insufficient, Mortgagor shall upon demand pay such additional sums as Mortgagee shall determine to be necessary to cover the required payment. Mortgagee need not segregate such funds. No interest shall be payable to Mortgagor upon any such payments.

5. The lien of this Mortgage secures and shall continue to secure payment of the indebtedness or indebtednesses to Mortgagee, however evidenced, whether by said Note or any renewal or extension thereof or substitute therefore, or otherwise, until all such indebtednesses have been fully paid.

6. If any action, or proceeding, shall be commenced by any person other than the holders of this Mortgage (except an action to foreclose this Mortgage, or to collect the debt secured thereby) to which action, or proceeding, the holders of this Mortgage is made a party, or in which it shall become necessary to defend, or uphold, the lien of this Mortgage, all sums paid by the holders of this Mortgage for the expenses of any litigation to prosecute, or defend the rights and liens created by this Mortgage (including reasonable attorney's fees), shall be paid by Mortgagor on demand, together with interest thereon, at the maximum rate of interest allowable by law, and any such sum together with the interest thereon, shall be secured by the lien of this Mortgage.

7. All remedies provided in the Mortgage are distinct and cumulative to any other right or remedy under this Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.

8. In the event Mortgagor directly or indirectly sells, conveys, transfers, disposes of, or further encumbers all or any part of the Property or any interest therein, or in the event any ownership interest in Mortgagor is directly or indirectly transferred or encumbered, or in the event Mortgagor or any owner of Mortgagor agrees so to do (which shall be deemed to include any stock transfer, any transfer of a general partnership interest or ownership in a limited liability company or any transfer of any beneficial interest in the Mortgagor involving a majority of such interest), in any case without the written consent of Mortgagee being first obtained (which consent Mortgagee may withhold in its sole and absolute discretion), then, at the sole option of Mortgagee, a default shall be deemed to exist hereunder and Mortgagee may declare all the sums secured by this Mortgage to be immediately due and payable. Without limiting the generality of the foregoing, a merger, consolidation, reorganization, entity conversion or other restructuring or transfer by operation of law, whereunder the Mortgagor or, in the case of an ownership interest, the holder of an ownership interest in Mortgagor, is not the surviving entity as such entity exists on the date hereof, shall be deemed to be a transfer of the Property or of an ownership interest in Mortgagor. Consent as to any one transaction shall not be deemed to be a waiver of the right to require consent to future or successive transactions. No sale or other conveyance of the Property hereby mortgaged, no forbearance on the part of the Mortgagee and no extension of the time for the payment of the debt hereby secured given by the Mortgagee shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor herein, either in whole or in part, and shall not be a waiver of Mortgagee's right to accelerate the aggregate sum secured by the Mortgage.

9. In the event any person, partnership, corporation or other entity owning an interest in the Property is adjudicated as bankrupt, or insolvent, or shall make an assignment for the benefit of creditors, or shall take, or receive, the benefit of any act for reorganization, or if a receiver should be appointed for such owner, Mortgagee may, at their option, declare the principal balance of the Note hereby secured and then outstanding to be due and payable immediately; and upon such declaration, the said principal so declared to be due and payable, together with the interest accrued thereon and together with any other sums secured hereby shall become due and payable immediately, anything in this Mortgage or in said

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Note to the contrary notwithstanding. In the event a petition under United States Bankruptcy Code is filed by or against the Mortgagor and\or the Property which is not dismissed within 60 days, the Mortgagor hereby consents to and shall stipulate to any action by the Mortgagee to obtain relief from any automatic stay and/or injunction in effect so that Mortgagee can proceed with a foreclosure action in a Florida court with respect to the Property.

10. In any action to foreclose this Mortgage, or upon the actual or threatened waste to any part of the Premises, Mortgagee shall have the right to apply without notice for the appointment of a receiver of the Premises and the rents and profits thereof, and Mortgagee shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Premises as security for the amounts due Mortgagee or the solvency of any person liable for the payment of such amounts. To the extent permitted by law, Mortgagor hereby waives any right to object to the appointment of a receiver and expressly consents that such appointment shall be made as an admitted equity and as a matter of absolute right to Mortgagee.

11. Any waiver of any payment under the Note or this Mortgage or forbearance in exercising any other right or remedy hereunder, or otherwise afforded by applicable law, at any time, shall not be taken to be a waiver of the terms of the Note or this Mortgage or be a waiver of or preclude the payments upon said indebtedness and shall not constitute a waiver of the option of the Mortgagee to accelerate the indebtedness as provided for herein.

12. The whole of the principal sum secured hereunder and interest accrued thereon shall become due without notice, the Mortgagee may declare the entire principal amount of the Note then unpaid and the interest accrued thereon to be due and payable immediately, and upon such declaration such principal and interest shall forthwith become and be due and payable, together with any prepayment fees that may be due and payable in full as fully and completely as if the said aggregate sum of said indebtedness was originally stipulated to be paid in full on such date, anything in the Note and this Mortgage to the contrary notwithstanding, upon the happening of any one of the following events of default:

A. Failure by Mortgagor to pay any installment of principal, interest or any other payment required to be made under the note and this Mortgage, which default continued for a period of fifteen (15) days from the date same is due;

B. Failure by Mortgagor to duly keep, perform and observe any other terms, conditions or covenants of the Note, this Mortgage, or any other instrument securing the Note or any other instrument securing collateral to the Note or executed in connection with this loan transaction.

C. In the event of a default under the terms and conditions of any other mortgage or any other obligation executed by the Mortgagor in favor of the Mortgagee then this shall constitute a default hereunder and, in such event, the entire principal balance secured hereby together with all accrued interest thereon shall become immediately due and payable in full.

D. If Mortgagor or any endorser or guarantor of the Note shall file a voluntary petition in bankruptcy or shall be adjudicated a bankrupt or insolvent, or shall file any petition or answer seeking similar relief.

E. If a default shall have occurred with respect to any other mortgage encumbering the mortgaged property, or if foreclosure or other proceedings to enforce a lien should be instituted with

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respect to any lien of any kind upon the mortgaged property.

F. If Mortgagor admits in writing its inability to pay its debts, generally they become due.

G. If Mortgagor makes assignment for the benefit of its creditors or

H. If Mortgagor consents to the appointment of a receiver of itself or to hold or any substantial part of its property.

I. If any individual mortgagor dies or

J. If any individual guarantor of any of the obligations secured by this mortgage, shall die unless within sixty (60) days thereafter, substitute guarantor satisfactory to mortgagee shall become liable to mortgagee by executing guaranty agreement.

K. If any corporate or company entity who is in title or is an obligor of any part of the debt secured by this mortgage is dissolved for any reason in the state in which it is registered or chartered.

L. If Mortgagee, in their absolute discretion deems themselves insecure for whatever reason.

13. Mortgagor agrees to provide Mortgagee with evidence of payment of real estate taxes prior to the time same become delinquent.

14. Mortgagor agrees to provide Mortgagee with evidence of payment of insurance premiums as same become due.

15. Mortgagor to the best of their knowledge expressly represents to Mortgagee that the Premises has not in the past been used, is not presently being used, and will not in the future be used for the handling, storage, transportation or disposal of hazardous or toxic materials. Mortgagor agrees to indemnify, defend and hold Mortgagee harmless from and against any loss to Mortgagee (including without limitation any attorney's fees incurred at all trial and appellate levels) incurred by Mortgagee as a result of such past, present or intended future use, handling, storage, transportation or disposal of hazardous or toxic materials on the Premises, it then shall be deemed a default of Mortgagor's obligations hereunder, all indebtedness to Mortgagee secured by this Mortgage shall thereupon or thereafter, at the option of Mortgagee, become immediately due and payable as fully stipulated to be paid on such day anything in the Note or herein to the contrary notwithstanding.

16. Should the Mortgagor fail to make payment of any taxes, assessments or public charges before they become delinquent, or before any interest or penalty shall attach, or of any insurance premiums or other charges payable by the Mortgagor, or should the Mortgagor fail to make payment of any principal or interest secured by any mortgage or lien prior to the lien of this Mortgage before the same become delinquent, then the Mortgagee may make payments of the same, and also may redeem said premises from tax sale without any obligation to inquire into the validity of such taxes, assessments and tax sales (the receipts of the proper officers being conclusive evidence of the validity and amount thereof). In case of such payments by the Mortgagee, the Mortgagor agrees to reimburse the Mortgagee

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on demand, and the amounts so paid, with interest thereon at the maximum rate per annum allowable by law shall be added to and become part of the debt secured by these presents without waiver of any right arising from breach of any of the covenants, and for such payments, with interest as aforesaid, the premises hereinbefore described, as well as the Mortgagor, shall be bound to the same extent that they are bound for the payment of the Note herein described.

17. Should the Mortgagee at any time request in writing that the Mortgagor confirms the amount of the indebtedness for principal and interest secured by this Mortgage and the validity of the lien hereof, the Mortgagor covenants and agrees to give such written request, or within said period of time to advise the Mortgagee in writing of any dispute as to the amount of the indebtedness secured thereby or the validity of the Mortgage, or the lien thereof.

18. Without affecting the liability of the Mortgagor or any other person (except any person expressly released in writing) for payment of any indebtedness secured hereby or for performance of any obligation contained herein, and without affecting the rights of the Mortgagee with respect to any security not expressly released in writing, the Mortgagee may, at any time and from time to time, either before or after the maturity of said Note and without notice and consent:

A. Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation.

B. Make any agreement extending the time or otherwise, altering the terms of payment of all or part of the indebtedness or modifying or waiving any obligation or subordinating, modifying or otherwise dealing with the loan or charge hereof.

C. Exercise or refrain from exercise or waive any right the Mortgagee may have.

D. Accept additional security of any kind.

E. Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property mortgaged hereby.

19. It is agreed that if any of the property herein mortgaged is of a nature so that a security interest can be perfected under the Uniform Commercial Code, this instrument shall constitute a security agreement and Mortgagor agrees to join with Mortgagee in the execution of any financing statements and to execute any other instruments that may be required for the perfection or renewal of such security interest under the Uniform Commercial Code. A satisfaction of mortgage, when recorded, shall constitute a satisfaction of any financing statement filed in connection with this instrument.

20. That in the event that the Note is placed in the hands of an attorney for collection, or in case the Mortgagee shall become a party either as plaintiff or as defendant in any suit or legal proceeding in relation to the Property described or the lien created herein, or for the recovery or protection of said indebtedness, the Mortgagor will repay on demand all costs and expenses arising therefrom, including reasonable attorney's fees, with interest thereon at the maximum rate allowable by law until paid, all of which sums, if unpaid, shall be added to and become a part of the debt secured by these presents.

21. It is agreed that this Mortgage shall secure any future advances made by the Mortgagee to the Mortgagor (at Mortgagee's sole discretion) at any time within twenty (20) years from the date hereof.

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and before full payment of this Mortgage and the Note, may make further advances to Mortgagor, and any such further advances, with interest, shall be secured by this Mortgage and shall be evidenced by an additional Note then unpaid, and the total amount of indebtedness that may be secured by this Mortgage may increase or decrease from time to time, but the total unpaid balance so secured shall not exceed twice the original principal amount of the Loan, together with interest thereon and any and all disbursements made by Mortgagee for the payment of taxes, levies, or insurance on the Property with interest on such disbursements at the rate specified herein, and for reasonable attorney's fees and court costs incurred in the collection of any or all of such sums or monies.

22. In addition to the Note, Mortgagor hereby cross-collateralizes with this Mortgage and secures all obligations, debts and liabilities, plus interest thereon, of Mortgagor to Mortgagee, or any one or more of them, as well as all claims by Mortgagee against Mortgagor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Mortgagor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

23. This Mortgage and the Note secured hereby shall be construed according to the laws of the State of Florida. The venue of any litigation arising out of this Mortgage, including appellate proceedings, shall be Volusia County, Florida.

24. Mortgagor acknowledges and warrants that this is a first mortgage.

25. The terms "Mortgagor" and "Mortgagee" whenever used in this instrument shall include the heirs, personal representatives, successors and permitted assigns of the respective parties hereto. Whenever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.

26. In addition to the terms of this Mortgage, Mortgagor agrees to be bound by the terms, covenants and conditions contained in the Note and any Mortgage Rider Addendums attached thereto and made a part hereof which rider or addendum, if any, is incorporated herein as if set forth at length.

27. AS A MATERIAL FACTOR IN INDUCING MORTGAGEE TO MAKE THE LOAN EVIDENCED BY THE MORTGAGE NOTE AND IN ASSUMING THE OBLIGATIONS CONTAINED IN THE MORTGAGE, THE PROMISSORY NOTE, THE SECURITY DOCUMENTS AND OTHER LOAN INSTRUMENTS, MORTGAGOR AND ANY GUARANTOR, FOR THEMSELVES AND ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AGREE THAT ANY LITIGATION ARISING OUT OF THIS MORTGAGE OR INSTITUTED BY ANY PARTY IN INTEREST TO ENFORCE ANY OF THE TERMS OF THIS MORTGAGE, THE PROMISSORY NOTE, THE SECURITY DOCUMENTS OR ANY OF THE OTHER LOAN INSTRUMENTS, SHALL BE TRIED WITHOUT JURY, AND NO JURY TRIAL SHALL BE SOUGHT OR MAINTAINED BY MORTGAGOR, GUARANTOR, OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, OR ANY OTHER LITIGATION PROCEDURE BASED UPON, OR ARISING OUT OF, THE LOAN EVIDENCE BY THE PROMISSORY NOTE, THIS MORTGAGE, THE SECURITY DOCUMENTS AND LOAN DOCUMENTS, ANY

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COLLATERAL OR THE DEALINGS OR THE RELATIONSHIP AMONG MORTGAGEE, MORTGAGOR AND GUARANTOR, IF ANY.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT OR THE BALANCE DUE UPON MATURITY IS $225,000.00 TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

Signed, Sealed and Delivered
in the Presence of:

Witness #1 Printed Name: Courtney Russell

GARY D. ADKINSON, individually and as trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19

Witness #2 Printed Name: Christie L. Marshall

STATE OF FLORIDA

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization on this 27th day of May, 2021 by, GARY D. ADKINSON, individually and as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19 , who { } is personally known to me or { } has produced FL. Drivers Lic as identification.

