Date Printed: 10/8/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

7424-24	Certificate Number
JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO	Applicant Name
4/28/2026	Application Date
11/3/2026	Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	2,978.36
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,429.08
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		4,932.44
7. Total Interest Accrued by Tax Collector		221.96
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]		69.20
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		5,514.60
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		317.56
20. Total of Lines 18 & 19		5,832.16
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] {REFUND TO CLERK}		10.00
23. Prepare Redemption Release [per Sect. 28.24] {REFUND TO CLERK}		7.00
24. TOTAL AMOUNT TO REDEEM*	$	5,855.41

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

PAYOFF GOOD THROUGH: 10/15/2026

Redemption Date: 10/15/26

Name & Address: Bradford William Dana
1215 Spartan Ave.
Port Orange, FL 32127

Created by:

CL-0922-2301

3640438

10/15/2026 10:39:58 AM
Instrument# 2026189255 1 page
Book: 8917 Page: 2814
Electronically Recorded By
Volusia County Clerk of the Court

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

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

Book:**8896**

Page: **3242**

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

Certificate No. **7424-24** Year of Issuance **JUNE 1, 2024**

Description of Property **631601060410**
LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011

Name in which assessed **BRADFORD WILLIAM DANA**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
Deputy Clerk

Dated: 10/15/2026

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 10/15/2026 10:39 AM
Receipt: 303187838 Drawer: 156057

TAX DEEDS DELAND

Operator: bpoitras

Instrument #: 2026189255 Type: RE
Book #: 8917 Page #: 2814 Time: 10:39 AM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 7424-24 / JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO

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

ESCROW: 330 $17.00

CL-0404-1810

Date Printed: 10/8/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

7424-24 Certificate Number
JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO Applicant Name
4/28/2026 Application Date
11/3/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	2,978.36
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,429.08
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		4,932.44
7. Total Interest Accrued by Tax Collector		221.96
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]		69.20
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		5,514.60
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		317.56
20. Total of Lines 18 & 19		5,832.16
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
23. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
24. TOTAL AMOUNT TO REDEEM*	**$**	**5,855.41**

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

PAYOFF GOOD THROUGH: 10/15/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

Date Printed: 8/25/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

7424-24 Certificate Number

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO Applicant Name

4/28/2026 Application Date

11/3/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	2,978.36
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,429.08
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		4,932.44
7. Total Interest Accrued by Tax Collector		221.96
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]		69.20
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		5,514.60
19. Interest Computed by Clerk of Courts [per Sect. 197.542]		317.56
20. Total of Lines 18 & 19		5,832.16
21. Tax Collector's Redemption Fee		6.25
22. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
23. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
24. TOTAL AMOUNT TO REDEEM*	**$**	**5,855.41**
25. _____		-
26. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
27. Total of Lines 20, 25 & 26.....		5,832.16
28. MINIMUM BID AMOUNT (required for public auction)*	**$**	**5,832.16**

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

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

Created by:

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No. **7424-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 631601060410 LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011**

Name in which assessed **BRADFORD WILLIAM DANA**

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

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

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

OCTOBER 1, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 631601060410
Tax Deed #: 32291
Situs Address: 1215 SPARTON AVE

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

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

Owner on Current Tax Roll
BRADFORD WILLIAM DANA
1215 SPARTAN AVE
PORT ORANGE, FL 32127

Billing Address on Current Tax Roll

Additional Parties, Per Search
FLORIDA CREDIT UNION Lien Holder
PO BOX 5549
GAINESVILLE, FL 32627

FLORIDA CREDIT UNION Lien Holder
PO BOX 5158
GAINESVILLE, FL 32627-9914

MARK STARR, REGISTERED AGENT Lien Holder
O/B/O FLORIDA CREDIT UNION
5670 SW 41ST BLVD
GAINESVILLE, FL 32608

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

WILLIAM DANA BRADFORD
1215 SPARTAN AVENUE
PORT ORANGE, FL 32127

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: volusiatax.gov • Email: taxcollector@volusiatax.gov

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO 8724 SW 72 ST # 382 MIAMI, FL 33173	Application date	Apr 28, 2026
Situs address	1215 SPARTON AVE PORT ORANGE 32127	Yr Issued/Certificate #	2024 / 7424
Parcel owner	BRADFORD WILLIAM DANA 1215 SPARTAN AVE PORT ORANGE, FL 32127	Date certificate issued	06/01/2024
		Deed application number	32291
Property description	See last page.	Account number	631601060410

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Yr Issued/Certificate #	**Column 2** Date of Certificate Sale	**Column 3** Face Amount of Certificate	**Column 4** Interest	**Column 5: Total** (Column 3 + Column 4)
# 2024/7424	05/31/2024	1,248.91	167.56	1,416.47
			Part 2: Total*	**1,416.47**

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

Column 1 Yr Issued/Certificate #	**Column 2** Date of Other Certificate Sale	**Column 3** Face Amount of Other Certificate	**Column 4** Tax Collector's Fee	**Column 5** Interest	**Total** (Column 3 + Column 4 + Column 5)
# 2025/7443	05/31/2025	1,464.99	6.25	90.65	1,561.89
				Part 3: Total*	**1,561.89**

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,978.36
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,429.08
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)	221.96
7. **Total Paid** (Lines 1-6)	5,154.40

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 07/23/2026

Send this certification to the Clerk of Court by 10 days after the date signed. *See Instructions on Page 2*

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. **Total Paid** (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	5,154.40
18. Redemption fee	6.25
19. Total amount to redeem	5,160.65

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.

Property description (continued from Page 1):

LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4
158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER
OR 7513 PG 4011

LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4
158 PG 920-921 PER OR 5969 PG 3675 PER (Full legal attached.)

