Date Printed: 9/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

9253-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,788.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,611.90
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,925.86
7. Total Interest Accrued by Tax Collector		357.78
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]		66.30
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		12,599.94
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		550.90
19. Total of Lines 17 & 18		13,150.84
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**13,174.09**

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

PAYOFF GOOD THROUGH: 9/29/2026

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

Redemption Date: 9/23/26

Name & Address: Oceans West One Condo Assoc
1 Oceans West Blvd
Daytona Beach Shores, FL 32118

Created by:

9/23/2026 2:07:16 PM
Instrument# 2026173732 1 page
Book: 8907 Page: 4973
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:**8875**

Page: **1725**

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

Certificate No. **9253-24** Year of Issuance **JUNE 1, 2024**

Description of Property **5327100121B3**
UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663

Name in which assessed **SKROCE BENITO SKROCE ZLATA**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: BPoitras
B POITRAS
Deputy Clerk

Dated: 9/23/2026

CL-0404-1810

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/23/2026 2:07 PM
Receipt: 303174706 Drawer: 155797

TAX DEEDS DELAND
Operator: bpoitras

Instrument #: 2026173732 Type: RE
Book #: 8907 Page #: 4973 Time: 2:07 PM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT# 9253-24 / FIG 20 LLC FIG 20 LLC FBO SEC PTY

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

ESCROW: 330 $17.00

Date Printed: 9/22/2026

UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET

9253-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,788.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,611.90
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,925.86
7. Total Interest Accrued by Tax Collector		357.78
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]		66.30
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		12,599.94
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		550.90
19. Total of Lines 17 & 18		13,150.84
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**13,174.09**
24. _____		-
25. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
26. Total of Lines 19, 24 & 25.....		13,150.84
27. MINIMUM BID AMOUNT (required for public auction)*	**$**	**13,150.84**

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

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

Created by:

CL-0921-2301

Date Printed: 9/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

9253-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,788.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,611.90
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,925.86
7. Total Interest Accrued by Tax Collector		357.78
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]		66.30
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		12,599.94
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		550.90
19. Total of Lines 17 & 18		13,150.84
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**13,174.09**

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

PAYOFF GOOD THROUGH: 9/29/2026

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

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

Date Printed: 9/10/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

9253-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,788.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,611.90
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,925.86
7. Total Interest Accrued by Tax Collector		357.78
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]		66.30
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		12,599.94
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		550.90
19. Total of Lines 17 & 18		13,150.84
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**13,174.09**

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

PAYOFF GOOD THROUGH: 9/18/2026

BP

Redemption Date: _____

Name & Address: _____

_____

_____

Created by: _____

CL-0922-2301

Date Printed: 8/17/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

9253-24 Certificate Number
FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name
4/10/2026 Application Date
9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,788.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,611.90
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,925.86
7. Total Interest Accrued by Tax Collector		357.78
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]		66.30
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		12,599.94
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		550.90
19. Total of Lines 17 & 18		13,150.84
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**13,174.09**

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

PAYOFF GOOD THROUGH: 8/24/2026

Redemption Date: _____

Name & Address: _____

_____

_____

BP

Created by:

_____

CL-0922-2301

Date Printed: 7/24/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

9253-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,788.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	$	-
3. Total of Current Taxes Paid by Tax Deed Applicant	$	2,611.90
4. Property Information Report Fee	$	300.00
5. Tax Deed Application Fee	$	225.00
6. Total Interest Accrued by Tax Collector	$	357.78
7. Total (Lines 1-6)	$	12,283.64
8. Clerk of Court Statutory fee [per Sect. 28.24] **{REFUND TO CLERK}**	$	60.00
9. Record Notice of Application fee [per Sect. 197.502] **{REFUND TO CLERK}**	$	10.00
10. Record Release of Notice of Application [per 197.502] **{REFUND TO CLERK}**	$	10.00
11. Prepare Release of Notice of Application [per Sect. 28.24] **{REFUND TO CLERK}**	$	7.00
12. Interest Computed by Clerk of Courts [per Sect. 197.542]	$	178.89
13. Total of Lines 7-10	$	12,549.53
14. Tax Collector's Redemption Fee	$	6.25
15. TOTAL AMOUNT TO REDEEM*	**$**	**12,555.78**