NOTARY PUBLIC:

Sign Christie L. Marshall

Print Christie L. Marshall

State of Florida at Large (Seal)

My commission expires:

CHRISTIE L. MARSHALL
MY COMMISSION EXPIRES
JANUARY 1, 2025
#HH 056994
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT "A"

Parcel 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot Right-of-Way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

Parcel 2

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

Division of Corporations

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

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

Detail by Entity Name

Florida Limited Liability Company
SWEETPEA HOLDINGS LLC

Filing Information

Document Number	L15000017551
FEI/EIN Number	47-2993192
Date Filed	01/29/2015
State	FL
Status	ACTIVE

Principal Address

100 XANADU PLACE
JUPITER, FL 33477

Changed: 04/14/2018

Mailing Address

PO BOX 1323
JUPITER, FL 33468

Changed: 02/29/2016

Registered Agent Name & Address

POMERANTZ, MICHAEL
100 Xanadu Place
JUPITER, FL 33477

Address Changed: 04/14/2018

Authorized Person(s) Detail

Name & Address

Title MGR

POMERANTZ, MICHAEL
100 Xanadu Place
JUPITER, FL 33477

Annual Reports

Report Year	Filed Date
2023	04/09/2023

2024	03/02/2024
2025	04/10/2025

Document Images

04/10/2025 -- ANNUAL REPORT	View image in PDF format
03/02/2024 -- ANNUAL REPORT	View image in PDF format
04/09/2023 -- ANNUAL REPORT	View image in PDF format
04/17/2022 -- ANNUAL REPORT	View image in PDF format
04/11/2021 -- ANNUAL REPORT	View image in PDF format
08/21/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
04/14/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
01/29/2015 -- Florida Limited Liability	View image in PDF format

PREPARED BY:

MICHAEL L. DALE, ESQ.
2616 SE WILLOUGHBY BLVD.
STUART, FL 34994
(772) 286-2323

COLLATERAL ASSIGNMENT OF RENTS AND LEASES

THIS AGREEMENT, made this 27th day of May, 2021, by and between **GARY D. ADKINSON, a single adult, individually and as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19** , (hereinafter referred to as the "Borrower"), **SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company** and **JOSEPH TAVOLACCI** (hereinafter referred to as the "Lender").

W I T N E S S E T H:

WHEREAS, LENDER has agreed to lend TWO HUNDRED TWENTY-FIVE THOUSAND XX/100 ($225,000.00) DOLLARS to Borrower (the "Loan") pursuant to a Promissory Note from Borrower to Lender dated May 27, 2021 (the "Note") secured by that certain Mortgage of even date on the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

WHEREAS, as an additional condition to granting the Loan, Lender has required that Borrower execute and deliver this Assignment.

NOW, THEREFORE, in consideration of the Loan, and intending to be legally bound, Borrower does hereby covenant, agree, warrant, represent, assign, set over and transfer as set forth herein the following:

1. The foregoing recitals are correct.

2. Borrower hereby assigns, transfers and sets over unto Lender all of its right, title and interest in and to all leases on the Property and all rights and benefits therefrom as security for the full, timely and faithful repayment by the Borrower of the Loan and full and faithful performance by Borrower of all of its obligations under the Note and any and all agreements, assignments, security agreements, documents and other instruments (the "Loan Documents") executed by Borrower in connection with the

INITIALS

Loan.

3. Until the occurrence of a default under the Note or any of the Loan Documents, Borrower may retain, use and enjoy, as its own, the benefits of all leases. Upon the occurrence of a default as aforesaid, Lender may enforce this Agreement by notifying Borrower by registered or certified mail or hand delivery sent to the address hereinafter prescribed for sending notices. The affidavit or written statement of an officer, agent or attorney of Lender stating that there has been a default shall constitute conclusive evidence thereof.

4. Notwithstanding any other provision hereof, Lender shall have no obligation under any lease.

5. After the occurrence of an Event of Default, Lender may, as its sole option, elect to exercise at any time, and from time to time, any and all of Borrower's rights and remedies under any lease, or any other agreement or instrument arising out of the Loan. In connection with any and all of the foregoing powers, and without limiting the same, Lender may cancel or surrender any lease, and alter and amend the terms of and renew any lease.

6. All of the foregoing powers herein granted Lender shall be liberally construed. Borrower shall pay all of the costs and expenses incurred by Lender in enforcing its rights hereunder, including, but not limited to, reasonable attorneys' fees and legal expenses through and including any appellate proceedings. Lender need not expend its own funds in the exercise of such rights; but if it does, such amounts shall be considered as advances for and on behalf of the Borrower secured by this Assignment.

7. Nothing herein contained shall be construed as constituting a waiver or suspension by Lender of its right to enforce payment under the terms of the Note. Lender is not the agent, partner, or joint venturer of either the Borrowers or any other person, and nothing herein contained shall be construed to impose any liability upon the Lender by reason of the Assignment granted hereby.

8. This Assignment may be enforced from time to time by Lender at its discretion, with or without order of any court and with or without appointment of a receiver, as Lender shall; determine. Lender may also at any time cease to enforce this Assignment. Any failure on the part of the Lender promptly to exercise any option hereby given or reserved shall not prevent the exercise of any such option at any time thereafter. Lender may pursue and enforce any remedy or remedies accorded it herein independently of, in conjunction or concurrently with, or subsequent to its pursuit and enforcement of any remedy or remedies which it may have under the Note.

9. Borrower warrants and represents:

(a) That it has the right to execute and deliver this Agreement;

(b) That it has made no prior assignments of any lease.

(c) That there exists no event, condition or occurrence which constitutes, or which with notice and/or the passage of time would constitute, a breach of or default under any terms or conditions of any lease. Borrower also hereby covenants and agrees not to do any act which would destroy or impair the

INITIALS

security to the Lender of this Assignment.

10. When the content so requires, the singular shall include the plural and conversely, and use of any gender shall include all genders.

11. This Assignment has been executed and delivered at Daytona Beach, Volusia County, Florida, and shall be governed by and construed in accordance with the laws of the State of Florida. Whenever possible, each provision of this Assignment shall be interpreted in such manner as to be effective and valid under applicable law; but if any provision of this Assignment shall be prohibited by or be invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Agreement.

12. This Assignment cannot be modified or terminated orally.

13. Notices required hereunder shall be by registered or certified mail or hand delivered, addressed as follows:

TO BORROWER:	GARY D. SORINO ADKINSON FAMILY TRUST 400 S Atlantic Avenue Daytona Beach, FL 32118
TO LENDERS:	SWEETPEA HOLDINGS LLC P.O. Box 1323 Jupiter, Florida 33468 JOSEPH TAVOLACCI 32 Magnolia Court Ormond Beach, FL 32174
WITH COPY TO:	MICHAEL L. DALE. ESQ. 2616 SE Willoughby Blvd. Stuart, Florida 34994

or such other address specified in writing by one party to the other in accordance herewith.

14. Unless otherwise defined herein, terms are used herein with the same meanings as defined in the Note. In the event of any conflict between the terms hereof and the Note, the terms and conditions of the Note shall control.

IN WITNESS WHEREOF, the Borrower has caused this Assignment to be executed the day and year first above written.

INITIALS

Signed, sealed and delivered
in the presence of:

Witness #1 Printed Name: Courtney Russell

Witness #2 Printed Name: Christie L. Marshall

BORROWER:

GARY D. ADKINSON, individually and as Trustee of the SORINO-ADKINSON FAMILY TRUST dated 7/17/19

STATE OF FLORIDA

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization on this 27th day of May, 2021 by, GARY D. ADKINSON, as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19 , who { } is personally known to me or {✓} has produced FL Driver's Lic as identification.

CHRISTIE L. MARSHALL
MY COMMISSION EXPIRES
JANUARY 1, 2025
#HH 056994
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC:

Sign Christie L Marshall

Print Christie L. Marshall

State of Florida at Large (Seal)

My commission expires:

EXHIBIT "A"

Parcel 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot Right-of-Way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

Parcel 2

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

5/2/2022 11:02:45 AM Instrument #2022102578 #1 Book:8245 Page:4759

PREPARED BY:

MICHAEL L. DALE, ESQ.
2616 SE WILLOUGHBY BLVD.
STUART, FL 34994
(772) 286-2323

COLLATERAL ASSIGNMENT OF RENTS AND LEASES

THIS AGREEMENT, made this 28th day of April, 2022, by and between **GARY D. ADKINSON, as Trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST dated July 17, 2019**, (hereinafter referred to as the "Borrower"), **SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company; and MARK G. MCLOCHLIN** (hereinafter referred to as the "Lender").

W I T N E S S E T H:

WHEREAS, LENDER has agreed to lend SEVENTY-FIVE THOUSAND XX/100 ($75,000.00) DOLLARS to Borrower (the "Loan") pursuant to a Promissory Note from Borrower to Lender dated April 28, 2022 (the "Note") secured by that certain Mortgage of even date on the following described property:

SEE EXHIBIT "A" ATTACHED HERETO

WHEREAS, as an additional condition to granting the Loan, Lender has required that Borrower execute and deliver this Assignment.

NOW, THEREFORE, in consideration of the Loan, and intending to be legally bound, Borrower does hereby covenant, agree, warrant, represent, assign, set over and transfer as set forth herein the following:

1. The foregoing recitals are correct.

2. Borrower hereby assigns, transfers and sets over unto Lender all of its right, title and interest in and to all leases on the Property and all rights and benefits therefrom as security for the full, timely and faithful repayment by the Borrower of the Loan and full and faithful performance by Borrower of all of its obligations under the Note and any and all agreements, assignments, security agreements,

INITIALS

documents and other instruments (the "Loan Documents") executed by Borrower in connection with the Loan.

3. Until the occurrence of a default under the Note or any of the Loan Documents, Borrower may retain, use and enjoy, as its own, the benefits of all leases. Upon the occurrence of a default as aforesaid, Lender may enforce this Agreement by notifying Borrower by registered or certified mail or hand delivery sent to the address hereinafter prescribed for sending notices. The affidavit or written statement of an officer, agent or attorney of Lender stating that there has been a default shall constitute conclusive evidence thereof.

4. Notwithstanding any other provision hereof, Lender shall have no obligation under any lease.

5. After the occurrence of an Event of Default, Lender may, as its sole option, elect to exercise at any time, and from time to time, any and all of Borrower's rights and remedies under any lease, or any other agreement or instrument arising out of the Loan. In connection with any and all of the foregoing powers, and without limiting the same, Lender may cancel or surrender any lease, and alter and amend the terms of and renew any lease.

6. All of the foregoing powers herein granted Lender shall be liberally construed. Borrower shall pay all of the costs and expenses incurred by Lender in enforcing its rights hereunder, including, but not limited to, reasonable attorneys' fees and legal expenses through and including any appellate proceedings. Lender need not expend its own funds in the exercise of such rights; but if it does, such amounts shall be considered as advances for and on behalf of the Borrower secured by this Assignment.

7. Nothing herein contained shall be construed as constituting a waiver or suspension by Lender of its right to enforce payment under the terms of the Note. Lender is not the agent, partner, or joint venturer of either the Borrowers or any other person, and nothing herein contained shall be construed to impose any liability upon the Lender by reason of the Assignment granted hereby.

8. This Assignment may be enforced from time to time by Lender at its discretion, with or without order of any court and with or without appointment of a receiver, as Lender shall; determine. Lender may also at any time cease to enforce this Assignment. Any failure on the part of the Lender promptly to exercise any option hereby given or reserved shall not prevent the exercise of any such option at any time thereafter. Lender may pursue and enforce any remedy or remedies accorded it herein independently of, in conjunction or concurrently with, or subsequent to its pursuit and enforcement of any remedy or remedies which it may have under the Note.

9. Borrower warrants and represents:

(a) That it has the right to execute and deliver this Agreement;

(b) That it has made no prior assignments of any lease.

(c) That there exists no event, condition or occurrence which constitutes, or which with notice and/or the passage of time would constitute, a breach of or default under any terms or conditions of any lease. Borrower also hereby

INITIALS

covenants and agrees not to do any act which would destroy or impair the security to the Lender of this Assignment.

10. When the content so requires, the singular shall include the plural and conversely, and use of any gender shall include all genders.

11. This Assignment has been executed and delivered at Daytona Beach, Volusia County, Florida, and shall be governed by and construed in accordance with the laws of the State of Florida. Whenever possible, each provision of this Assignment shall be interpreted in such manner as to be effective and valid under applicable law; but if any provision of this Assignment shall be prohibited by or be invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Agreement.

12. This Assignment cannot be modified or terminated orally.

13. Notices required hereunder shall be by registered or certified mail or hand delivered, addressed as follows:

TO BORROWER:	GARY D. ADKINSON, as Trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST dated July 17, 2019 500 Frances Terrace Daytona Beach, FL 32118
TO LENDERS:	SWEETPEA HOLDINGS LLC P.O. Box 1323 Jupiter, Florida 33468
	MARK G. MCLOCHLIN 13982 Quarter Horse Court Carmel, IN 46032
WITH COPY TO:	MICHAEL L. DALE. ESQ. 2616 SE Willoughby Blvd. Stuart, Florida 34994

or such other address specified in writing by one party to the other in accordance herewith.

14. Unless otherwise defined herein, terms are used herein with the same meanings as defined in the Note. In the event of any conflict between the terms hereof and the Note, the terms and conditions of the Note shall control.

IN WITNESS WHEREOF, the Borrower has caused this Assignment to be executed the day and year first above written.

INITIALS _____

Signed, sealed and delivered
in the presence of:

Witness #1 Printed Name: Courtney Russell

Witness #2 Printed Name: Christie L. Marshall

BORROWER:

GARY D. ADKINSON, as Trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST dated July 17, 2019

STATE OF FLORIDA

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization on this 28th day of April, 2022 by, GARY D. ADKINSON, as Trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST dated July 17, 2019, who {✓} is personally known to me or { } has produced _____ as identification.