TDA #: 32291

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
631601060410	3640438	1215 SPARTON AVE PORT ORANGE 32127

Legal Description
LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-7424	$81,583	No	Yes	Yes	No

Owner of Record on Current Tax Roll
WILLIAM DANA BRADFORD

1215 SPARTAN AVE
PORT ORANGE FL 32127

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: 06/26/2026 **Search covers** **20 years** **through:** 06/08/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
WILLIAM DANA BRADFORD 1215 SPARTAN AVENUE PORT ORANGE FL 32127	Trustee's Deed Bk:7513 Pg:4011	

Related Documents (for Reference)

Warranty Deed
Bk:4158 Pg:920

Warranty Deed
Bk:5969 Pg:3675

Warranty Deed
Bk:6089 Pg:2813

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
FLORIDA CREDIT UNION PO BOX 5158 GAINESVILLE FL 32627-9914	Judgment Bk:7806 Pg:4706	
FLORIDA CREDIT UNION PO BOX 5549 GAINESVILLE FL 32627	Sunbiz	
MARK STARR, REGISTERED AGENT O/B/O FLORIDA CREDIT UNION 5670 SW 41ST BLVD GAINESVILLE FL 32608	Sunbiz	

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

3/1/2018 10:51:12 AM Instrument #2018042365 #1 Book:7513 Page:4011
Doc Stamps $0.70 Transfer Amt $10.00

18.50
.70
KE

Prepared by and Return to:
Patricia M. Reedy, Trustee
1321 Hansberry Lane
Ormond Beach, FL 34172

TRUSTEE'S DEED

This Indenture, made this 28 day of December, 2017, between Patricia M. Reedy, a single woman, Individually and as Trustee of the Patricia M. Reedy Trust dated May 29, 1991, whose address is: 1321 Hansberry Lane, Ormond Beach, FL 32174, herein referred to as "Seller" and William Dana Bradford, a single man, whose address is 1215 Spartan Avenue, Port Orange, FL 32127, herein referred to as "Buyer".

Witnesseth that Seller, for an in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released, and conveyed, and by these presents does grant, sell, release, and convey unto said Buyer, his heirs and assigns forever, all that certain parcel of land lying and being in the Volusia County State of Florida, more particularly described as follows:

Lot 41, Block 6: Commence at the Southeast corner of Section 16, Township 16 South, Range 33 East, Thence North 0°37'20" West 1225 feet along the East line of said Section 16; Thence South 88° 51'40" West 302.26 feet for a point of beginning; Thence South 0° 13' West 100 feet; Thence South 88° 51' 40" West 50 feet; Thence North 0° 13 East 100 feet; Thence North 88° 51' 40" East 50 feet to the point of beginning; all lying and being in the East ¼ Section 16, Township 16 South, Range 33 East, Public Records of Volusia County, Florida.

a/k/a

Lot 41, Block 6, Halifax Mobile Home Estates unrecorded Plat 147, City of Port Orange, Volusia County, Florida.

Parcel Identification Number: 6316-01-06-0410

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors.

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

Further Affiant sayeth naught.

Signed sealed & delivered
In the presence of:

Dolores Duckworth
Print Name: Dolores Duckworth

Ronald T Bush
Print Name: Ronald T Bush

Patricia M. Reedy
Patricia M. Reedy

State of Florida
County of Volusia

Sworn to, subscribed and acknowledged before me on this ___ day of December, 2017 by Patricia M. Reedy, who is personally known to me or who has produced a valid driver's license as identification.

ALEXIS LYDEN
MY COMMISSION # FF985922
EXPIRES April 25, 2020
(407) 398-0153 FloridaNotaryService.com

Alexis Lyden
(Seal) Notary Public
Print Name: Alexis Lyden
My Commission Expires: April 25, 2020

This Warranty Deed

11/27/1996 15:35
Doc stamps 182.00
(Transfer Amt $ 26000)
Instrument # 96203131
Book: 4158
Page: 920

Made this 21st day of November A.D. 19 96
by
Alfred Frank Davis and Ann Davis,
husband and wife

hereinafter called the grantor, to
Richard W. Keiser, a single person

whose post office address is: 1215 Sparton Avenue
Port Orange, Florida
32127

Grantees' SSN:
hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in
Volusia County, Florida, viz:
See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO taxes for the current year, any and all easements, restrictions, and reservations of record, if any, the mention of which shall not serve to reimpose the same and all zoning ordinances affecting said property.

Parcel Identification Number:6316-01-06-0410

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 96

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

Signed, sealed and delivered in our presence:

Name: Debra J. LaMann — Name & Address: Alfred Frank Davis — LS

Name: Barbara J Meagan — Name & Address: Ann Davis — LS

Name: — Name & Address: — LS

Name: — Name & Address: — LS

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 21st day of November, 1996,
by Alfred Frank Davis and Ann Davis, husband and wife

who is personally known to me or who has produced driver's licensee as identification.

PREPARED BY: Surfside Title Services, Inc.
RECORD & RETURN TO:
Surfside Title Services, Inc.
220 Dunlawton Avenue
Port Orange, Florida 32127
File No:06060

Print Name: Barbara J Meagan
Notary Public:
My Commission Expires:

Barbara J. Meagan
MY COMMISSION # CC332748 EXPIRES
January 20, 2000
BONDED THRU TROY FAIN INSURANCE, INC.

WD-1
5/93

Book: 4158
Page: 921
Diane M. Matousek
Volusia County, Clerk of Court

Schedule A

Lot 41, Block 6: Commence at the Southeast corner of Section 16, Township 16 South, Range 33 East, thence North 0 degrees 37' 20" W. 1225 feet along the East line of said Section 16, thence South 88 degrees 51' 40" W. 302.26 feet for a point of beginning; thence South 0 degrees 13' W. 100 feet; thence South 88 degrees 51' 40" W. 50 feet; thence North 0 degrees 13' E. 100 feet; thence North 88 degrees 51' 40" E. 50 feet to the point of beginning; all lying and being in the East 1/4 of Section 16, Township 16 South, Range 33 East, Public Records of Volusia County, Florida.

File No: 06060

Prepared By and Returned To:
Kathi A. Noll
Watson Title Services, Inc.
1435 West S.R. 434, Suite 109
Longwood, FL 32750
(407) 645-1310
File Number: **263794**
Incident to the issuance of a title Insurance contract.