This payoff good through 7/31/2026

SP

Redemption Date: _____

Name & Address: _____

_____

_____

Accepted by: _____

CL-0924-2101

To:
Tax Collector's Office

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

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

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

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

updated 9-22-26 No Changes

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

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

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

To:
Property Appraiser - County of Volusia

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

Date: 9/22/26

Pages: 3

Completed by: Laura Huff

Date: 9/22/26

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

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

9-22-26 NO Changes BL

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

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

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

Date Printed: 7/23/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

9253-24 Certificate Number

FIG 20 LLC FIG 20 LLC FBO SEC PTY Applicant Name

4/10/2026 Application Date

9/29/2026 Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant	$	8,788.96
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		2,611.90
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		11,925.86
7. Total Interest Accrued by Tax Collector		357.78
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]		66.30
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		40.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
14. Clerk of Court Certificate [per Sect. 28.24]		7.00
15. Notice for Newspaper [per Sect. 28.24]		7.00
16. _____		-
17. Total of Lines 6 thru 16		12,599.94
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		550.90
19. Total of Lines 17 & 18		13,150.84
20. Tax Collector's Redemption Fee		6.25
21. Record Redemption Release [per Sect. 197.502] **{REFUND TO CLERK}**		10.00
22. Prepare Redemption Release [per Sect. 28.24] **{REFUND TO CLERK}**		7.00
23. TOTAL AMOUNT TO REDEEM*	**$**	**13,174.09**
24. _____		-
25. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		-
26. Total of Lines 19, 24 & 25.....		13,150.84
27. MINIMUM BID AMOUNT (required for public auction)*	**$**	**13,150.84**

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

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

Created by:

CL-0192-2301

DR-512
R. 5/88

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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. **9253-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 5327100121B3 UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663**

Name in which assessed **SKROCE BENITO SKROCE ZLATA**

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

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

AUGUST 27, 2026

CL-0916-1803

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 5327100121B3
Tax Deed #: 32040
Situs Address: 1 OCEANS WEST BLVD 21B3

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

Owner on Current Tax Roll
SKROCE BENITO
SKROCE ZLATA
146 46 14TH AVE
WHITESTONE, NY 11357

Billing Address on Current Tax Roll

Additional Parties, Per Search
MORRIS W GOODWIN, REGISTERED Other Party
AGENT O/B/O OCEANS WEST ONE
CONDOMINIUM ASSOCIATION, INC.
150 DUNDEE RD STE AB
DAYTONA BEACH SHORES, FL
32118

OCEANS WEST ONE CONDOMINIUM Other Party
ASSOCIATION, INC.
1 OCEANS WEST BLVD
DAYTONA BEACH SHORES, FL
32118-5924

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

BENITO SKROCE AND ZLATA SKROCE
146-46 14TH AVE
WHITESTONE, NY 11357

Title Holder

Certified By:

Will Roberts, CFC
Tax Collector or Authorized Designee

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, CA 07101-3411	Application date	Apr 10, 2026
Situs address	1 OCEANS WEST BLVD 21B3 DAYTONA BEACH SHORES 32118	Yr Issued/Certificate #	2024 / 9253
Parcel owner	SKROCE BENITO SKROCE ZLATA 146 46 14TH AVE WHITESTONE, NY 11357	Date certificate issued	06/01/2024
		Deed application number	32040
Property description	See last page.	Account number	5327100121B3

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)
# 2024/9253	05/31/2024	3,914.55	525.20	4,439.75
			Part 2: Total*	**4,439.75**

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)
# 2025/9113	05/31/2025	4,081.09	6.25	261.87	4,349.21
				Part 3: Total*	**4,349.21**

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)	8,788.96
2.	Delinquent taxes paid by the applicant	0.00
3.	Current taxes paid by the applicant	2,611.90
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)	357.78
7.	**Total Paid** (Lines 1-6)	12,283.64

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: Jesse Treichel
Signature, Tax Collector or Designee