CHRISTIE L. MARSHALL
Commission # HH 056994
Expires January 1, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC:

Sign Christie L. Marshall

Print Christie L. Marshall
State of Florida at Large (Seal)
My commission expires:

EXHIBIT "A"

PARCEL 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot right of way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

LESS AND EXCEPT Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in Deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances Terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in Deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances Terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

PARCEL 2

Lot 15, Frances Terrace, according to the map or plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

5/28/2021 2:54:41 PM Instrument #2021125948 #1 Book:8056 Page:3215

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON
MICHAEL L. DALE, ESQ. (772) 286-2323
B. Email Address lofcmld@bellsouth.net

C. SEND ACKNOWLEDGMENT TO:

Name Law Office of Michael L. Dale, P.A.

Address 2616 SE Willoughby Blvd.

Address

City/State/Zip Stuart, Florida 34994

TH E ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY **ONE** DEBTOR NAME (**1a OR 1b**) – Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME GARY D. ADKINSON, as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1.c MAILING ADDRESS Line One 400 S Atlantic Avenue	This space not available.			
MAILING ADDRESS Line Two	CITY Daytona Beach	STATE FL	POSTAL CODE 32118	COUNTRY USA

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY **ONE** DEBTOR NAME (**2a OR 2b**) – Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2.c MAILING ADDRESS Line One	This space not available.			
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – INSERT ONLY **ONE** SECURED PARTY (**3a OR 3b**)

3.a ORGANIZATION'S NAME SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company				
3.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3.c MAILING ADDRESS Line One P.O. Box 1323	This space not available.			
MAILING ADDRESS Line Two	CITY Jupiter	STATE FL	POSTAL CODE 33468	COUNTRY USA

4. This **FINANCING STATEMENT** covers the following collateral:

SEE EXHIBIT "A" ATTACHED HERETO

RE: 500-502 Frances Terrace, Daytona Beach, FL 32118
And
XXX Frances Terrace, Daytona Beach, FL 32118

5. ALTERNATE DESIGNATION (if applicable) ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ AG LIEN ☐ NON-UCC FILING ☐ SELLER/BUYER

6. Florida DOCUMENTARY STAMP TAX – YOU ARE REQUIRED TO CHECK **EXACTLY ONE** BOX

☒ All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.

☐ Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM – ADDENDUM

8. NAME OF FIRST DEBTOR (1aOR 1b) ON RELATED FINANCING STATEMENT

8a. ORGANIZATION'S NAME			
THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19			
8b. INDIVIDUAL'S SURNAME	FIRST NAME	ADDITIONAL	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

9. MISCELLANEOUS:

10. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY **ONE** DEBTOR NAME (**10a OR 10b**) – Do Not Abbreviate or Combine Names

10.a ORGANIZATION'S NAME				
10.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
10.c MAILING ADDRESS Line One	This space not available.			
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

11. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEED of ASSIGNOR S/P) – INSERT ONLY **ONE** SECURED PARTY (**11a OR 11b**)

11.a ORGANIZATION'S NAME				
11.b INDIVIDUAL'S SURNAME TAVOLACCI	FIRST PERSONAL NAME JOSEPH	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
11.c MAILING ADDRESS Line One 32 Magnolia Court	This space not available.			
MAILING ADDRESS Line Two	CITY Ormond Beach	STATE FL	POSTAL CODE 32174	COUNTRY USA

12. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

13. Description of real estate:

SEE EXHIBIT "A" ATTACHED HERETO

14. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

15. Additional collateral description:

16. Check only if applicable and check only one box.

Collateral is ☐ Held in Trust

☐ Being administered by Decedent's Personal Representative

17. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction – effective 30 years

EXHIBIT "A'
Legal Description

Parcel 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot Right-of-Way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a Point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, Parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a Point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a Point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a Point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

Less and Except Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

Parcel 2

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

5/2/2022 11:02:45 AM Instrument #2022102579 #1 Book:8245 Page:4764

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON
MICHAEL L. DALE, ESQ. (772) 286-2323
B. Email Address lofcmld@bellsouth.net

C. SEND ACKNOWLEDGMENT TO:

Name Law Office of Michael L. Dale, P.A.

Address 2616 SE Willoughby Blvd.

Address

City/State/Zip Stuart, Florida 34994

TH E ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY **ONE** DEBTOR NAME (**1a OR 1b**) – Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME GARY D. ADKINSON, as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1.c MAILING ADDRESS Line One 500 Frances Terrace	This space not available.			
MAILING ADDRESS Line Two	CITY Daytona Beach	STATE FL	POSTAL CODE 32118	COUNTRY USA

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY **ONE** DEBTOR NAME (**2a OR 2b**) – Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2.c MAILING ADDRESS Line One	This space not available.			
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – INSERT ONLY **ONE** SECURED PARTY (**3a OR 3b**)

3.a ORGANIZATION'S NAME SWEETPEA HOLDINGS LLC, a Florida Limited Liability Company				
3.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3.c MAILING ADDRESS Line One P.O. Box 1323	This space not available.			
MAILING ADDRESS Line Two	CITY Jupiter	STATE FL	POSTAL CODE 33468	COUNTRY USA

4. This **FINANCING STATEMENT** covers the following collateral:

SEE EXHIBIT "A" ATTACHED HERETO

RE: 500-502 Frances Terrace, Daytona Beach, FL 32118

and;

XXX Frances Terrace, Daytona Beach, FL 32118

5. ALTERNATE DESIGNATION (if applicable) ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ AG LIEN ☐ NON-UCC FILING ☐ SELLER/BUYER

6. Florida DOCUMENTARY STAMP TAX – YOU ARE REQUIRED TO CHECK **EXACTLY ONE** BOX

☒ All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.

☐ Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM – ADDENDUM

8. NAME OF FIRST DEBTOR (1aOR 1b) ON RELATED FINANCING STATEMENT

8a. ORGANIZATION'S NAME			
THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19			
8b. INDIVIDUAL'S SURNAME	FIRST NAME	ADDITIONAL	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

9. MISCELLANEOUS:

10. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY **ONE** DEBTOR NAME **(10a OR 10b)** – Do Not Abbreviate or Combine Names

10.a ORGANIZATION'S NAME				
10.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
10.c MAILING ADDRESS Line One	This space not available.			
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

11. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEED of ASSIGNOR S/P) – INSERT ONLY **ONE** SECURED PARTY **(11a OR 11b)**

11.a ORGANIZATION'S NAME				
11.b INDIVIDUAL'S SURNAME MCLOCHLIN	FIRST PERSONAL NAME MARK	ADDITIONAL NAME(S)/INITIAL(S) G		SUFFIX
11.c MAILING ADDRESS Line One 13982 Quarter Horse Court	This space not available.			
MAILING ADDRESS Line Two	CITY Carmel	STATE IN	POSTAL CODE 46032	COUNTRY USA

12. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

13. Description of real estate:

SEE EXHIBIT "A" ATTACHED HERETO

14. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

15. Additional collateral description:

16. Check only if applicable and check only one box.

Collateral is ☐ Held in Trust

☐ Being administered by Decedent's Personal Representative

17. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction – effective 30 years

EXHIBIT "A" TO FINANCING STATEMENT

1. All conduits, machinery, equipment, fixtures, materials, supplies, attachments and appliances, including all additions thereto and replacements thereof, having to do with plumbing, garbage disposal, refrigerating, ventilating, cooling, heating, lighting, cooking, maintenance, management, and/or the operation for any purpose, of the buildings and other improvements now on or to be constructed on the following described lands:

SEE EXHIBIT "A" ATTACHED HERETO

(said land and improvements hereinafter Property); and all telephone, fire prevention and extinguishing, cleaning, vacuum and incinerating systems; and all furniture and furnishings, elevators and escalators, carpeting and underpadding, storm doors, windows and window treatments, and any other items of property whatsoever now or hereafter located in or upon the Property:

2. All proceeds or sums payable in lieu of or as compensation for the loss of or damage to the Property and/or any items covered by this financing statement;

3. All of Debtor's interest and rights in and to all pertinent present and future fire, flood, liability and/or hazard insurance policies (including unearned premiums) pertaining to the Property and/or any items covered by this financing statement:

4. All awards made by any public body or decreed by any court in any eminent domain proceeding for a taking or for degradation of value of the Property and/or any items covered by this financing statement;

5. All of Debtor's rights in, under or by virtue of all present or future contracts, leases, permits, licenses, trade names, franchises, subdivision restrictions or declarations, plans, paid fees or other intangibles whatsoever now or hereafter dealing with, affecting or concerning the Property, any portion thereof or interest therein, including without limitation: (i) all contracts relating to the development, construction or refurbishing of the Property, (ii) any agreement for the provision of utilities to the Property, (iii) all payment, performance and/or other bonds, and any other related choses-in-actions, (iv) any contracts for sale of any portions or the Property, including any deposits paid by purchasers and any proceeds of such sales contracts (including any purchase-money notes and mortgages), and (v) any declaration of covenants, condominium, restrictions or easements, or similar documents now or hereafter recorded against the title to the Property or any portion thereof.

6. All other articles of property whatsoever owned by Debtor now or hereafter located or placed in or upon the Property and/or used in connection therewith for any purposes associated therewith, including without limitation supplies and materials delivered to or located upon the Property, or temporarily stored away therefrom, and used or to be used on connection with the construction of improvements and/or the operation, management or maintenance of the Property.

Signed this 25th day of April, 2022.

GARY D. ADKINSON, as Trustee of THE GARY D. SORINO-ADKINSON FAMILY TRUST dated 7/17/19

EXHIBIT "A"

PARCEL 1

A portion of the Northerly One-Half of Lot 22, Block 1, L D. Huston's Subdivision, lying Westerly of Atlantic Avenue, a 75 foot right of way as now laid out, per Deed Book "P", Page 583, Public Records of Volusia County, Florida, being more particularly described as:

Commence at the Northwesterly corner of said Lot 22; thence North 89 degrees 31 minutes 07 seconds East, along the Northerly line of said Lot 22, a distance of 27.00 feet to the Point of Beginning; thence continue North 89 degrees 31 minutes 07 seconds East, and along the Southerly line of Frances Terrace, a distance of 364.12 feet to a point that is South 89 degrees 31 minutes 07 seconds West, and 200 feet from the Westerly line of said Atlantic Avenue; thence South 14 degrees 45 minutes 47 seconds East, parallel with the Westerly line of said Atlantic Avenue, a distance of 50.55 feet to a point in the Southerly line of the Northerly One-Half of said Lot 22; thence South 89 degrees 31 minutes 07 seconds West, along said Southerly line, a distance of 377.02 feet to a point in the Westerly line of said Lot 22; thence North 28 degrees 57 minutes 27 seconds West, along said Westerly line a distance of 39.73 feet to a point therein; thence North 53 degrees 32 minutes 15 seconds East, a distance of 23.94 feet to the Point of Beginning.

LESS AND EXCEPT Parcel 1-A and 2-A described as follows:

PARCEL 1-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in Deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows: Begin at the Northeast corner of Lot 15, Frances Terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of said Lot 15, run North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said line of Lot 22, a distance of 138.33 feet; thence departing said North line of Lot 22, run South 00 degrees 10 minutes 00 seconds East a distance of 49.39 feet to an intersection with the South line of the North One-Half of said Lot 22; thence South 89 degrees 51 minutes 57 seconds West along South line a distance of 111.62 feet to an intersection with the East line of the aforesaid Lot 15; thence North 28 degrees 30 minutes 15 seconds West along said East line, a distance of 32.10 feet to the Point of Beginning.

PARCEL 2-A:

A portion of the North One-Half of Lot 22, West of Atlantic Avenue, Huston Subdivision, as recorded in Deed Book "P", Page 583, of the Public Records of Volusia County, Florida, being described as follows:

Commence at the Northeast corner of Lot 15, Frances Terrace, Map Book 11, Page 186; thence on a Northerly extension of the East line of the East line of the aforesaid Lot 15, North 28 degrees 30 minutes 15 seconds West a distance of 24.17 feet to an intersection with the North line of the aforesaid Lot 22; thence North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 138.33 feet to the Point of Beginning; thence continue North 89 degrees 55 minutes 00 seconds East along said North line, a distance of 125.25 feet; thence departing said North line, run South 00 degrees 10 minutes 00 seconds East a distance of 49.28 feet to an intersection with the South line of the North One-Half of the aforesaid Lot 22; thence South 89 degrees 51 minutes 57 seconds West along said South line, a distance of 125.25 feet; thence departing said South line run North 00 degrees 10 minutes 00 seconds West a distance of 49.39 feet to the Point of Beginning.

PARCEL 2

Lot 15, Frances Terrace, according to the map or plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

4/8/2025 8:23:47 AM Instrument #2025063765 #1 Book:8686 Page:2697 Laura E. Roth, Volusia County Clerk of Court

Filing # 220115081 E-Filed 04/02/2025 09:20:50 AM

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

SWEETPEA HOLDINGS LLC,
a Florida Limited Liability Company
JOSEPH TAVOLACCI
Plaintiffs

CASE No.:

vs.

GARY D. SORINO ADKINSON a/k/a GARY D. ADKINSON, individually, GARY D. SORINO ADKINSON a/k/a GARY D. ADKINSON, as Trustee of the GARY D. SORINO-ADKINSON FAMILY TRUST a/k/a GARY D. SORINO-ADKINSON FAMILY TRUST (A Florida Family Trust) Dated 7/17/19; UNKNOWN TENANT 1.
Defendants
_____/

NOTICE OF LIS PENDENS

YOU ARE HEREBY NOTIFIED OF THE FOLLOWING:

Plaintiff has instituted this action against you seeking to foreclose a mortgage with respect to the property described below.

Lot 15, FRANCES TERRACE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 186, Public Records of Volusia County, Florida.