12/12/2006 09:30 AM
Doc stamps 210.00
(Transfer Amt $ 30000)
Instrument# 2006-306679 # 1
Book: 5969
Page: 3675

This Warranty Deed

Made this **4th day of December, 2006** by
RICHARD W. KEISER, A MARRIED MAN

hereinafter called the grantor, to
MARY LINDA SIMPSON, AN UNMARRIED WOMAN

whose post office address is:
901 MAURY ROAD LOT 10
ORLANDO, FL 32804

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

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

LOT 41, BLOCK 6: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16. TOWNSHIP 16 SOUTH, RANGE 33 EAST; THENCE NORTH 0 DEGREES 37' 20' WEST. 1225 FEET ALONG THE EAST LINE OF SAID SECTION 16, THENCE SOUTH 88 DEGREES 51' 40" WEST 302.26 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 13' WEST 100 FEET; THENCE SOUTH 88 DEGREES 51' 40' WEST 50 FEET; THENCE NORTH 0 DEGREES 13' EAST 100 FEET; THENCE NORTH 88 DEGREES 51' 40" EAST 50 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE EAST 1/4 OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 33 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY. FLORIDA.

A/K/A

LOT 41, BLOCK 6, HALIFAX MOBILE HOME ESTATES UNRECORDED PLAT 147, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

Subject to covenants, restrictions, easements of record and taxes for the current year.
Said property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Parcel Identification Number: 631601060410

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2006.**

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

Signed, sealed and delivered in our presence:

Witness #1: (Signature)
Print Name: Gina R. Golub

Witness #2: (Signature)
Print Name: DONNA GONZALEZ

Witness: (Signature)
Print Name:

Witness: (Signature)
Print Name:

RICHARD W. KEISER
5112 TAYLOR AVENUE, #2
PORT ORANGE, FL 32127

Instrument# 2006-306679 # 2
Book :: 5969
Page :: 3676
Diane M. Matousek
Volusia County, Clerk of Court

State of Florida
County of VOLUSIA

The foregoing instrument was acknowledged before me this **4th day of December, 2006**, by **RICHARD W. KEISER, A MARRIED MAN,**
who is personally known to me or who has produced ~~<type of ID>~~ Drivers Lic. as identification.

NOTARY PUBLIC (signature)
Print Name:
My Commission Expires: **GINA R. GOLUB**
Stamp/Seal:

GINA R. GOLUB
Notary Public - State of Florida
My Commission Expires Aug 10, 2009
Commission # DD 417855
Bonded By National Notary Assn.

07/06/2007 10:05 AM
Doc stamps 175.00
(Transfer Amt $ 25000)
Instrument# 2007-153930 # 1
Book: 6089
Page: 2813

Prepared by
Cathy Pulliam, an employee of
First American Title Insurance Company
555 West Granada Boulevard, Suite H-12
Ormond Beach, Florida 32174
(386)673-6114

Return to: Grantee

File No.: 1061-1672865

WARRANTY DEED

This indenture made on **June 29, 2007** A.D., by

Mary Linda Simpson, a single woman

whose address is: **3539 Forest Branch Drive Unit F, Port Orange, FL 32129**
hereinafter called the "grantor", to

Patricia M. Reedy, as Trustee of the Patricia M. Reedy Trust dated May 29, 1991 and Restated on July 24, 2002

whose address is: **108 Hartbourne Lane, Ormond Beach, FL 32174**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Volusia** County, **Florida**, to-wit:

Lot 41, Block 6: Commence at the Southeast corner of Section 16, Township 16 South, Range 33 East; Thence North 0° 37' 20" West 1225 feet along the East line of said Section 16; Thence South 88° 51' 40" West 302.26 feet for a point of beginning; Thence South 0° 13' West 100 feet; Thence South 88° 51' 40" West 50 feet; Thence North 0° 13' East 100 feet; Thence North 88° 51' 40" East 50 feet to the point of beginning; all lying and being in the East 1/4 of Section 16, Township 16 South, Range 33 East, Public Records of Volusia County, Florida.

A/K/A

LOT 41, BLOCK 6, HALIFAX MOBILE HOME ESTATES UNRECORDED PLAT 147, CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA.

Parcel Identification Number: **6316-01-06-0410**

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

FURTHER, Affiant herein agrees to indemnify and hold harmless First American Title Insurance Company against any loss or damage resulting from its issuance of title insurance as stated above based on the information given in this affidavit.

Further Affiant(s) sayeth naught.

Mary Linda Simpson

Signed, sealed, and delivered in the presence of:

Witness Signature

Terrie L Fuehrer
Print Witness Name

Witness Signature

CATHY H. PULLIAM
Print Witness Name

State of **Florida**

County of **Volusia**

Sworn To, Subscribed and Acknowledged before me on **June 29, 2007**, by **Mary Linda Simpson** who is personally known to me or who has produced a valid driver's license as identification.

NOTARY PUBLIC

Notary Print Name

My Commission Expires: _____

CATHY H. PULLIAM
Notary Public - State of Florida
My Commission Expires Jul 1, 2010
Commission # DD 524357
Bonded By National Notary Assn.

Instrument# 2007-153930 # 2
Book:: 6089
Page:: 2814
Diane M. Matousek
Volusia County, Clerk of Court

1/28/2020 3:37:54 PM Instrument #2020018514 #1 Book:7806 Page:4706 Laura E. Roth, Volusia County Clerk of Court

1/13/2020 10:48:42 AM Instrument #2020007311 #1 Book:7800 Page:1570 Laura E. Roth, Volusia County Clerk of Court

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

FLORIDA CREDIT UNION,
Plaintiff,
vs.
WILLIAM DANA BRADFORD A/K/A WILLIAM D. BRADFORD,
Defendant.
_____/

CASE NO. 2019 34745 COCI
DIVISION: 84

FINAL JUDGMENT

THIS CAUSE having come before the Court upon the Plaintiff's Motion for Entry of Final Judgment and the Plaintiff's Affidavit regarding the Conditional Judgment previously entered in this cause, and the Court having reviewed said pleadings, and being otherwise fully advised in the premises, it is

ORDERED AND ADJUDGED that Plaintiff, FLORIDA CREDIT UNION, recover from Defendant, WILLIAM DANA BRADFOR, a/k/a WILLIAM D. BRADFORD, the principal amount of $11,960.03, interest in the amount of $1,905.29, and attorneys' fees in the amount of $1,112.50, costs in the amount of $380.85, making a total of $15,358.67 that shall bear interest at the rate of 6.83% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Daytona Beach, Volusia County, Florida this 09 day of January, 2020.