Volusia, Florida

Date 06/15/2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
8. Processing tax deed fee	0.00
9. Certified or registered mail charge	0.00
10. Advertising charge (see s. 197.542, F.S.)	0.00
11. Recording fee for certificate of notice	0.00
12. Sheriff's fees	0.00
13. Interest (see Clerk of Court Instructions, page 2)	0.00
14. **Total Paid** (Lines 8-13)	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	12,283.64
18. Redemption fee	6.25
19. Total amount to redeem	12,289.89

Sign here: _____ Date of sale

Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Legal information for 5327100121B3, 2023

Property description (continued from Page 1):

UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2
453 PG 0929 PER OR 6018 PG 3663

TDA #: 32040

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
5327100121B3	4590099	21B3-1 OCEANS WEST BLVD DAYTONA BEACH SHORES 32118

Legal Description

UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-9253	$153,054	No	No	Yes	No

Owner of Record on Current Tax Roll

BENITO SKROCE
ZLATA SKROCE

146 46 14TH AVE
WHITESTONE NY 11357

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: 05/20/2026 **Search covers** **20 years** **through:** 05/12/2026

Kinsey Ram
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
BENITO SKROCE AND ZLATA SKROCE 146-46 14TH AVE WHITESTONE NY 11357	Warranty Deed Bk:6018 Pg:3663	

Related Documents (for Reference)

Quit Claim Deed
Bk:5628 Pg:1197

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
OCEANS WEST ONE CONDOMINIUM ASSOCIATION, INC. 1 OCEANS WEST BLVD DAYTONA BEACH SHORES FL 32118-5924	Sunbiz COA	

Name & Address of Record	Document	Examiner Comments
MORRIS W GOODWIN, REGISTERED AGENT O/B/O OCEANS WEST ONE CONDOMINIUM ASSOCIATION, INC. 150 DUNDEE RD STE AB DAYTONA BEACH SHORES FL 32118	Sunbiz COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

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

File Number: 12192

03/05/2007 03:47 PM
Doc stamps 1435.00
(Transfer Amt $ 205000)
Instrument# 2007-052033 # 1
Book: 6018
Page: 3663
Diane M. Matousek
Volusia County, Clerk of Court

Warranty Deed

Made this February 28, 2007, by **Frank M. Brown and Noreene P. Brown, husband and wife,** hereinafter called the grantor, to **Benito Skroce and Zlata Skroce, husband and wife**, whose post office address is:
146-46 14TH Ave WHITESTONE N.Y. 11357
, hereinafter called the grantee:

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

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

Unit 21B3, Oceans West One Condominium, a Condominium, according to the map or plat thereof, as recorded in Map Book 38, Page 66 and Map Book 39, Page 12 and being further described in that certain Declaration of Condominium thereof, as recorded in Official Records Book 2453, Pages 929 through 993, inclusive, of the Public Records of Volusia County, Florida; together with an undivided interest or share in the common elements appurtenant thereto and any amendments thereto.

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

Parcel ID Number: 5327-10-01-21B3

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 Printed Name: Barbara J Meegan

Frank M. Brown (Seal)
Address:

Witness Printed Name: Lisa M. Demint

Noreene P. Brown (Seal)

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this February 28, 2007, by Frank M. Brown and Noreene P. Brown, husband and wife who have produced drivers license as identification.

Notary Public
Print Name:

My Commission Expires:

Barbara Meegan
MY COMMISSION # DD253755 EXPIRES
January 29, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

08/17/2005 10:27 AM
Doc stamps .70
(Transfer Amt $ 10)
Instrument# 2005-224165 # 1
Book: 5628
Page: 1197
Diane M. Matousek
Volusia County, Clerk of Court

Prepared By:
Surfside Title Services, Inc.
302 Dunlawton Avenue, Port Orange, Florida 32127
Parcel ID No: 5327-10-01-21B3

Quit Claim Deed

Made this August 9, 2005, A.D.by **Frank M. Brown, a married man, joined by Noreene P. Brown, his wife,** hereinafter called the grantor, to **Frank M. Brown and Noreene P. Brown, husband and wife,** whose post office address is: **6207 Oyster Bay Court, Bridgeville, PA 15017,** hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of $ TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Volusia County, Florida, viz:

Unit 21B3, Oceans West One Condominium, a condominium, according to the plat thereof recorded in Map Book 38, page 66 and Map Book 39, page 12 and being further described in that certain Declaration of Condominium recorded in Official Records Book 2453, page 929, of the Public Records of Volusia County, Florida, together with its undivided interest or share in the common elements, and any amendments thereto.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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:

Lisa M. deMint
Witness
Printed Name Lisa M. Demint

Frank M. Brown (Seal)
Frank M. Brown

Barbara Pane
Witness
Printed Name BARBARA PANE

Noreene P. Brown (Seal)
Noreene P. Brown

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this August 9, 2005, by **Frank M. Brown, a married man, joined by Noreene P. Brown, his wife,** who are personally known to me or who have produced drivers license as identification.

Lisa M. deMint
Notary Public
Print Name:
My Commission Expires:

Lisa M. Demint
MY COMMISSION # DD169951 EXPIRES
February 24, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Quit Claim Deed
Closers' Choice

Division of Corporations

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

Detail by Entity Name

Florida Not For Profit Corporation
OCEANS WEST ONE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	758519
FEI/EIN Number	59-2160308
Date Filed	05/27/1981
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/15/2022
Event Effective Date	NONE

Principal Address

1 OCEANS WEST BLVD
DAYTONA BEACH SHORES, FL 32118-5924

Changed: 01/12/2023

Mailing Address

1 OCEANS WEST BLVD
DAYTONA BEACH SHORES, FL 32118-5924

Changed: 01/12/2023

Registered Agent Name & Address

GOODWIN, MORRIS W
150 DUNDEE RD
STE AB
DAYTONA BEACH SHORES, FL 32118

Name Changed: 02/23/2026

Address Changed: 02/23/2026

Officer/Director Detail

Name & Address

Title Treasurer

Foster, Dale
1 OCEANS WEST BLVD
OFFICE
DAYTONA BEACH SHORES, FL 32118-5924

Title VP

Balch, Kris
1 OCEANS WEST BLVD
OFFICE
DAYTONA BEACH SHORES, FL 32118

Title President

Angel, Todd
1 OCEANS WEST BLVD
OFFICE
DAYTONA BEACH SHORES, FL 32118-5924

Title Director

HEROLD, CAROL
1 OCEANS WEST BLVD
OFFICE
DAYTONA BEACH SHORES, FL 32118

Title Secretary

KOWALSKI, TERESA
1 OCEANS WEST BLVD
OFFICE
DAYTONA BEACH SHORES, FL 32118

Annual Reports

Report Year	Filed Date
2025	01/21/2025
2025	05/28/2025
2026	02/23/2026

Document Images

02/23/2026 -- ANNUAL REPORT	View image in PDF format
05/28/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
01/21/2025 -- ANNUAL REPORT	View image in PDF format
01/17/2024 -- ANNUAL REPORT	View image in PDF format
01/12/2023 -- ANNUAL REPORT	View image in PDF format
08/15/2022 -- Amendment	View image in PDF format
05/25/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/22/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format

01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
10/25/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
10/09/2019 -- Reg. Agent Change	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- ANNUAL REPORT	View image in PDF format
01/28/2016 -- ANNUAL REPORT	View image in PDF format
02/25/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/06/2012 -- ANNUAL REPORT	View image in PDF format
07/08/2011 -- ANNUAL REPORT	View image in PDF format
02/15/2010 -- ANNUAL REPORT	View image in PDF format
01/23/2009 -- ANNUAL REPORT	View image in PDF format
02/15/2008 -- ANNUAL REPORT	View image in PDF format
02/12/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
03/24/2005 -- ANNUAL REPORT	View image in PDF format
08/27/2004 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
02/17/2003 -- ANNUAL REPORT	View image in PDF format
03/22/2002 -- ANNUAL REPORT	View image in PDF format
05/16/2001 -- ANNUAL REPORT	View image in PDF format
05/17/2000 -- ANNUAL REPORT	View image in PDF format
02/22/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
01/24/1997 -- ANNUAL REPORT	View image in PDF format
02/02/1996 -- ANNUAL REPORT	View image in PDF format
02/20/1995 -- ANNUAL REPORT	View image in PDF format