WITH STREET ADDRESS OF: 500-502 Frances Terrace, Daytona Beach, FL 32118

Parcel Identification Number: 530917000150

DATED this April 1st, 2025.

The Marecki Law Firm, P.A.
8461 Lake Worth Rd., Ste 209
Lake Worth, FL 33461
Ph.: (561) 847-2868
Fax: (800) 863-3315
Primary: service@mylegaladvocate.com
Secondary: joshua@mylegaladvocate.com
/s/ Joshua Perez
Joshua Perez, Esq.
Fla Bar No.: 1018380
Attorney for the Plaintiffs

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:	3400518
Parcel ID:	530917000150
Township-Range-Section:	15 - 33 - 09
Subdivision-Block-Lot:	17 - 00 - 0150
Owner(s):	SORINO-ADKINSON GARY D TR - TR - Trust - 100% GARY D SORINO-ADKINSON FAMILY TRUST - TR - Trust - 100%
Mailing Address On File:	PO BOX 265176 DAYTONA BEACH FL 32126
Physical Address:	& 502-500 FRANCES TER, DAYTONA BEACH 32118
Building Count:	1
Living Units:	0
Neighborhood:	3026 - INTNL SPWY SOUTH TO REVILLO
Subdivision Name:	FRANCES TERRACE
Property Use:	0800 - MFR <10 UNITS
Tax District:	204-DAYTONA BEACH
2024 Final Millage Rate:	18.1345
Homestead Property:	No
Agriculture Classification:	No
Short Description:	LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071

Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	$197,245	$198,809	$161,159
Land Value:	$168,125	$168,125	$162,336
Just/Market Value:	$365,370	$366,934	$323,495

Working Tax Roll Values by Taxing Authority

Values shown below are the 2025 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 2024 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

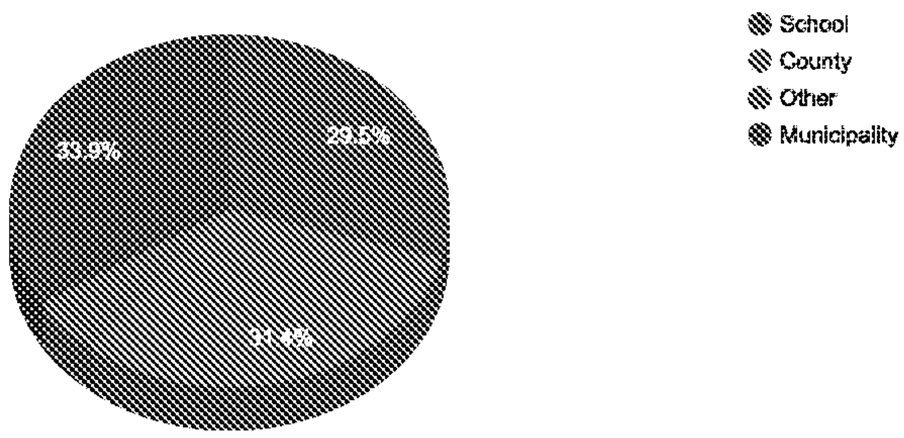
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$365,370	$365,370	$0	$365,370	1.5000	$548.06
0012	DISCRETIONARY	$365,370	$365,370	$0	$365,370	0.7480	$273.30
0011	REQ LOCAL EFFORT	$365,370	$365,370	$0	$365,370	3.0370	$1,109.63
0050	GENERAL FUND	$365,370	$365,370	$0	$365,370	3.2007	$1,169.44
0053	LAW ENFORCEMENT FUND	$365,370	$365,370	$0	$365,370	1.5994	$584.37
0055	LIBRARY	$365,370	$365,370	$0	$365,370	0.3891	$142.17
0520	MOSQUITO CONTROL	$365,370	$365,370	$0	$365,370	0.1647	$60.18
0530	PONCE INLET PORT AUTHORITY	$365,370	$365,370	$0	$365,370	0.0692	$25.28
0058	VOLUSIA ECHO	$365,370	$365,370	$0	$365,370	0.2000	$73.07
0057	VOLUSIA FOREVER	$365,370	$365,370	$0	$365,370	0.2000	$73.07
0065	FLORIDA INLAND NAVIGATION DISTRICT	$365,370	$365,370	$0	$365,370	0.0288	$10.52
0100	HALIFAX HOSPITAL AUTHORITY	$365,370	$365,370	$0	$365,370	0.7309	$267.05
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$365,370	$365,370	$0	$365,370	0.1793	$65.51
0210	DAYTONA BEACH	$365,370	$365,370	$0	$365,370	5.9300	$2,166.64
0211	DAYTONA BEACH I&S 2004	$365,370	$365,370	$0	$365,370	0.1574	$57.51
						18.1345	$6,625.80

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$6,625.80
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$6,625.80**
Estimated Tax Amount without SOH/10CAP ⓘ	$6,625.80

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
2024	$168,125	$198,809	$366,934	$355,845	$0	$355,845	$0
2023	$162,336	$161,159	$323,495	$323,495	$0	$323,495	$0
2022	$89,285	$165,952	$255,237	$255,237	$50,000	$205,237	$0
2021	$72,240	$126,275	$198,515	$198,515	$0	$198,515	$0
2020	$76,042	$114,763	$190,805	$183,203	$0	$183,203	$0
2019	$76,042	$106,643	$182,685	$166,548	$0	$166,548	$0
2018	$51,264	$103,541	$154,805	$151,407	$0	$151,407	$0
2017	$59,808	$84,466	$144,501	$137,643	$0	$137,643	$0
2016	$49,128	$94,834	$143,962	$124,283	$0	$124,283	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0802-MULTI FAMILY-DUPLEX	N	F-FRONT FOOT				89.0	100	2,315	$168,125
									Total Land Value:	$168,125

Building(s) - Residential

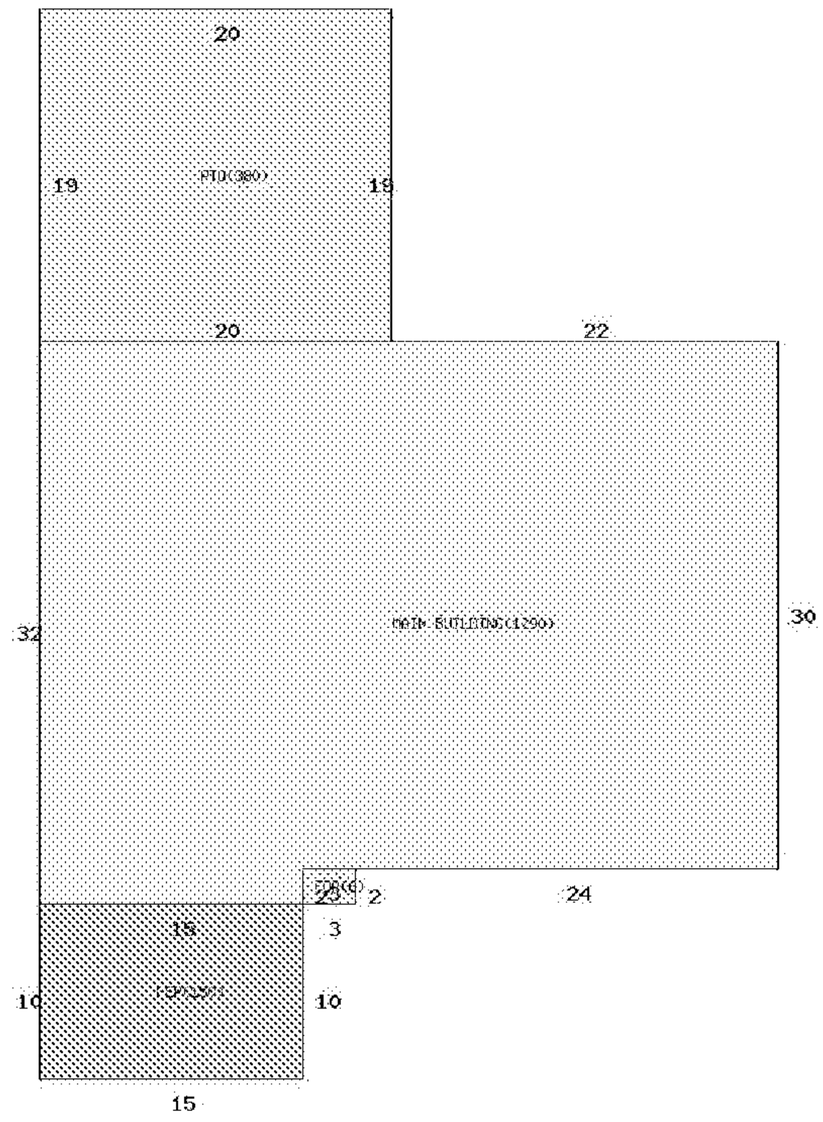
Card (Bldg) #: 1

Style:	RN - RANCH, STANDARD 1STORY	**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R2 - Two Family	**# Bedrooms:**	2	**3 Fixture Baths:**	2
Quality Grd:	300	**Floor Type:**	12 - WOOD - HARDWOOD	**4 Fixture Baths:**	0
Arch Design:				**5 Fixture Baths:**	0
Year Built:	1949	**Wall Type:**	3 - PLASTER	**6 Fixture Baths:**	0
Total SFLA:	1,290	**Exterior Wall:**	15 - CONCRETE - CINDER BLOCK	**7 Fixture Baths:**	0
HVAC:	N - NONE			**Add'l Fixtures:**	0
Heat Method:	5 - FORCED NONDUCTED	**Foundation:**	2 - CONCRETE BLOCK		
		Roof Cover:	6 - CONCRETE/CLAY TILE		
Heat Source:	1 - ELECTRICITY	**Roof Type:**	03 - GABLE		
		FPL:	/ /		

Total Building Value: $194,364

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

Description	Area	Year Built
MAIN BUILDING	1290	
Finished Enclosed Porch	150	
Porch, Open Finished	6	
Patio	380	2015
Total Building Area	1,826	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	UGM-GARAGE, MASONRY UNFINISHED	1900	288	1	12 x 24	$2,881
				Total Miscellaneous Value:		$2,881

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
7988 / 1071	2021030264	02/05/2021	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
7985 / 3603	2021027228	02/05/2021	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
6446 / 1722	2010022391	02/01/2010	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$100,000
4102 / 0597	1996027401	04/15/1996	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$10
4051 / 4642	1995189158	11/15/1995	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$40,000
2470 / 1128		06/15/1983	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
1634 / 0335		08/15/1973	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$31,000

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071	204	15 - 33 - 09	17 - 00 - 0150	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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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.: 6573-23

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.

GARY D SORINO-ADKINSON TR
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025 at 9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

GARY D SORINO-ADKINSON TR
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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GARY D SORINO-ADKINSON TR
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

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

CERTIFIED MAIL

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

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GARY D SORINO-ADKINSON TR
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
101 N. ALABAMA AVE • P.O. BOX 6043
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CT. COURT VOLUSIA CTY
CC 40

EGAL INTEREST.

GARY D SORINO-ADKINSON TR
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

SEPTEMBER 20 2025

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32721>6043

NIXIE 330 DE 1270 0008/14/25
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UNABLE TO FORWARD
BC: 32721604343 *2574-03835-14-39

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

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

CERTIFIED MAIL

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

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DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

NIXIE 339 DC 1 0008/14/25
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UNABLE TO FORWARD

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32721>6043

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
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DELAND, FLORIDA 32721-6043

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LEGAL INTEREST:

GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

NIXIE 330 DE 1270 0008/14/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

6573-23 SEPTEMBER-30-2025

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BC: 32721604343 *2574-03834-14-39

1432721604345

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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GARY D SORINO ADKINSON AS TRUSTEE OF THE
GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025 at 9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

GARY D SORINO ADKINSON AS TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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Postage

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Total Postage and Fees

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Sent To

GARY D SORINO ADKINSON AS TRUSTEE OF
THE GARY D SORINO-ADKINSON FAMILY
TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

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

City, State, ZIP+4®

6573-23 SEPTEMBER 30, 2025

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

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BY: DEPUTY CLERK
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GARY D SORINO ADKINSON AS TRUSTEE OF THE
GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
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CT. COURT VOLUSIA CT
CC 40
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LEGAL INTEREST.

GARY D SORINO ADKINSON AS TRUSTEE O
GARY D SORINO-ADKINSON FAMILY TRUS
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

NIXIE 339 DE 1270 0008/14/25
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UNABLE TO FORWARD

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BC: 32721604343 *2574-03833-14-39

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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- ☐ Adult Signature Restricted Delivery $

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USPS 32724

GARY D ADKINSON TRUSTEE OF THE GARY D
SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

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

CERTIFIED MAIL

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

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CTY. COURT VOLUSIA CO. FL
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GARY D ADKINSON TRUSTEE OF THE GARY D
SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

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IA
32721>6043

NIXIE 339 DE 1 0008/14/25

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
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DELAND, FLORIDA 32721-6043

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CLERK OF THE CIRCUIT
OF VOLUSIA CTY., FL
CC 40

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8:10 AM

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SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

9400922574226280 IA

32721>6043

NIXIE 339 DE 1270 0008/14/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32721604343 *2574-03832-14-39

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

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GARY D SORINO-ADKINSON TR
PO BOX 265176
DAYTONA BEACH FL 32126

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025 at 9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

GARY D SORINO-ADKINSON TR
PO BOX 265176
DAYTONA BEACH FL 32126

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 1893 7647 48

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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GARY D SORINO-ADKINSON TR/SPS 32724
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 SEPTEMBER 30, 2025

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

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

TAX DEED DEPT

9589 0710 5270 1893 7647 48

DELAND FL 328
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FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.44⁰
02 7W
0008028897 AUG. 08. 2025

FILED
2025 AUG 25 AM 8:32
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CO. FL

GARY D SORINO-ADKINSON TR
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 SEPTEMBER 30, 2025

NIXIE 339 FE 1 0008/21/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 32721604343 *0274-00166-09-36
32725>5046?6

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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NONAUTO
PRSRT LTR

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ZIP 32724 $000.68⁶
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0008028897 AUG. 08. 2025

FILED
2025 JUL 31 8:31
CLERK OF THE CIRCUIT COURT
VOLUSIA CTY, FL
03:10

GAL INTEREST.