1/9/2020 8:19 PM 2019 34745 COCI

e-Signed 1/9/2020 8:19 PM 2019 34745 COCI
DAWN P. FIELDS
COUNTY COURT JUDGE

Copies furnished via eService to:
James E Soorenson Esq
Copies furnished via U.S. Mail to:
FLORIDA CREDIT UNION
Post Office Box 5158
Gainesville, FL 32627-9914

William Dana Bradford
a/k/a William D. Bradford
3840 South Nova Rd
Port Orange, FL 32127

STATE OF FLORIDA, VOLUSIA COUNTY
I HEREBY CERTIFY the foregoing is a true copy of the original filed in this office. This 27 day of January 2020
Clerk of Circuit and County Court
By _____
Deputy Clerk

01/09/2020 08:19:33 PM Clerk of the Circuit Court, Volusia County, Florida

Division of Corporations

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

Detail by Entity Name

Designation of Agent
FLORIDA CREDIT UNION

Filing Information

Document Number	Q11000000051
FEI/EIN Number	NONE
Date Filed	07/05/2011
State	FL
Status	ACTIVE

Principal Address

5670 SW 41ST BLVD
GAINESVILLE, FL 32608

Changed: 12/17/2025

Mailing Address

PO BOX 5549
GAINESVILLE, FL 32627

Changed: 02/23/2017

Registered Agent Name & Address

STARR, MARK
5670 SW 41ST BLVD
GAINESVILLE, FL 32608

Address Changed: 02/12/2026

Officer/Director Detail

NONE

Annual Reports

No Annual Reports Filed

Document Images

02/12/2026 -- Reg. Agent Change	View image in PDF format
07/05/2011 -- Designation of Agent	View image in PDF format

Florida Department of State, Division of Corporations

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:	3640438
Parcel ID:	631601060410
Township-Range-Section:	16 - 33 - 16
Subdivision-Block-Lot:	01 - 06 - 0410
Owner(s):	BRADFORD WILLIAM DANA - FS - Fee Simple - 100%
Mailing Address On File:	1215 SPARTAN AVE PORT ORANGE FL 32127
Physical Address:	1215 SPARTON AVE, PORT ORANGE 32127
Building Count:	1
Neighborhood:	3713 - MOBILE HOME PARKS
Subdivision Name:	
Property Use:	0200 - MOBILE HOME
Tax District:	402-PORT ORANGE
2025 Final Millage Rate:	17.1176
Homestead Property:	Yes
Agriculture Classification:	No
Short Description:	LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4 158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011

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:	$39,313	$36,333	$34,824
Land Value:	$37,900	$45,250	$49,000
Just/Market Value:	$77,213	$81,583	$83,824

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.

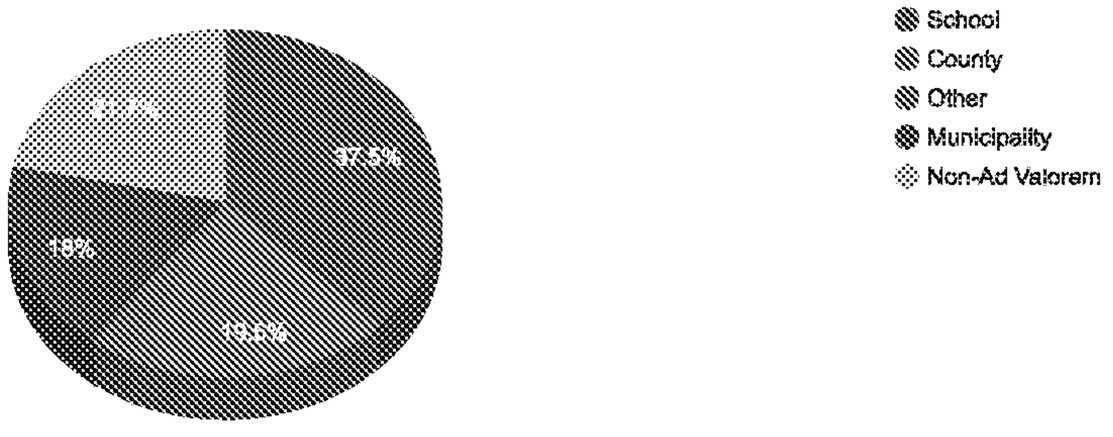
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$77,213	$77,213	$25,000	$52,213	1.5000	$78.32
0012	DISCRETIONARY	$77,213	$77,213	$25,000	$52,213	0.7480	$39.06
0011	REQ LOCAL EFFORT	$77,213	$77,213	$25,000	$52,213	3.0310	$158.26
0050	GENERAL FUND	$77,213	$77,213	$51,411	$25,802	3.2007	$82.58
0053	LAW ENFORCEMENT FUND	$77,213	$77,213	$51,411	$25,802	1.5994	$41.27
0055	LIBRARY	$77,213	$77,213	$51,411	$25,802	0.3697	$9.54
0520	MOSQUITO CONTROL	$77,213	$77,213	$51,411	$25,802	0.1573	$4.06
0530	PONCE INLET PORT AUTHORITY	$77,213	$77,213	$51,411	$25,802	0.0660	$1.70
0058	VOLUSIA ECHO	$77,213	$77,213	$51,411	$25,802	0.2000	$5.16
0057	VOLUSIA FOREVER	$77,213	$77,213	$51,411	$25,802	0.2000	$5.16
0065	FLORIDA INLAND NAVIGATION DISTRICT	$77,213	$77,213	$51,411	$25,802	0.0270	$0.70
0100	HALIFAX HOSPITAL AUTHORITY	$77,213	$77,213	$51,411	$25,802	0.7019	$18.11
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$77,213	$77,213	$51,411	$25,802	0.1793	$4.63
0230	PORT ORANGE	$77,213	$77,213	$51,411	$25,802	4.9750	$128.37
0234	PORT ORANGE I&S 2006	$77,213	$77,213	$51,411	$25,802	0.1623	$4.19
0235	PORT ORANGE PARKS BOND	$77,213	$77,213	$51,411	$25,802	0.0000	$0.00
						17.1176	$581.09