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

Property Summary

Alternate Key:	4590099
Parcel ID:	532710012183
Township-Range-Section:	15 - 33 - 27
Subdivision-Block-Lot:	10 - 01 - 2183
Owner(s):	SKROCE BENITO - TE - Tenancy in the Entirety - 100% SKROCE ZLATA - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	146 46 14TH AVE WHITESTONE NY 11357
Physical Address:	2183-1 OCEANS WEST BLVD, DAYTONA BEACH SHORES 32118
Building Count:	1
Neighborhood:	0221 - OCEANS WEST CONDO (5327-10)
Subdivision Name:	OCEAN WEST CONDO TRACT ONE
Property Use:	0400 - CONDOMINIUM
Tax District:	403-DAYTONA BEACH SHORES
2025 Final Millage Rate:	16.5683
Homestead Property:	No
Agriculture Classification:	No
Short Description:	UNIT 2183 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2 453 PG 0929 PER OR 6018 PG 3663

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:	$101,306	$153,054	$235,468
Land Value:	$0	$0	$0
Just/Market Value:	$101,306	$153,054	$235,468

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.

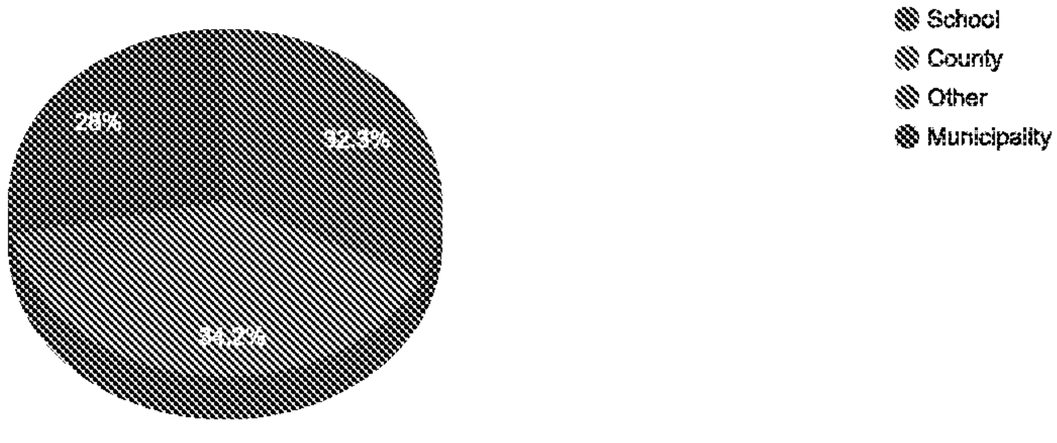
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$101,306	$101,306	$0	$101,306	1.5000	$151.96
0012	DISCRETIONARY	$101,306	$101,306	$0	$101,306	0.7480	$75.78
0011	REQ LOCAL EFFORT	$101,306	$101,306	$0	$101,306	3.0310	$307.06
0050	GENERAL FUND	$101,306	$101,306	$0	$101,306	3.2007	$324.25
0053	LAW ENFORCEMENT FUND	$101,306	$101,306	$0	$101,306	1.5994	$162.03
0055	LIBRARY	$101,306	$101,306	$0	$101,306	0.3697	$37.45
0520	MOSQUITO CONTROL	$101,306	$101,306	$0	$101,306	0.1573	$15.94
0530	PONCE INLET PORT AUTHORITY	$101,306	$101,306	$0	$101,306	0.0660	$6.69
0058	VOLUSIA ECHO	$101,306	$101,306	$0	$101,306	0.2000	$20.26
0057	VOLUSIA FOREVER	$101,306	$101,306	$0	$101,306	0.2000	$20.26
0065	FLORIDA INLAND NAVIGATION DISTRICT	$101,306	$101,306	$0	$101,306	0.0270	$2.74
0100	HALIFAX HOSPITAL AUTHORITY	$101,306	$101,306	$0	$101,306	0.7019	$71.11
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$101,306	$101,306	$0	$101,306	0.1793	$18.16
0240	DAYTONA BEACH SHORES	$101,306	$101,306	$0	$101,306	4.5880	$464.79
						16.5683	$1,678.47