DE
604

GARY D SORINO-ADKINSON TR
PO BOX 265176
DAYTONA BEACH FL 32126

UTF

NIXIE 339 FE 1 0008/21/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2574-01039-21-29

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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.: 6573-23

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.

GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

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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AUG 08 2025

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GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 SEPTEMBER 30, 2025

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

CERTIFIED MAIL

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

TAX DEED DEPT

9589 0710 5270 1893 7647 55

ORLANDO FL 328
AUG 2025 PM 2 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.44⁰
02 7W
0008028897 AUG. 08 2025

FILED
2025 AUG 25 AM 8:32
CLERK OF THE CIRCUIT
VOLUSIA CO. COURT
DELAND, FL

GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 SEPTEMBER 30, 2025

NIXIE 339 FE 1 0008/21/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0274-00157-09-26

UTF
32721>6043

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

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NONAUTO
PRSRT LTR

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ZIP 32724 $ 000.68⁶
02 7W
0008028897 AUG. 08. 2025

FILED
25 AUG 25 AM 8:38
CLERK OF THE CIRCUIT COURT
VOLUSIA CO.

LEGAL INTEREST:

GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 SEPTEMBER 30, 2025 UTF

32721604343

NIXIE 339 FE 1 0008/21/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2574-01038-21-29

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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.: 6573-23

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GARY D SORINO ADKINSON AS TRUSTEE OF THE
GARY D SORINO-ADKINSON FAMILY TRUST
P O BOX 265176
DAYTONA BEACH FL 32126

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

GARY D SORINO ADKINSON AS TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST
P O BOX 265176
DAYTONA BEACH FL 32126

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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DEPARTMENT

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GARY D SORINO ADKINSON AS TRUSTEE OF
THE GARY D SORINO-ADKINSON FAMILY
TRUST
P O BOX 265176
DAYTONA BEACH FL 32126

6573-23 SEPTEMBER 30 2025

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

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

TAX DEED DEPT

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FIRST-CLASS

ORLANDO FL 328
AUG 2025 PM 2

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.44⁰
02 7W 0008028897 AUG. 08. 2025

FILED
2025 AUG 25 AM 8:32
CLERK OF THE CIRCUIT
CIV. COURT VOLUSIA CTY.
CC 10

GARY D SORINO ADKINSON AS TRUSTEE OF THE
GARY D SORINO-ADKINSON FAMILY TRUST
P O BOX 265176
DAYTONA BEACH FL 32126

6573-23 SEPTEMBER 30, 2025

UTF

NIXIE 339 FE 1 0008/21/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32721604343 *0274-00500-09-36

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
101 N. ALABAMA AVE • P.O. BOX 6043
DELAND, FLORIDA 32721-6043
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CLERK OF THE CIRCUIT
CTY. COURT VOLUSIA CTY
CC 10

2025 AUG 25 AM 8:33

FILED

LEGAL INTEREST:

GARY D SORINO ADKINSON AS TRUSTEE OF TH
GARY D SORINO-ADKINSON FAMILY TRUST
P O BOX 265176
DAYTONA BEACH FL 32126

UTF

NIXIE 339 FE 1 0008/21/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2574-01037-21-29

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

WARNING

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TAX DEED CERTIFICATE NO.: 6573-23

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GARY D ADKINSON TRUSTEE OF THE GARY D
SORINO-ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118-4506

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118-4506

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

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AUG 08 2025

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USPS 32724

GARY D ADKINSON TRUSTEE OF THE GARY D
SORINO-ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118-4506

6573-23 SEPTEMBER 30, 2025

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

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

TAX DEED DEPT

9589 0710 5270 1893 7647 79

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.44⁰
02 7W
0008028897 AUG. 08. 2025

FILED
2025 AUG 18 AM 8:42
CLERK OF THE CIRCUIT COURT VOLUSIA CTY FL
CC 40

GARY D ADKINSON TRUSTEE OF THE GARY D
SORINO-ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118-4506

6573-23 SEPTEMBER 30, 2025

32118-4506 ANK
32721>6043

NIXIE 330 FE 1 0008/14/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32721604343 *0274-01499-09-35

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

FIRST-CLASS
NONAUTO
PRSRT LTR

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ZIP 32724 $ 000.68⁶
02 7W
0008028897 AUG. 08. 2025

FILED
2025 AUG 18 AM 8:43
CLERK OF THE CIRCUIT COURT & CTY. COMPTROLLER VOLUSIA CO 40

GARY D ADKINSON TRUSTEE OF THE GARY D
SORINO-ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118-4506

6573-23 SEPTEMBER 30, 2025

NIXIE 339 DE 1270 FL 0008/14/25
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

94009225742262 80 IA
BC: 32721604343 *2574-03818-14-39

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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DATED THIS 8TH DAY OF AUGUST, 2025.

SWEETPEA HOLDINGS LLC
PO BOX 1323
JUPITER FL 33468

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $20,397.82

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Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

SWEETPEA HOLDINGS LLC
PO BOX 1323
JUPITER FL 33468

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 1893 7647 86

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage

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AUG 08 2025

Postmark Here

DELAND FL

USPS 3272A

SWEETPEA HOLDINGS LLC
PO BOX 1323
JUPITER FL 33468

6573-23 SEPTEMBER 30, 2025

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

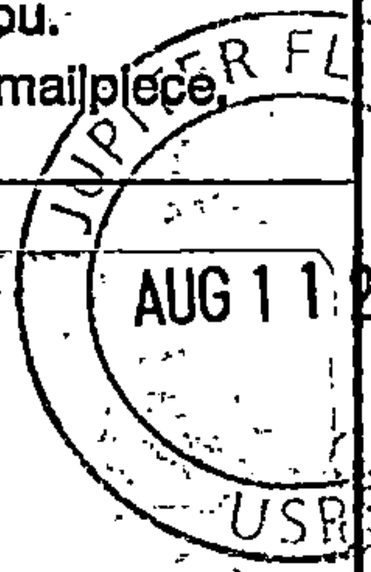
SENDER: *COMPLETE THIS SECTION*

- **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:

SWEETPEA HOLDINGS LLC
PO BOX 1323
JUPITER FL 33468

6573-23 SEPTEMBER 30, 2025





9590 9402 7564 2098 0852 28

2. Article Number (Transfer from service label)

9589 0710 5270 1893 7647 86

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
- ☐ n Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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.: 6573-23

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.

MICHAEL POMERANTZ O/B/O SWEETPEA HOLDINGS LLC
100 XANADU PLACE
JUPITER FL 33477

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025 at 9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

MICHAEL POMERANTZ O/B/O SWEETPEA HOLDINGS LLC
100 XANADU PLACE
JUPITER FL 33477

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 1893 7647 43

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

$

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

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

AUG 08 2025

Postmark Here

USPS 32724

Postage

$

MICHAEL POMERANTZ O/B/O SWEETPEA
HOLDINGS LLC
100 XANADU PLACE
JUPITER FL 33477

6573-23 SEPTEMBER 30, 2025

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:

MICHAEL POMERANTZ O/B/O SWEETPEA
HOLDINGS LLC
100 XANADU PLACE
JUPITER FL 33477

6573-23 SEPTEMBER 30, 2025

9590 9402 7564 2098 0852 35

9589 0710 5270 1893 7647 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
08/11/25

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

CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FL
DAYTONA BEACH, FL 32114
2025 AUG 14 AM 8:07

3. Service Type

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

ail
ail Restricted Delivery
(over $500)

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

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

WARNING

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TAX DEED CERTIFICATE NO.: 6573-23

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

JOSEPH TAVOLACCI
32 MAGNOLIA COURT
ORMOND BEACH FL 32174

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

JOSEPH TAVOLACCI
32 MAGNOLIA COURT
ORMOND BEACH FL 32174

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0148 9348 04

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

$

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

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

DELAND FL

AUG 13 2025

Postmark Here

USPS 32724

Postage

$

To JOSEPH TAVOLACCI
32 MAGNOLIA COURT
ORMOND BEACH FL 32174

$

Se

Str 6573-23 SEPTEMBER 30, 2025

City

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

SENDER: *COMPLETE THIS SECTION*

- **Complete items 1, 2, and 3.**
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- **Attach this card to the back of the mailpiece, or on the front if space permits.**

1 Article Addressed to:

JOSEPH TAVOLACCI
32 MAGNOLIA COURT
ORMOND BEACH FL 32174

6573-23 SEPTEMBER 30, 2025

9590 9402 7564 2098 0852 11

2 Article Number *(Transfer from service label)*

9589 0710 5270 1893 7648 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

8/19/25

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

FILED
2025 AUG 19 AM 11:40
CLERK CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

3. Service Type

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

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

WARNING

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MICHAEL L DALE ESQ
2616 SE WILLOUGHBY BLVD
STUART FL 34994

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 8TH day of AUGUST, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

MICHAEL L DALE ESQ
2616 SE WILLOUGHBY BLVD
STUART FL 34994

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 1893 7648 16

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

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

Postage

DELAND FL 32724

AUG 08 2025

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USPS 32724

MICHAEL L DALE ESQ
2616 SE WILLOUGHBY BLVD
STUART FL 34994

6573-23 SEPTEMBER 30, 2025

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:

MICHAEL L DALE ESQ
2616 SE WILLOUGHBY BLVD
STUART FL 34994

6573-23 SEPTEMBER 30, 2025

9590 9402 7564 2098 0852 04

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

9589 0710 5270 1893 7648 16

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☑ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

CLERK OF THE CIRCUIT COURT
CITY COURT VOLUSIA CTY FL
2025 AUG 14 AM 8:07

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

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

WARNING

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MARK G MCLOCHLIN
13982 QUARTER HORSE COURT
CARMEL IN 46032

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

MARK G MCLOCHLIN
13982 QUARTER HORSE COURT
CARMEL IN 46032

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 1493 7648 23

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Certified Mail Fee

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

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

Postage

DELAND FL
AUG 08 2025
Postmark Here

USPS 3272A

MARK G MCLOCHLIN
13982 QUARTER HORSE COURT
CARMEL IN 46032

6573-23 SEPTEMBER 30, 2025

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

SENDER: *COMPLETE THIS SECTION*

- **Complete items 1, 2, and 3.**
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- **Attach this card to the back of the mailpiece, or on the front if space permits.**

1. Article Addressed to:

MARK G MCLOCHLIN
13982 QUARTER HORSE COURT
CARMEL IN 46032

6573-23 SEPTEMBER 30, 2025

9590 9402 7564 2098 0851 98

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

9589 0710 5270 1893 7648 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☑ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

CLERK OF COURT
OCT 10 2025
FILED

3. Service Type

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

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

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SWEETPEA HOLDINGS LLC
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 8TH day of AUGUST, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $20,397.82

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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

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PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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SWEETPEA HOLDINGS LLC
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

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 1493 7648 30

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Domestic Mail Only

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

OFFICIAL USE

DELAND FL

Certified Mail Fee

$

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

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

8 2025

Postmark Here

Postage

USPS 32724

SWEETPEA HOLDINGS LLC
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 SEPTEMBER 30, 2025

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:

SWEETPEA HOLDINGS LLC
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 SEPTEMBER 30, 2025

9590 9402 7564 2098 0851 81

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

9589 0710 5270 1893 7648 30

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
☐ Mail
☐ Mail Restricted Delivery
(over $500)

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

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

Domestic Return Receipt

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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.: 6573-23

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.

JOSEPH TAVOLACCI
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025 at 9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

JOSEPH TAVOLACCI
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

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 1843 7648 47

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

DELAND FL 32724
AUG 08 2025
Postmark Here

JOSEPH TAVOLACCI
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 SEPTEMBER 30, 2025

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:

JOSE[illegible]AVOLACCI
8461[illegible]WORTH RD STE 209
LAKE[illegible]ORTH FL 33461

6573-23 SEPTEMBER 30, 2025

9590 9402 7564 2098 0851 74

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

9589 0710 5270 1893 7648 47

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

8-11-25

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

CC 40
CITY COURT VOLUSIA CTY FL
CLERK OF THE CIRCUIT

2025 AUG 14 AM 8:07

3. Service Type

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

FILED

lail
lail Restricted Delivery
(over $500)

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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.: 6573-23

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 8TH DAY OF AUGUST, 2025.

JOSHUA PEREZ ESQ
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025 at 9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

JOSHUA PEREZ ESQ
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

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 1893 7648 54

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

AUG 08 2025

Postmark Here

USPS 32724

JOSHUA PEREZ ESQ
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 SEPTEMBER 30, 2025

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:

JOSHUA PEREZ ESQ
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 SEPTEMBER 30, 2025



9590 9402 7564 2098 0851 67

2. Article Number (Transfer from service label)

9589 0710 5270 1893 7648 54

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Gail Murphy

C. Date of Delivery

8-11-25

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

CLERK OF THE CIRCUIT & CITY COURT VOLUSIA CO FL
2025 AUG 14 AM 9:40

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ elivery Restricted Delivery
☐ Restricted Delivery
(over $500)

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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DATED THIS 8TH DAY OF AUGUST, 2025.

THE MARECKI LAW FIRM PA
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025 at 9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

THE MARECKI LAW FIRM PA
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

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 1893 7648 61

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

DELAND FL
Postmark Here
AUG 08 2025
USPS 32712

THE MARECKI LAW FIRM PA
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 SEPTEMBER 30, 2025

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:

TH[illegible]RECKI LAW FIRM PA
3461[illegible]E WORTH RD STE 209
LAK[illegible]ORTH FL 33461

6573-23 SEPTEMBER 30, 2025

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

CLERK OF THE CIRCU[illegible]
CITY COURT VOLUSIA C[illegible]
CC 40

2025 AUG 14 AM 8:07

9590 9402 7564 2098 0851 50

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

9589 0710 5270 1893 7648 61

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- [illegible]lail
- [illegible]lail Restricted Delivery
- (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

WARNING

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GARY D ADKINSON
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

DATED THIS 8TH DAY OF AUGUST, 2025.