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount
4021-PORT ORANGE STORMWATER	1.00	$160.00	$160.00

Estimated Ad Valorem Tax:	$581.09
Estimated Non-Ad Valorem Tax:	$160.00
Estimated Taxes:	**$741.09**
Estimated Tax Amount without SOH/10CAP ⓘ	$1,481.70

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	$45,250	$36,333	$81,583	$67,304	$0	$67,304	$0
2024	$49,000	$34,824	$83,824	$61,186	$0	$61,186	$0
2023	$34,500	$25,208	$59,708	$55,624	$0	$55,624	$0
2022	$23,500	$29,701	$53,201	$50,567	$0	$50,567	$0
2021	$23,000	$22,970	$45,970	$45,970	$0	$45,970	$0
2020	$17,000	$26,929	$43,929	$43,929	$0	$43,929	$0
2019	$20,500	$0	$20,500	$20,500	$0	$20,500	$0
2018	$13,000	$0	$13,000	$9,438	$0	$9,438	$0
2017	$8,580	$0	$8,580	$8,580	$0	$8,580	$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0202-MH ON MH SITE PVD	N	F-FRONT FOOT				50.0	100	758	$37,900
									Total Land Value:	$37,900

Building(s) - Residential

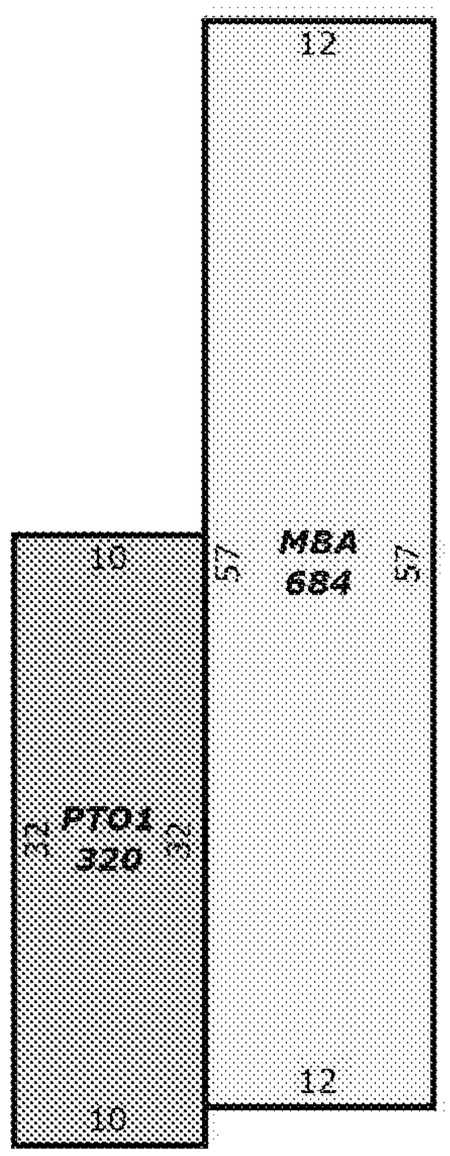
Card (Bldg) #: 1

Style:	MH - MANUFACTURED	**# Stories:**	1	**2 Fixture Baths:**	
Description:	MH - Manufactured/ Mobile Home	**# Bedrooms:**	2	**3 Fixture Baths:**	1
		Floor Type:	11 - TILE - CERAMIC/CLAY	**4 Fixture Baths:**	
Quality Grd:	250			**5 Fixture Baths:**	
Arch Design:	6 - Mobile Home	**Wall Type:**	4 - PLYWOOD PANELING	**6 Fixture Baths:**	
Year Built:	1975			**7 Fixture Baths:**	
Total SFLA:	684	**Exterior Wall:**	26 - METAL - ALUMINUM SIDING	**Add'l Fixtures:**	
HVAC:	N - NONE				
Heat Method:	6 - FORCED DUCTED	**Foundation:**	2 - CONCRETE BLOCK		
Heat Source:	1 - ELECTRICITY	**Roof Cover:**	1 - ASPHALT ROLLED		
		Roof Type:	01 - FLAT		
		FPL:	/ /		

Total Building Value: $37,636

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

Description	Area	Year Built
MAIN BUILDING	684	
Patio	320	
Total Building Area	1,004	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RSH-STORAGE, SHED RESIDENTIAL	2017	120	1	12 x 10	$1,677
				Total Miscellaneous Value:		$1,677

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
7513 / 4011	[illegible]	12/28/2017	TR-TRUSTEE'S DEED		VACANT	$100
6089 / 2813	[illegible]	06/29/2007	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$25,000
5969 / 3675	[illegible]	12/04/2006	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$30,000
4158 / 0920	[illegible]	11/15/1996	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$26,000
2890 / 1634		10/15/1986	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$19,860
2050 / 0594		02/15/1979	WD-WARRANTY DEED	UNQUALIFIED	VACANT	$7,800

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 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011	402	16 - 33 - 16	01 - 06 - 0410	31-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
07/03/2007	2421		$12,000
04/26/2002	021888	OTHER BLDGS DEMO	$1,000

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 631601060410
Tax Deed #: 32291
Situs Address: 1215 SPARTON AVE

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

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

Owner on Current Tax Roll
(1) BRADFORD WILLIAM DANA
SN 1215 SPARTAN AVE
(VOL) PORT ORANGE, FL 32127

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) FLORIDA CREDIT UNION — Lien Holder
PO BOX 5549
GAINESVILLE, FL 32627

(3) FLORIDA CREDIT UNION — Lien Holder
PO BOX 5158
GAINESVILLE, FL 32627-9914

(4) MARK STARR, REGISTERED AGENT — Lien Holder
O/B/O FLORIDA CREDIT UNION
5670 SW 41ST BLVD
GAINESVILLE, FL 32608

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

SN (VOL) (5) ☆ WILLIAM DANA BRADFORD
1215 SPARTAN AVENUE
PORT ORANGE, FL 32127

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: volusiatax.gov • Email: taxcollector@volusiatax.gov