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$1,678.47
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$1,678.47**
Estimated Tax Amount without SOH/10CAP ⓘ	$1,678.47

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2025	$0	$153,054	$153,054	$153,054	$0	$153,054	$0
2024	$0	$235,468	$235,468	$219,485	$0	$219,485	$0
2023	$0	$239,575	$239,575	$199,532	$0	$199,532	$0
2022	$0	$181,393	$181,393	$181,393	$0	$181,393	$0
2021	$0	$170,577	$170,577	$165,197	$0	$165,197	$0
2020	$0	$150,179	$150,179	$150,179	$0	$150,179	$0
2019	$0	$153,328	$153,328	$143,772	$0	$143,772	$0
2018	$1	$147,852	$147,853	$130,702	$0	$130,702	$0
2017	$1	$103,496	$137,995	$118,820	$0	$118,820	$0

Land Data

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

Building(s) - Residential

Card (Bldg) #: 1

Style:		**# Stories:**		**2 Fixture Baths:**	0
Description:	-	**# Bedrooms:**	1	**3 Fixture Baths:**	1
Quality Grd:		**Floor Type:**	-	**4 Fixture Baths:**	
Arch Design:		**Wall Type:**	-	**5 Fixture Baths:**	
Year Built:	1983	**Exterior Wall:**	-	**6 Fixture Baths:**	
Total SFLA:	1,010	**Foundation:**	-	**7 Fixture Baths:**	
HVAC:	-	**Roof Cover:**	-	**Add'l Fixtures:**	
Heat Method:	-	**Roof Type:**	-		
Heat Source:	-	**FPL:**	/ /		

Total Building Value: $101,306

Residential Condo/Villa Data

Type: 01 - 1BD/1BTH 3 & 6 STACK
Level: 21
View: NW
Complex #: 022101 - OCEANS WEST ONE (5327-10)

Miscellaneous Improvement(s)

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

Sales History

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

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
6018 / 3663	2007052003	02/28/2007	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$205,000
5628 / 1197	2005226195	08/09/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	$100
4718 / 0788	2001152358	07/15/2001	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$95,000
4453 / 0125	1999138113	06/15/1999	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$79,500
4397 / 1381	1999028818	01/15/1999	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$10
4195 / 1666	1997086198	04/15/1997	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$78,500
2756 / 1301		11/15/1985	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$89,900

Property Description

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

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
UNIT 2183 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663	403	15 - 33 - 27	10 - 01 - 2183	30-JUN-83

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
04/29/2025	25-0511	CHANGE OUT 2 TON SPLIT SYSTEM	$6,250
03/04/2010	2010-55		$3,155

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 5327100121B3
Tax Deed #: 32040
Situs Address: 1 OCEANS WEST BLVD 21B3

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, CA 07101-3411

Owner on Current Tax Roll
(1) SKROCE BENITO
SKROCE ZLATA
146 46 14TH AVE
WHITESTONE, NY 11357

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) MORRIS W GOODWIN, REGISTERED AGENT O/B/O OCEANS WEST ONE CONDOMINIUM ASSOCIATION, INC. Other Party
150 DUNDEE RD STE AB
DAYTONA BEACH SHORES, FL
32118

(3) OCEANS WEST ONE CONDOMINIUM ASSOCIATION, INC. Other Party
1 OCEANS WEST BLVD
DAYTONA BEACH SHORES, FL
32118-5924

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

(4) BENITO SKROCE AND ZLATA SKROCE
146-46 14TH AVE
WHITESTONE, NY 11357

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

Pearson, Samantha

From: Jessica Treichel <jtreichel@volusiatax.gov>
Sent: Monday, June 15, 2026 4:09 PM
To: taxdeeds
Subject: CERTIFICATE # 9253-24