6573-23 SEPTEMBER 30, 2025

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025 at 9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82

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

Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

GARY D ADKINSON
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 1483 7648 78

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

OFFICIAL USE

Certified Mail Fee

$

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

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

0 8 2025

Postmark Here

USPS 32724

Postage

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To

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C

GARY D ADKINSON
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

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

CERTIFIED MAIL

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

TAX DEED DEPT

9589 0710 5270 1893 7648 78

ORLANDO FL 328
9 AUG 2025 PM 2 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.44⁰
02 7W
0008028897 AUG 08. 2025

FILED
2025 AUG 18 AM 8:46
CLERK OF THE CIR. CT.
& CTY. COURT VOLUSIA CTY. FLA.
CC 40

GARY D ADKINSON
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

NIXIE 339 FE 1 08/14/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

9400922574226280

32118-480500 ANK
32721>6043

BC: 32721604343 *0274-01699-09-35

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $000.68⁶
02 4W
0008028897 AUG. 08. 2025

CLERK OF THE CIRCUIT
VOLUSIA CTY.,FL
CC 45

AUG 18 AM 8:43
RECEIVED

LEGAL INTEREST:

GARY D ADKINSON
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

IA

32721>6043

6

NIXIE 339 DE 1270 0008/14/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32721604343 *2574-03817-14-39

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 8, 2025

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, September 30, 2025**
Service of Process must be completed by: **Tuesday, September 09, 2025**

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:	91
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$3,640.00**

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
1700-23	**2**
SHELLY HUNTER ELEBASH	1
SHELLEY HUNTER ELEBASH	1
1997-23	**2**
EUSEBIO FERRUSCO	2
2297-23	**1**
JAMES MCFADZEAN SR O/B/O IRON ROD INVESTMEI	1
2302-23	**1**
MCFADZEAN JAMES SR O/B/O IRON ROD INVESTMEI	1
2307-23	**1**
MCFADZEAN JAMES SR O/B/O IRON ROD INVESTMEI	1
2321-23	**1**
MCFADZEAN JAMES SR O/B/O IRON ROD INVESTMEI	1
3929-22	**2**
CHARLASS WYLY EST	1
ESTATE OF CHARLASS WYLY A/K/A CHARLASS B W	1
4438-23	**1**
THEODORE C THOMAS	1
4640-23	**3**
GERARDO GERALDO	1
MARIA ARACELIS LIRANZO	2
5490-23	**1**
OSCAR YOBANY ZEPEDA RUBI	1
5583-23	**2**
MARK F KARRAS	1

ECHO K KARRAS	1
5604-23	**10**
1229 LEON LAND TRUST	3
DAVID SPEARIN TRUSTEE OF THE 1229 LEON LAND '	2
ACTION ONE REALTY INC	2
DAVID W SPEARIN O/B/O ACTION ONE REALTY INC	2
1229 LEON LAND TRUST C/O PAUL GARVIN	1
5653-23	**2**
YVONNE B LONG	2
5985-23	**3**
MICHAEL KELLY A/K/A MICHAEL WILLIAM KELLY	1
MICHAEL KELLY	1
MARION A KELLY EST	1
6530-23	**3**
FIRST PREMIER MANAGEMENT HOLDINGS LLC	1
RIVAS DAVID O/B/O FIRST PREMIER MANAGEMENT	1
RE EQUITY INVESTMENT GROUP LLC	1
6573-23	**5**
GARY D SORINO-ADKINSON TR	1
GARY D SORINO-ADKINSON FAMILY TRUST	1
GARY D SORINO ADKINSON AS TRUSTEE OF THE GA	1
GARY D ADKINSON TRUSTEE OF THE GARY D SORI	2
6701-23	**1**
KAREN RENEE GEER	1
6712-23	**2**
MATTHEW KENDALL REID	2
6892-23	**2**
THOMAS C WEATHERFORD	2
6921-23	**5**
TRSTE LLC TR	1
LENORA LAND TRUST	1
TRSTE LLC AS TRUSTEE OF THE LENORA LAND TRU	1
TRSTE LLC	1
LTSC LLC O/B/O TRSTE LLC	1
6927-23	**6**
SHAKEISHA BERRY	2

KENNETH CRAWFORD	1
FELECIA CRAWFORD TILLMAN	1
JAMES A CRAWFORD	1
KENNETH A CRAWFORD	1

7115-23	**3**
KBI INVESTMENTS LLC	1
BESHOY SAAD O/B/O KBI INVESTMENTS LLC	2

7204-23	**2**
KIMBERLY MOUNT	2

7255-23	**8**
RE EQUITY INVESTMENT GROUP LLC	2
JJ EQUITY LLC	2
D&J GLOBAL HOLDING LLC	2
NORTHWEST REGISTERED AGENT LLC O/B/O D&J GI	2

7279-23	**2**
ALAN HOO	1
RICHARD HOO	1

7505-23	**4**
JENYLYN FISHER O/B/O KINDER-LAND ACADEMY IN	2
KINDER-LAND ACADEMY INC	2

9769-23	**3**
STRATFORD PLACE SOUTH C/O ROBERT C MARTENS	1
STRATFORD PLACE SOUTH HOMEOWNERS ASSOCIA	1
STEVE MAKRIS O/B/O STRATFORD PLACE SOUTH HC	1

10327-23	**2**
SAMUEL A KINNEY	2

11053-23	**2**
KEAH RANCH LLC	1
L A GORNTO JR ESQ O/B/O KEAH RANCH LLC	1

11275-23	**5**
GSI & COMPANY LLC	2
FRANCIS J DOYLE II TR	1
DOYLE LIVING TRUST	1
FRANCIS J DOYLE II TRUSTEE OF THE DOYLE LIVIN(	1

13160-19	**2**
VOLUSIA LAKE REALTY CO	1

WILLIAM L RYALS O/B/O VOLUSIA-LAKE REALTY C	1
13227-19	**1**
JAMES KELLY O/B/O VOLUSIA WHOLESALE LAND &	1
13237-19	**1**
JAMES KELLY O/B/O VOLUSIA WHOLESALE LAND &	1
Grand Total	**91**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6573-23

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

GARY D SORINO-ADKINSON TR
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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 8TH DAY OF AUGUST, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025** at **9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

Laura E. Roth

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

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82
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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Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

GARY D SORINO-ADKINSON TR
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DAYTONA BEACH FL 32118

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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DELAND. FL 32721

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CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

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Laura E. Roth

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CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

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MAIL TO:

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CL-0918-2101

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GARY D SORINO ADKINSON AS TRUSTEE OF THE
GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

DATED THIS 8TH DAY OF AUGUST, 2025.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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MAIL TO:

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CL-0918-2101

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DELAND. FL 32721

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CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

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DAYTONA BEACH FL 32118

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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[Telephone: 386-736-5938]

CL-0918-2101

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

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SORINO-ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118-4506

6573-23 SEPTEMBER 30, 2025

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DATED THIS 8TH DAY OF AUGUST, 2025.

LAURA E ROTH
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DR-451
R. 9/76

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Laura E. Roth

BY LAURA E ROTH
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[Telephone: 386-736-5938]

CL-0918-2101

2501 1128

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

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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

VCSO DL '25AUG 8AM 9:59

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Laura E. Roth

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Clerk of the Circuit Court, Volusia County

CIRCUIT COURT CLERK · SUUM CUIQUE · VOLUSIA COUNTY, FLORIDA

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FILED
2025 AUG 15 PM 1:50
CLERK OF CIRCUIT COURT
VOLUSIA COUNTY, FL

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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 #:
25017728

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: GARY D SORINO-ADKINSON TR

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/30/2025	9:00 AM	6573-23

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 8th day of August, 2025 at 9:59 AM, and that I served the same on the 12th day of August, 2025, at the hour of 7:47 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GARY D SORINO-ADKINSON TR	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

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

FILED
2025 AUG 15 PM 12:50
CLERK OF THE CIRCUIT COURT VOLUSIA CO. FL
& CTY. COURT
CC 40

ADDRESS SERVED:	500 FRANCES TER & 502 DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

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

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

DATE: 8/13/2025
ENTRD BY: KONEAL

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

25017730

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

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

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

GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

DATED THIS 8TH DAY OF AUGUST, 2025.

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

VCSO DL '25AUG 8AM 9:59

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025** at **9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

2025 AUG 13 PM 12:56 FILED
CLERK OF THE CIRCUIT COURT
VOLUSIA CO., FLA.

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.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:
25017730

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: GARY D SORINO-ADKINSON FAMILY TRUST

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/30/2025	9:00 AM	6573-23

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 8th day of August, 2025 at 9:59 AM, and that I served the same on the 12th day of August, 2025, at the hour of 7:47 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GARY D SORINO-ADKINSON FAMILY TRUST	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

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

FILED
2025 AUG 15 PM 12:49
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CTY. FL
CC 40

ADDRESS SERVED:	500 FRANCES TER & 502 DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

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

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

DATE: 8/13/2025
ENTRD BY: KONEAL

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

2501 77 34

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6573-23

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

GARY D ADKINSON TRUSTEE OF THE GARY D
SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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 8TH DAY OF AUGUST, 2025.

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

VCSO DL '25AUG 8AM 9:59

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025** at **9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

Laura E. Roth

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

CIRCUIT COURT CLERK · SUUM CUIQUE · VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

VCSO DL '25AUG 8AM 9:59

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.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:
25017734

COURT: VOLUSIA COURT CIRCUIT
 # ORG DOCUMENTS: 1
PLAINTIFF: IN RE
DEFENDANT: GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/30/2025	9:00 AM	6573-23

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 8th day of August, 2025 at 9:59 AM, and that I served the same on the 12th day of August, 2025, at the hour of 7:47 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

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

FILED
2025 AUG 15 PM 12:50
CLERK OF THE CIRCUIT COURT
VOLUSIA CTY. FL
CC 40

ADDRESS SERVED:	500 FRANCES TER & 502 DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

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

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

DATE: 8/13/2025
ENTRD BY: KONEAL

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

2501 1155

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6573-23

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

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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.

GARY D SORINO ADKINSON AS TRUSTEE OF THE
GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 SEPTEMBER 30, 2025

DATED THIS 8TH DAY OF AUGUST, 2025.

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

VCSO DL '25AUG 8AM 9:59

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025** at **9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,397.82
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

FILED
AUG 8 2025 PM 12:?
CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FL

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

Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

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

GARY D SORINO ADKINSON AS TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
25017733

COURT: VOLUSIA COURT CIRCUIT **# ORG DOCUMENTS:** 1
PLAINTIFF: IN RE
DEFENDANT: GARY D SORINO ADKINSON AS TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/30/2025	9:00 AM	6573-23

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 8th day of August, 2025 at 9:59 AM, and that I served the same on the 12th day of August, 2025, at the hour of 7:47 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GARY D SORINO ADKINSON AS TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

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

FILED
2025 AUG 15 PM 12:50
CLERK OF THE CIRCUIT COURT VOLUSIA FL
CC

ADDRESS SERVED:	500 FRANCES TER & 502 DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

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

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

DATE: 8/13/2025
ENTRD BY: KONEAL

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

2501 1155

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6573-23

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

GARY D ADKINSON TRUSTEE OF THE GARY D
SORINO-ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118-4506

6573-23 SEPTEMBER 30, 2025

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **SEPTEMBER 30, 2025 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 8TH DAY OF AUGUST, 2025.

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

UCSD DL '25AUG 8AM 9:59

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023** 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.: **6573-23** Name in which assessed: **GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **SEPTEMBER 30, 2025** at **9:00 o'clock A.M.**

Dated this 8TH day of AUGUST, 2025.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$20,421.07**
OPENING BID AMOUNT: $20,327.82

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

2025 AUG 15 P 1:11
CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

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

Certificate No.: **6573-23**
Date of Sale: **SEPTEMBER 30, 2025**

REDEMPTION AMOUNT: **$20,421.07***

PAYABLE BEFORE: **9:00 AM on SEPTEMBER 30, 2025**

GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118-4506

***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 #:
25017735

COURT: VOLUSIA COURT CIRCUIT
 # ORG DOCUMENTS: 1
PLAINTIFF: IN RE
DEFENDANT: GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/30/2025	9:00 AM	6573-23

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 8th day of August, 2025 at 9:59 AM, and that I served the same on the 12th day of August, 2025, at the hour of 7:57 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST	**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.