Poitras, Beth A

From: Timothy Brownson <TBrownson@volusiatax.gov>
Sent: Thursday, July 23, 2026 10:16 AM
To: taxdeeds
Cc: taxdeeds
Subject: CERT #7424-24 CERTIFYING

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

Hello,

I will be certifying Cert #7424-24 in a few moments, the Billing Address on Current Tax Roll is as follows:
BRADFORD WILLIAM DANA
1215 SPARTAN AVE
PORT ORANGE, FL 32127

Also the owner of Record for the base tax year is as follows:
BRADFORD WILLIAM DANA
1215 SPARTAN AVE ADV
PORT ORANGE, FL 32127

SITUS ADDRESS
1215 SPARTON AVE,
PORT ORANGE,
32127

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 28, 2026

Payment Due: August 27, 2026

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

RE: CERTIFICATE NUMBER: **7424-24**
PARCEL ID NUMBER: **631601060410**

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]		69.20
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]		39.20
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**417.90**

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.: **7424-24**
AMOUNT ENCLOSED: **$417.90**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

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: 7424-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	69.20
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)	39.20
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ **417.90**

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 8/24/2026 2:46 PM
Receipt: 303160140 Drawer: 155497

JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO
Operator: spearson

Instrument #: 2026155669 Type: NO
Book #: 8896 Page #: 3242 Time: 2:46 PM

Recording Fee:	$10.00
1 Tax Deed Processing Fee - $60.00	$60.00
6920 Postage - $0.01	$69.20
5600 Advertising Fee - $0.01	$56.00
8000 Sheriffs Fee/Tax Deed - $0.01	$80.00
200 Postage - $0.01	$2.00
1 Tax Deed Proof of Pub / Cert Mail Record - $10.00	$10.00
1 Tax Deed Certificate Sign and Seal - $7.00	$7.00
1 Notice for Newspaper Sign and Seal - $7.00	$7.00
1 Recording - $8.50	$8.50
3920 Tax Deed Deposit Escrow Doc Stamps only - $0.01	$39.20
6900 Tax Deed Auction Fee - $0.01	$69.00

CERT#7424-24 / JPL INVESTMENTS CORP AND OCEAN BANK JOSE PICO

Subtotal:	$417.90
Sales Tax:	$0.00
Due:	$417.90

CHK# 500979 $417.90

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 28, 2026

Payment Due: August 27, 2026

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

RE: CERTIFICATE NUMBER: **7424-24**
PARCEL ID NUMBER: **631601060410**

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]		69.20
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]		39.20
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**417.90**

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.: **7424-24**
AMOUNT ENCLOSED: **$417.90**

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

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

CL-0142-1910

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
2026 AUG 24 AM 8:15
FILED

8/24/2026 2:46:22 PM
Instrument# 2026155669 1 page
Book: 8896 Page: 3242
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No. **7424-24** Year of Issuance **JUNE 1, 2024**

Description of Property **631601060410**
LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011

Name in which assessed **BRADFORD WILLIAM DANA**

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

Dated 8/24/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON
S PEARSON
Deputy Clerk

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

OCTOBER 1, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

Date: 8/31/26	
Pages: 4	
Completed by: Jodi Truitt Date: 08/31/26	

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

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

9-1-26 NO Changes SR

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

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

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

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

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

To:
Property Appraiser - County of Volusia

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

Date: 8/31/26

Pages: 4

Completed by: Laura Huff

Date: 08/31/2026

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

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

9-1-26 NO Changes SR

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

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

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

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

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

WARNING

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

TAX DEED CERTIFICATE NO.: 7424-24

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

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

BRADFORD WILLIAM DANA
1215 SPARTAN AVE
PORT ORANGE FL 32127

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

7424-24 NOVEMBER 3, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **7424-24** Name in which assessed: **BRADFORD WILLIAM DANA**
Description of Property: **Parcel # 631601060410 LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011.**

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

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,855.41**
OPENING BID AMOUNT: $5,832.16
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.: **7424-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **$5,855.41***

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

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

BRADFORD WILLIAM DANA
1215 SPARTAN AVE
PORT ORANGE FL 32127

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4904 33

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

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

DELAND FL
SEP 10 2026
32724
USPS

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 $ _____	Postmark Here
Postage	

BRADFORD WILLIAM DANA
1215 SPARTAN AVE
PORT ORANGE FL 32127

7424-24 NOVEMBER 3, 2026

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

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

TAX DEED DEPT

CERTIFIED MAIL®

9589 0710 5270 0345 4904 33

ORLANDO FL 328
11 SEP 2026 PM 5

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724 $ 010.98⁰
02 7W
0000803897 SEP. 10. 2026

CLERK OF THE CIRCUIT CT.Y.COURT VOLUSIA CTY.FL CC 44

2026 OCT 13 PM 12:05

FILED

NPO 9.17

BRADFORD WILLIAM DANA
1215 SPARTAN AVE
PORT ORANGE FL 32127

7424-24 NOVEMBER 3, 2026

MIXIE 326 DE 1 0010/09/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32721604343 *0574-02906-11-39

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

WARNING

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

TAX DEED CERTIFICATE NO.: 7424-24

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

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

FLORIDA CREDIT UNION
PO BOX 5549
GAINESVILLE FL 32627

7424-24 NOVEMBER 3, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **7424-24** Name in which assessed: **BRADFORD WILLIAM DANA**
Description of Property: **Parcel # 631601060410 LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011.**

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

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,855.41**
OPENING BID AMOUNT: $5,832.16
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.: **7424-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **$5,855.41***

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

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

FLORIDA CREDIT UNION
PO BOX 5549
GAINESVILLE FL 32627

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4904 40

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

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

DELAND, FL 32720
DEC 1 2026
USPS-3275

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 $ _____

Postmark Here

Postage
$

T
$
S
S
C

FLORIDA CREDIT UNION
PO BOX 5549
GAINESVILLE FL 32627

7424-24 NOVEMBER 3, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

FLORIDA CREDIT UNION
PO BOX 5549
GAINESVILLE FL 32627

7424-24 NOVEMBER 3, 2026

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

GAINESVILLE FLORIDA
USPS MAIN STREET STATION
NOV 3 2026
CIRCULATION

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

9590 9402 8217 3030 9819 76

2 Article Number (Transfer from service label)

9589 0710 5270 0345 4904 40

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

WARNING

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

TAX DEED CERTIFICATE NO.: 7424-24

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

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

FLORIDA CREDIT UNION
PO BOX 5158
GAINESVILLE FL 32627-9914

7424-24 NOVEMBER 3, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: **7424-24** Name in which assessed: **BRADFORD WILLIAM DANA**
Description of Property: **Parcel # 631601060410 LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011.**

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

Dated this 10TH day of SEPTEMBER, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$5,855.41**
OPENING BID AMOUNT: $5,832.16
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.: **7424-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **$5,855.41***

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

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FLORIDA CREDIT UNION
PO BOX 5158
GAINESVILLE FL 32627-9914

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0345 4904 57

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Domestic Mail Only

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

Certified Mail Fee

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

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

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FLORIDA CREDIT UNION
PO BOX 5158
GAINESVILLE FL 32627-9914

7424-24 NOVEMBER 3, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

FLORIDA CREDIT UNION
PO BOX 5158
GAINESVILLE FL 32627-9914

7424-24 NOVEMBER 3, 2026

9590 9402 8217 3030 9819 69

2 Article Number *(Transfer from service label)*

9589 0710 5270 0345 4904 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

9/15/26

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

GAINESVILLE FL 32601
SEP 18
USPS MAIN STREET STATION

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ail
- ail Restricted Delivery
- (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

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MARK STARR REGISTERED AGENT O/B/O FLORIDA CREDIT UNION
5670 SW 41ST BLVD
GAINESVILLE FL 32608

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

7424-24 NOVEMBER 3, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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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 $ _____

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FLORIDA CREDIT UNION
5670 SW 41ST BLVD
GAINESVILLE FL 32608

7424-24 NOVEMBER 3, 2026

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

LAURA E ROTH, CLERK
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DELAND. FL 32721

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WILLIAM DANA BRADFORD
1215 SPARTAN AVENUE
PORT ORANGE FL 32127

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

7424-24 NOVEMBER 3, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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WILLIAM DANA BRADFORD
1215 SPARTAN AVENUE
PORT ORANGE FL 32127

7424-24 NOVEMBER 3, 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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VOLUSIA CTY. COURT
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WILLIAM DANA BRADFORD
1215 SPARTAN AVENUE
PORT ORANGE FL 32127

7424-24 NOVEMBER 3, 2026

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RETURN TO SENDER
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32127-428594

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 2, 2026

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

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

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

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

Send all Return of Services to:

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

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

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

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

WARNING
SHERIFF'S NOTICE

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BRADFORD WILLIAM DANA
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7424-24 NOVEMBER 3, 2026

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CL-0918-2101

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[Telephone: 386-736-5938]

CL-0918-2101



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



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

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26020084

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: BRADFORD WILLIAM DANA

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	11/3/2026	9:00 AM	7424-24

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 11th day of September, 2026 at 10:17 AM, and that I served the same on the 15th day of September, 2026, at the hour of 5:47 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	BRADFORD WILLIAM DANA	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

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

ADDRESS SERVED:	1215 SPARTAN AVE PORT ORANGE, FL 32127		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Ott, Richard 7612

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

2026 SEP 22 AM 10:50
CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
FILED

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

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

DATE: 9/18/2026
ENTRD BY: HHENDRIX

BY: 7612

OTT, RICHARD 7612, PROCESS SERVER

QLD20084

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 7424-24

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

BRADFORD WILLIAM DANA
1215 SPARTAN AVE
PORT ORANGE FL 32127

7424-24 NOVEMBER 3, 2026

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

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

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 11 '26 10:17

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

Certificate No.: **7424-24** Name in which assessed: **BRADFORD WILLIAM DANA**
Description of Property: **Parcel # 631601060410 LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011.**

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

Dated this 10TH day of SEPTEMBER, 2026.

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$5,855.41**
OPENING BID AMOUNT: $5,832.16
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.: **7424-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **$5,855.41***

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

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

BRADFORD WILLIAM DANA
1215 SPARTAN AVE
PORT ORANGE FL 32127

CLERK OF THE CIRCUIT CT VOLUSIA CTY FL
CC 40
2026 SEP 22 AM 10:50

FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 #:
26020083

COURT:	VOLUSIA COURT CIRCUIT		**# ORG DOCUMENTS:** 1
PLAINTIFF:	IN RE		
DEFENDANT:	WILLIAM DANA BRADFORD		

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	11/3/2026	9:00 AM	7424-24

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 11th day of September, 2026 at 10:17 AM, and that I served the same on the 15th day of September, 2026, at the hour of 5:47 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	WILLIAM DANA BRADFORD	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

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

ADDRESS SERVED:	1215 SPARTAN AVENUE PORT ORANGE, FL 32127		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Ott, Richard 7612

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO FL
2026 SEP 22 AM 10:50
FILED

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

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

DATE: 9/18/2026
ENTRD BY: HHENDRIX

BY: 7612

OTT, RICHARD 7612, PROCESS SERVER

24020083

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 7424-24

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

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

WILLIAM DANA BRADFORD
1215 SPARTAN AVENUE
PORT ORANGE FL 32127

7424-24 NOVEMBER 3, 2026

DATED THIS 10TH DAY OF SEPTEMBER, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

SEP 11 '26 10:17

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

Certificate No.: **7424-24** Name in which assessed: **BRADFORD WILLIAM DANA**
Description of Property: **Parcel # 631601060410 LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR 4158 PG 920-921 PER OR 5969 PG 3675 PER OR 6089 PG 2813 PER OR 7513 PG 4011.**

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

Dated this 10TH day of SEPTEMBER, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$5,855.41**
OPENING BID AMOUNT: $5,832.16
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Certificate No.: **7424-24**
Date of Sale: **NOVEMBER 3, 2026**