EMPTY LOT - POSTED TO A LIGHT POLE

ADDRESS SERVED:	400 S ATLANTIC AVENUE DAYTONA BEACH, FL 32118-4506		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

FILED
2025 AUG 15 PM 12:58
CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CO. FL
CC to

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

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

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

DATE: 8/13/2025
ENTRD BY: KONEAL

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



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

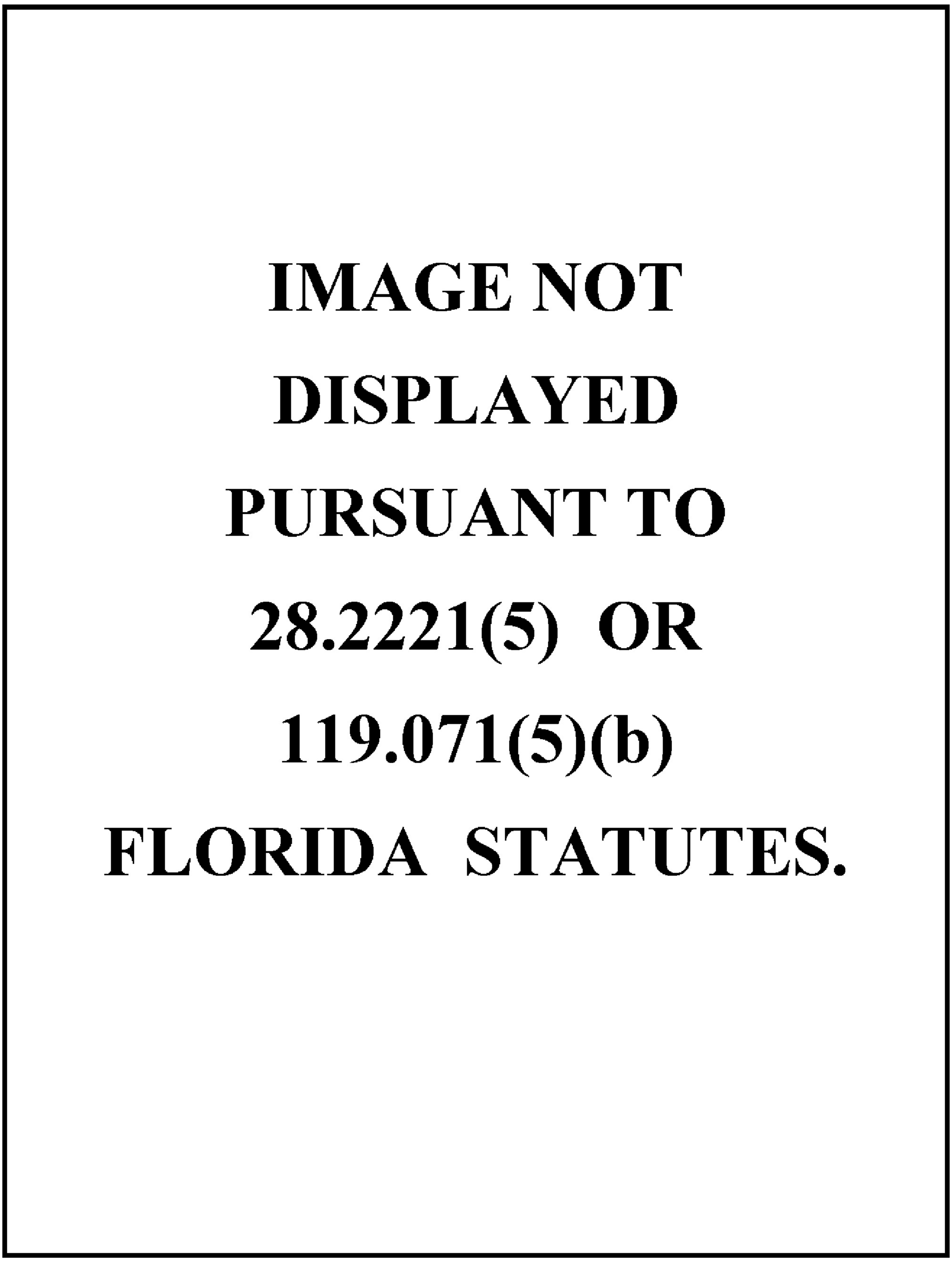
THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL


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

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 29, 2025

KEYS FUNDING LLC - 6023
PO BOX 71540
PHILADELPHIA, PA 19176-1545

RE: CERTIFICATE NO.: **6573-23**

REFUND OF DEPOSIT

The above listed certificate was pulled by the Tax Collector's Office after it was scheduled for Tax Deed sale but before it was sold at Tax Deed Sale. Therefore, we are refunding 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]		17.00
Documentary Stamp Tax [per Sect. 201.02].....	$	137.50
TOTAL AMOUNT OF REFUND	**$**	**164.50**

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON

S PEARSON
DEPUTY CLERK

CL-0205-2101

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 6573-23

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 8TH of AUGUST AD, 2025, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

GARY D SORINO-ADKINSON TR	at	500 FRANCES TER & 502, DAYTONA BEACH FL 32118,
GARY D SORINO-ADKINSON FAMILY TRUST	at	500 FRANCES TER & 502, DAYTONA BEACH FL 32118,
GARY D SORINO ADKINSON AS TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST	at	500 FRANCES TER & 502, DAYTONA BEACH FL 32118,
GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST	at	500 FRANCES TER & 502, DAYTONA BEACH FL 32118,
GARY D SORINO-ADKINSON TR	at	PO BOX 265176, DAYTONA BEACH FL 32126,
GARY D SORINO-ADKINSON FAMILY TRUST	at	PO BOX 265176, DAYTONA BEACH FL 32126,
★ GARY D SORINO ADKINSON AS TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST	at	P O BOX 265176, DAYTONA BEACH FL 32126,
★ GARY D ADKINSON TRUSTEE OF THE GARY D SORINO-ADKINSON FAMILY TRUST	at	400 S ATLANTIC AVENUE, DAYTONA BEACH FL 32118-4506,
SWEETPEA HOLDINGS LLC	at	PO BOX 1323, JUPITER FL 33468,

Witness my hand and official seal this 8TH of AUGUST, 2025

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: S PEARSON
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 #6573-23_____ ___Gary D Sorino-Adkinson TR Gary D Sorino-Adkinson Family Trust_____ in the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____ ____August 21, 28, September 4 & 11, 2025_____

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

Barb Shepherd

Sworn to and subscribed before me this __11th_ day of ___September, 2025__,

Melodie W. Robinson

(SEAL)

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 6023 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. 6573-23
Year of Issuance: JUNE 1, 2023
Description of Property: Parcel # 5309170001501OT15FRANCESTERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071
Name in which assessed: GARY D SORINO-ADKINSON TR, GARY D SORINO-ADKINSON FAMILY TRUST

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 30TH day of SEPTEMBER, 2025 at 9:00 O'CLOCK A.M.

Dated this 8TH day of AUGUST, 2025.

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

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

August 21, 28, September 4 & 11, 2025

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 6573-23

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 8TH of AUGUST AD, 2025, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

MICHAEL POMERANTZ O/B/O SWEETPEA HOLDINGS LLC	at	100 XANADU PLACE, JUPITER FL 33477,
JOSEPH TAVOLACCI	at	32 MAGNOLIA COURT, ORMOND BEACH FL 32174,
MICHAEL L DALE ESQ	at	2616 SE WILLOUGHBY BLVD, STUART FL 34994,
MARK G MCLOCHLIN	at	13982 QUARTER HORSE COURT, CARMEL IN 46032,
SWEETPEA HOLDINGS LLC	at	8461 LAKE WORTH RD STE 209, LAKE WORTH FL 33461,
JOSEPH TAVOLACCI	at	8461 LAKE WORTH RD STE 209, LAKE WORTH FL 33461,
JOSHUA PEREZ ESQ	at	8461 LAKE WORTH RD STE 209, LAKE WORTH FL 33461,
THE MARECKI LAW FIRM PA	at	8461 LAKE WORTH RD STE 209, LAKE WORTH FL 33461,
GARY D ADKINSON	at	400 S ATLANTIC AVENUE, DAYTONA BEACH FL 32118,

Witness my hand and official seal this 8TH of AUGUST, 2025

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

CL-0026-1701

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 6573-23

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.

SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

DATED THIS 14TH DAY OF AUGUST, 2026.

6573-23 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79
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.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 1605 1532 73

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

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

Postage

DELAND POSTAL STORE DELAND, FL
AUG 14 2026
USPS 32724

Postmark Here

SORINO-ADKINSON GARY D TR GARY D
SORINO-ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 OCTOBER 6, 2026

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 1605 1532 73

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SORINO-ADKINSON GARY D TR GARY D SORINO-
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PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 OCTOBER 6, 2026

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

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SORINO-ADKINSON GARY D TR GARY D SORINO-
ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 OCTOBER 6, 2026

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-08564-24-13

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 6573-23

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.

JOSEPH TAVOLACCI
32 MAGNOLIA COURT
ORMOND BEACH FL 32174

DATED THIS 14TH DAY OF AUGUST, 2026.

6573-23 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79

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.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

JOSEPH TAVOLACCI
32 MAGNOLIA COURT
ORMOND BEACH FL 32174

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

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

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City

DELAND POST STORE DELAND, FL
AUG 14 2026
Postmark Here
USPS-32724

JOSEPH TAVOLACCI
32 MAGNOLIA COURT
ORMOND BEACH FL 32174

6573-23 OCTOBER 6, 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:

JOSEPH TAVOLACCI
32 MAGNOLIA COURT
ORMOND BEACH FL 32174

6573-23 OCTOBER 6, 2026

9590 9402 8582 3244 8111 07

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

9589 0710 5270 1605 1532 80

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 8.20

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

CLERK OF CIRCUIT COURT
VOLUSIA CO FL
AUG 26 AM 9:16

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ [illegible] Delivery Restricted Delivery
- ☐ [illegible]il
- ☐ [illegible]il Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 6573-23

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 14TH DAY OF AUGUST, 2026.

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

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

6573-23 OCTOBER 6, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79

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.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

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AUG 14 2026
USPS 32724

Postmark Here

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

6573-23 OCTOBER 6, 2026

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

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- Print your name and address on the reverse so that we can return the card to you.
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DAYTONA BEACH FL 32114

6573-23 OCTOBER 6, 2026

9590 9402 8582 3244 8111 14

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

9589 0710 5270 1605 1532 97

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

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

Mendez 10-17-26

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

3. Service Type

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

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

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SWEETPEA HOLDINGS LLC
PO BOX 1323
JUPITER FL 33468

DATED THIS 14TH DAY OF AUGUST, 2026.

6573-23 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $24,090.79

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Certificate No.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

SWEETPEA HOLDINGS LLC
PO BOX 1323
JUPITER FL 33468

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

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Will Roberts - Tax Collector

MAIL TO:

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123 W. Indiana Ave., Room 103
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[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 1605 1533 03

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

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

Postage

$

DELAND POSTAL STORE DELAND FL
AUG 14 2026
Postmark Here
32724

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SWEETPEA HOLDINGS LLC
PO BOX 1323
JUPITER FL 33468

6573-23 OCTOBER 6, 2026

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

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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.: 6573-23

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.

SWEETPEA HOLDINGS LLC AND JOSEPH TAVOLACCI JOSHUA PEREZ ESQ THE MARECKI LAW FIRM PA
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

6573-23 OCTOBER 6, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023,** 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.: **6573-23** Name in which assessed: **SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026 at 9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79

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.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 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

SWEETPEA HOLDINGS LLC AND JOSEPH TAVOLACCI JOSHUA PEREZ ESQ THE MARECKI LAW FIRM PA
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

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 1605 1533 10

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

- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
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SWEETPEA HOLDINGS LLC AND JOSEPH TAVOLACCI JOSHUA PEREZ ESQ THE MARECKI LAW FIRM PA
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 OCTOBER 6, 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:

SWEETPEA HOLDINGS LLC AND JOSEPH TAVOLACCI JOSHUA PEREZ ESQ THE MARECKI LAW FIRM PA
8461 LAKE WORTH RD STE 209
LAKE WORTH FL 33461

6573-23 OCTOBER 6, 2026

9590 9402 8582 3244 8111 38

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

9589 0710 5270 1605 1533 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 8/17/26

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

ail
ail Restricted Delivery

(over $500)

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

WARNING

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TAX DEED CERTIFICATE NO.: 6573-23

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MICHAEL POMERANTZ REGISTERED AGENT O/B/O
SWEETPEA HOLDINGS LLC
100 XANADU PLACE
JUPITER FL 33477

DATED THIS 14TH DAY OF AUGUST, 2026.

6573-23 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79

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Certificate No.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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MICHAEL POMERANTZ REGISTERED AGENT O/B/O SWEETPEA HOLDINGS LLC
100 XANADU PLACE
JUPITER FL 33477

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

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- ☐ Adult Signature Required $ _____
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AUG 14 2026
PS Form 32724

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MICHAEL POMERANTZ REGISTERED AGENT
O/B/O SWEETPEA HOLDINGS LLC
100 XANADU PLACE
JUPITER FL 33477

6573-23 OCTOBER 6, 2026

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

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O/B/O SWEETPEA HOLDINGS LLC
100 XANADU PLACE
JUPITER FL 33477

6573-23 OCTOBER 6, 2026

9590 9402 8582 3244 8111 52

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

9589 0710 5270 1605 1533 27

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

☐ Yes
☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
(over $500)

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

RECEIVED
AUG 18 2026
CC: ...
...

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

WARNING

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 2026 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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GARY D SORINO ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

DATED THIS 14TH DAY OF AUGUST, 2026.

6573-23 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79

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Certificate No.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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GARY D SORINO ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

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

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DELAND, FL 32724 POST OFFICE USPS AUG 14 2026

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GARY D SORINO ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

6573-23 OCTOBER 6, 2026

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

CERTIFIED MAIL®

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

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9589 0710 5270 1605 1533 34

ORLANDO FL 328
18 AUG 2026 PM 3
FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
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0008028897 AUG. 14. 2026

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2026 SEP 9 AM 8:03
FILED

GARY D SORINO ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

6573-23 OCTOBER 6, 2026

USNKI: $5331Q9184 IA
32721>6043
32118-45060

NIXIE 326 DE 1 09/04/26

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32721604343 *0374-04369-15-38

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

WARNING

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GARY D SORINO-ADKINSON TRUSTEE OF THE
GARY D SORINO ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

DATED THIS 14TH DAY OF AUGUST, 2026.

6573-23 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 14TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $24,090.79
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Certificate No.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

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GARY D SORINO-ADKINSON TRUSTEE OF THE GARY D SORINO ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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City

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AUG 14 2026
USPS-32724

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GARY D SORINO-ADKINSON TRUSTEE OF THE
GARY D SORINO ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 OCTOBER 6, 2026

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

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ORLANDO FL 328
15 AUG 2026PM 3 L

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US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG. 14 2026

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

2026 AUG 24 AM 11:53

FILED

GARY D SORINO-ADKINSON TRUSTEE OF THE
GARY D SORINO ADKINSON FAMILY TRU
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 OCTOBER 6, 2026

UTF
32128-265176 32721>6043

NIXIE 326 FE 1 0008/20/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0374-04372-15-38

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR

US POSTAGE PITNEY BOWES
ZIP 32724 $ 000.72[1]
02 7W
0008028897 AUG 14. 2026

GARY D SORINO-ADKINSON TRUSTEE OF THE
GARY D SORINO ADKINSON FAMILY TRUST
PO BOX 265176
DAYTONA BEACH FL 32126

6573-23 OCTOBER 6, 2026

UTF

23 32721604343

CLERK OF THE CIRCUIT & CTY. COURT VOLUSIA CO. FL
2026 AUG 27 AM 7:56
FILED

NIXIE 326 FE 1270 0008/24/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-08558-24-13

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

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SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

DATED THIS 14TH DAY OF AUGUST, 2026.