REDEMPTION AMOUNT: **$5,855.41***

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

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

WILLIAM DANA BRADFORD
1215 SPARTAN AVENUE
PORT ORANGE FL 32127

CLERK OF THE CIRCUIT & CITY COURT VOLUSIA CTY FL
CC 40
2026 SEP 22 AM 10:50

FILED

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 7424-24

CERTIFICATE OF MAILING

I, LAURA E. ROTH, Clerk of the Circuit Court in and for the State and County aforesaid, do hereby certify that on 10TH of SEPTEMBER AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

BRADFORD WILLIAM DANA	at	1215 SPARTAN AVE, PORT ORANGE FL 32127,
FLORIDA CREDIT UNION	at	PO BOX 5549, GAINESVILLE FL 32627,
FLORIDA CREDIT UNION	at	PO BOX 5158, GAINESVILLE FL 32627-9914,
MARK STARR REGISTERED AGENT O/B/O FLORIDA CREDIT UNION	at	5670 SW 41ST BLVD, GAINESVILLE FL 32608,
WILLIAM DANA BRADFORD	at	1215 SPARTAN AVENUE, PORT ORANGE FL 32127,

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

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: SPearson

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 #7424-24_____ _____Bradford William Dana_____ the ___Circuit__ Court, was published in said newspaper, in the issue(s) of _____ _____October 1, 8, 15 & 22, 2026_____

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

Barb Shepherd

Sworn to and subscribed before me this __22nd_day of __October, 2026___,

Melodie W. Robinson

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

(SEAL)

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No. 7424-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 631601060410 LOT 41 BLK 6 HALIFAX MOBILE ESTS UNREC PLAT 147 INC PER OR4158PG920-921PEROR5969PG3675 PEROR6089PG2813PEROR7513PG4011
Name in which assessed: BRADFORD WILLIAM DANA

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

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

Dated this 10TH day of SEPTEMBER, 2026.

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

Attention: Persons with Disabilities: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Services at 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, within seven (7) working days of this bid date. If you are hearing or voice impaired, call 711.
October 1, 8, 15 & 22, 2026

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

October 15, 2026

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

RE: CERTIFICATE NO.: **7424-24**

REFUND OF DEPOSIT

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

Recording Affidavit of Publication [Sect 197.512(3) & 28.24]		10.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02].....	$	39.20
TOTAL AMOUNT OF REFUND	**$**	**57.70**

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

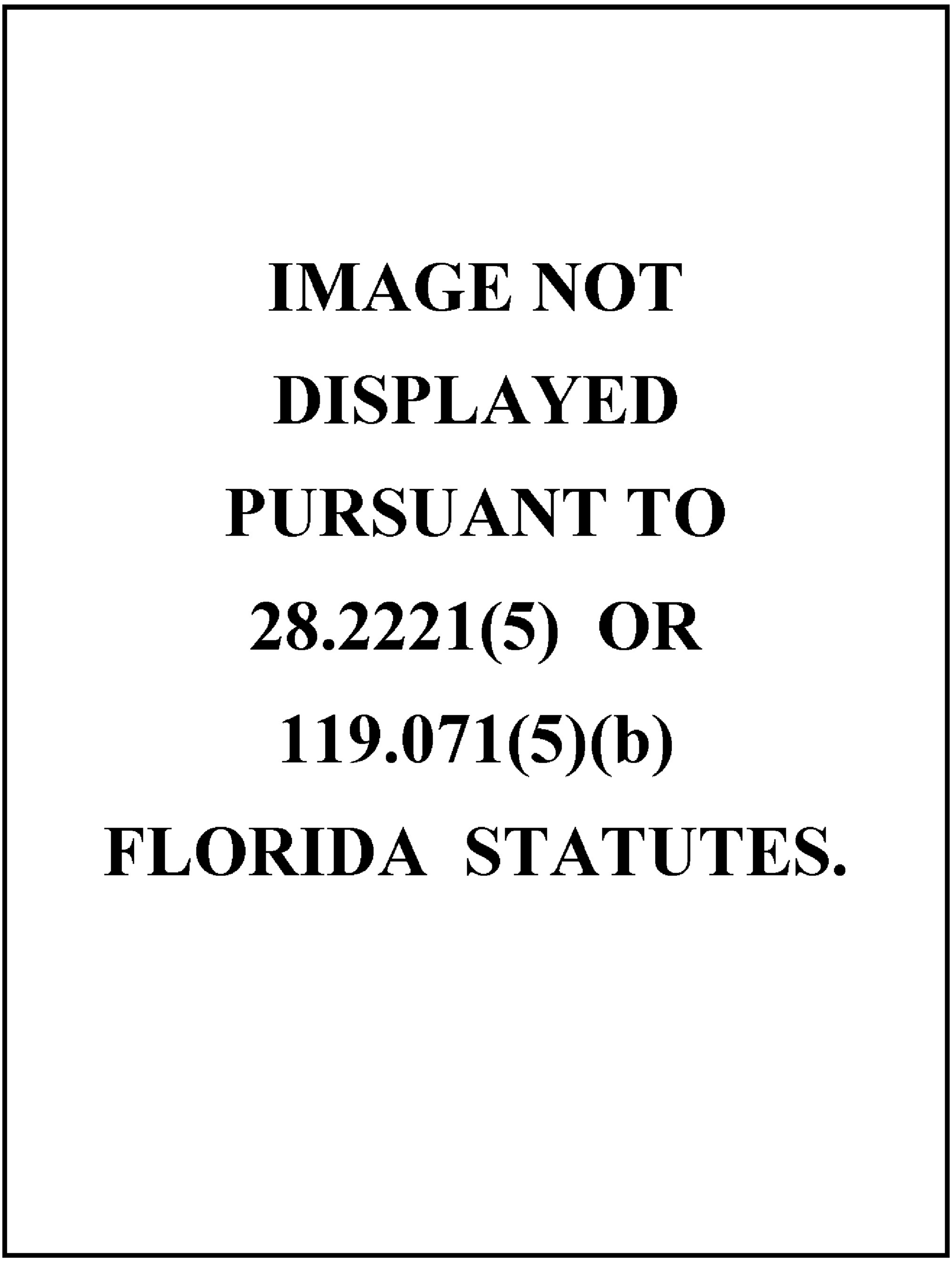
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: BPoitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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