6573-23 OCTOBER 6, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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Volusia County

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500 FRANCES TER & 502
DAYTONA BEACH FL 32118

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
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[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 1405 1533 58

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- ☐ Adult Signature Restricted Delivery $

Postage

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AUG 14 2026
USPS-32724

Postmark Here

SORINO-ADKINSON GARY D TR GARY D
SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 OCTOBER 6, 2026

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 1605 1533 58

ORLANDO FL 328
6 AUG 2026PM 3

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0008028897 AUG. 14. 2026

RECEIVED
2026 SEP -3 AM 8:03
CLERK OF CIRCUIT COURT
VOLUSIA CTY, FL

LN
8/17

SORINO-ADKINSON GARY D TR GARY D SORINO-
ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 OCTOBER 6, 2026

IA
32721>6043
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RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32721604343 *0374-04177-15-38

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

August 5, 2026

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, October 06, 2026**
Service of Process must be completed by: **Tuesday, September 15, 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:	60
COST OF SERVICE:	$40.00
TOTAL AMOUNT OF CHECK(S):	**$2,400.00**

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
110-24	**3**
ACOSTA MARIA DOLORES CERVANTES	1
JORGE BASTIDAS	2
1456-24	**2**
PUGH RALPH J PUGH RALH S JR	1
RALPH J PUGH AND RALPH S PUGH JR	1
1489-24	**1**
SAUL SYLVIA CASHION EST	1
2259-24	**2**
CLEATON JOSHUA	1
JOSHUA CLEATON	1
2281-24	**3**
PRESCOTT GLORIA	2
GLORIA PRESCOTT	1
2423-24	**4**
ACL REALTY LLC	1
ACL REALTY LLC	2
CARLOS LIRA REGISTERED AGENT O/B/O ACL REAI	1
3758-24	**2**
HINDS HAZEL HARRELSON TR HAZEL C HARRELSO	1
HAZEL HARRELSON HINDS AS TRUSTEE OF THE HA	1
4015-24	**1**
PROVIDENT TRUST GROUP LLC FBO HAROLD JOHN	1
4164-24	**2**
SMITH DONALD E	1
DONALD E SMITH	1

4939-24	**3**
FISCHER DAVID	2
DAVID FISCHER	1
5026-24	**1**
JIMMY VAN LLC	1
5263-24	**1**
ANTHONY LEVERCIA	1
5362-24	**1**
GM GLOBAL HOLDINGS LLC	1
5415-24	**3**
JONES CHRISTINA	2
CHRISTINA JONES	1
5492-24	**5**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
5642-24	**5**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	2
GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
6388-24	**1**
BECKER TAYLOR ANNE MENDOZA LIZA MARIE	1
6573-23	**2**
SORINO-ADKINSON GARY D TR GARY D SORINO-AI	1
GARY D SORINO ADKINSON FAMILY TRUST	1
7255-23	**1**
D&J GLOBAL HOLDING LLC	1
7314-24	**2**
HURD DOUGLAS D	1
DOUGLAS D HURD	1
11348-24	**1**
ATTIA SALLY S	1
11425-24	**3**
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1

GERALD O CHESTER REGISTERED AGENT O/B/O CE	1
CENTRAL FLORIDA COMMUNITY DEVELOPMENT C	1
11606-24	**2**
HOLLAND WILLIE R	1
WILLIE R HOLLAND	1
11667-24	**2**
FRALEY DAVID K	1
DAVID K FRALEY	1
11885-24	**3**
EQUITY TRUST CO FBO CHRISTOPHER B SILVESTRI	2
EQUITY TRUST COMPANY AS CUSTODIAN FBO CHR	1
11962-24	**2**
TERRA JAMES D TR JAMES D TERRA TRUST	1
JAMES D TERRA AS TRUSTEE OF THE JAMES D TER	1
12074-24	**2**
LINDA A DEWEES REGISTERED AGENT O/B/O SOLA	1
SOLADAD INC	1
Grand Total	**60**

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6573-23

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

GARY D SORINO ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

6573-23 OCTOBER 6, 2026

THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **OCTOBER 6, 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 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023** 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.: **6573-23** Name in which assessed: **SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79
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.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

GARY D SORINO ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6573-23

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SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 OCTOBER 6, 2026

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

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023** 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.: **6573-23** Name in which assessed: **SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST**
Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at www.volusia.realtaxdeed.com on **OCTOBER 6, 2026** at **9:00 o'clock A.M.**

Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79
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.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:
26018040

COURT:	VOLUSIA COURT CIRCUIT		**# ORG DOCUMENTS:** 1
PLAINTIFF:	IN RE		
DEFENDANT:	GARY D SORINO ADKINSON FAMILY TRUST		

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/6/2026	9:00 AM	6573-23

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 14th day of August, 2026 at 1:45 PM, and that I served the same on the 20th day of August, 2026, at the hour of 9:47 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GARY D SORINO ADKINSON FAMILY TRUST	**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.

EMPTY LOT - POSTED TO LIGHT POLE

FILED
2026 AUG 31 PM 12:20
CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
CC & C

ADDRESS SERVED:	400 S ATLANTIC AVENUE DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

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

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

DATE: 8/21/2026
ENTRD BY: KONEAL

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

2018040

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6573-23

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

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

GARY D SORINO ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

6573-23 OCTOBER 6, 2026

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 14 '26 13:45

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Description of Property: **Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071.**

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Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA FILED AUG 14 '26 13:45

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.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

GARY D SORINO ADKINSON FAMILY TRUST
400 S ATLANTIC AVENUE
DAYTONA BEACH FL 32118

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:
26018041

COURT: VOLUSIA COURT CIRCUIT
 # ORG DOCUMENTS: 1
PLAINTIFF: IN RE
DEFENDANT: SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	10/6/2026	9:00 AM	6573-23

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 14th day of August, 2026 at 1:45 PM, and that I served the same on the 20th day of August, 2026, at the hour of 9:39 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

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

FILED
2026 AUG 31 PM 12:
CLERK OF THE CIRC
& COMPT
VOLUSIA
CC AD

ADDRESS SERVED:	500 FRANCES TER & 502 DAYTONA BEACH, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

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

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

DATE: 8/21/2026
ENTRD BY: KONEAL

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

QU018041

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 6573-23

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SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

6573-23 OCTOBER 6, 2026

DATED THIS 14TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 14 '26 13:45

NOTICE IS HEREBY GIVEN, that **KEYS FUNDING LLC - 6023** the holder of the following certificate issued on **JUNE 1, 2023** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

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Dated this 14TH day of AUGUST, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$24,114.04**
OPENING BID AMOUNT: $24,090.79

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

CLERK OF CIR. CT. VOLUSIA CO. FL
2026 AUG 31 PM 12:03
FILED

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.: **6573-23**
Date of Sale: **OCTOBER 6, 2026**

REDEMPTION AMOUNT: **$24,114.04***

PAYABLE BEFORE: **9:00 AM on OCTOBER 6, 2026**

SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST
500 FRANCES TER & 502
DAYTONA BEACH FL 32118

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101



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

THESE ARE NOT COURT INFORMATION NUMBERS



SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES

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

ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL

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 14, 2026

KEYS FUNDING LLC - 6023
PO BOX 67513
NEWARK NJ 07101-8009

RE: CERTIFICATE NO.: **6573-23**

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].....	$	163.10
TOTAL AMOUNT OF REFUND	**$**	**181.60**

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

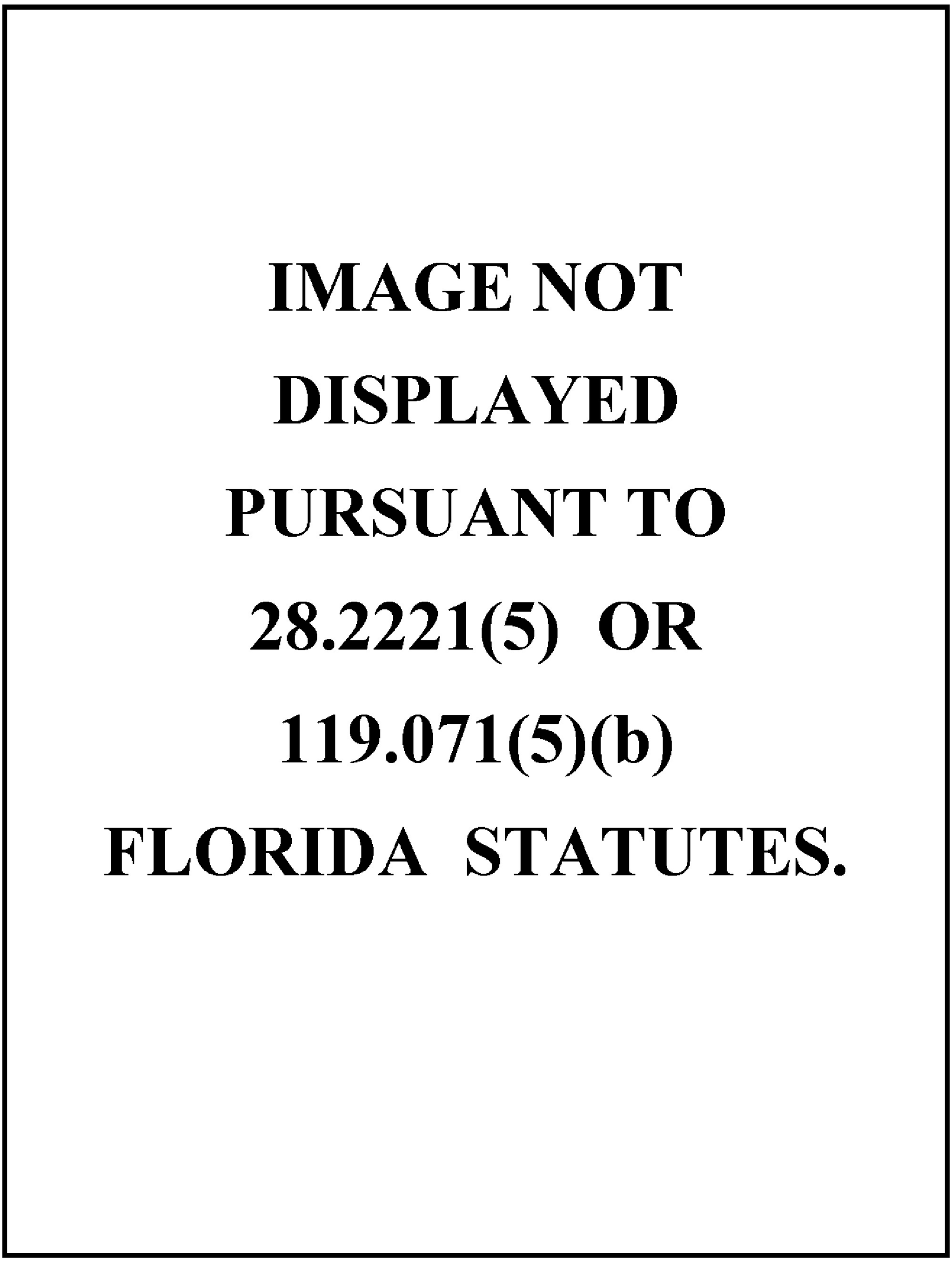
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 6573-23

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 14TH of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST	at	PO BOX 265176, DAYTONA BEACH FL 32126,
JOSEPH TAVOLACCI	at	32 MAGNOLIA COURT, ORMOND BEACH FL 32174,
CITY OF DAYTONA BEACH ATTN: LEGAL DEPARTMENT	at	301 S RIDGEWOOD AVE, DAYTONA BEACH FL 32114,
SWEETPEA HOLDINGS LLC	at	PO BOX 1323, JUPITER FL 33468,
SWEETPEA HOLDINGS LLC AND JOSEPH TAVOLACCI JOSHUA PEREZ ESQ THE MARECKI LAW FIRM PA	at	8461 LAKE WORTH RD STE 209, LAKE WORTH FL 33461,
MICHAEL POMERANTZ REGISTERED AGENT O/B/O SWEETPEA HOLDINGS LLC	at	100 XANADU PLACE, JUPITER FL 33477,
GARY D SORINO ADKINSON FAMILY TRUST	at	400 S ATLANTIC AVENUE, DAYTONA BEACH FL 32118,
GARY D SORINO-ADKINSON TRUSTEE OF THE GARY D SORINO ADKINSON FAMILY TRUST	at	PO BOX 265176, DAYTONA BEACH FL 32126,
SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST	at	500 FRANCES TER & 502, DAYTONA BEACH FL 32118,

Witness my hand and official seal this 14TH of AUGUST, 2026

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: _____
Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared ___Barb Shepherd____, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a _____Tax Deed_____ in the matter of _____Certificate #6573-23_____ in the Circuit Court, was published in said newspaper, in the issue(s) of _____September 3, 10, 17 & 24, 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 __24th_ day of _____September, 2026__,

_____

(SEAL)

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that KEYS FUNDING LLC - 6023 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. 6573-23
Year of Issuance: JUNE 1, 2023
Description of Property: Parcel # 530917000150 LOT 15 FRANCES TERRACE SUB MB 11 PG 186 PER OR 4102 PG 0597 PER OR 6446 PG 1722 PER OR 7985 PG 3603 PER OR 7988 PG 1071
Name in which assessed: SORINO-ADKINSON GARY D TR GARY D SORINO-ADKINSON FAMILY TRUST

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 6TH day of OCTOBER, 2026 at 9:00 O'CLOCK A.M.

Dated this 14TH day of AUGUST, 2026.

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

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

September 3, 10, 17 & 24, 2026