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 #9253-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

SKROCE BENITO
SKROCE ZLATA
146 46 14TH AVE
WHITESTONE, NY 11357

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

SKROCE BENITO
SKROCE ZLATA ADV
146 46 14TH AVE
WHITESTONE, NY 11357

SITUS ADDRESS

(5) SN (VOL)

1 OCEANS WEST BLVD 21B3, DAYTONA BEACH SHORES, 32118

SKROCE BENITO
SKROCE ZLATA

Thanks
Jesse

Sincerely,
Jesse Treichel
Tax Office Branch Manager
Office of Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
Ext. 12310

(386) 736-5938

Web: volusiatax.gov

Pay online at: volusiatax.gov/online

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

June 18, 2026

Payment Due: July 20, 2026

FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

RE: CERTIFICATE NUMBER: **9253-24**
PARCEL ID NUMBER: **5327100121B3**

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]		66.30
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		40.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		1.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		10.00
Clerk of Court Certificate [per Sect. 28.24]		7.00
Notice for Newspaper [per Sect. 28.24]		7.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02]		88.20
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**423.00**

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.: **9253-24**
AMOUNT ENCLOSED: **$423.00**

Applicant's Name & Address:
FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

CL-0142-1910

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

CERTIFICATE NO.: 9253-24
AMOUNT ENCLOSED: $423.00

Applicant's Name & Address:
FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

CL-0142-1910

CLERK OF THE CIRCUIT COURT VOLUSIA CTY. FL
CC 40
2026 JUL -6 PM 2:17
FILED

MAKE CHECK PAYABLE TO:
Clerk of the Circuit Court

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

Applicant's Deposit

CERTIFICATE NUMBER: 9253-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$ 60.00
Postage	(PO)	66.30
Advertising Fee	(ADVER)	56.00
Sheriff's Fee	(SOFEE)	40.00
Sheriff's Return Postage Fee	(PO)	1.00
Record Proof of Publication Fee	(TDPP)	10.00
Clerk of Court Certificate	(TDCER)	7.00
Notice for Newspaper	(TDNN)	7.00
Recorded Notice of Application Fee	(TDREC)	10.00
Recording Fee for Tax Deed	(TDREC)	8.50
Recording Fee for Tax Deed	(TDESC)	-
Documentary Stamp Tax	(TDAUC)	88.20
Electronic Auction Fee		69.00
TOTAL DEPOSIT		$ 423.00

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/7/2026 12:33 PM
Receipt: 303131869 Drawer: 154941

FIG 20 LLC FIG 20 LLC FBO SEC PTY
Operator: bpoitras

Instrument #: 2026121495 Type: NO
Book #: 8875 Page #: 1725 Time: 12:33 PM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
6630 Postage - $0.01 $66.30
5600 Advertising Fee - $0.01 $56.00
4000 Sheriffs Fee/Tax Deed - $0.01 $40.00
100 Postage - $0.01 $1.00
1 Tax Deed Proof of Pub / Cert Mail Recor
d - $10.00 $10.00
1 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
8820 Tax Deed Deposit Escrow Doc Stamps o
nly - $0.01 $88.20
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT#9253-24 / FIG 20 LLC FIG 20 LLC FBO
SEC PTY

Subtotal: $423.00
Sales Tax: $0.00
Due: $423.00

CHK# 28888 $423.00

7/7/2026 12:33:29 PM
Instrument# 2026121495 1 page
Book: 8875 Page: 1725
Electronically Recorded By
Volusia County Clerk of the Court

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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. **9253-24** Year of Issuance **JUNE 1, 2024**

Description of Property **5327100121B3**
UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663

Name in which assessed **SKROCE BENITO SKROCE ZLATA**

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

Dated 7/7/2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW
S LABAW
Deputy Clerk

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

AUGUST 27, 2026

CL-0403-1810

To:
Property Appraiser - County of Volusia

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

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

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

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

7-28-26 Updated and checked SZ

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

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

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

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

To:
Property Appraiser - County of Volusia

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

Date: 7/27/2026

Pages: 4

Completed by: Laura Huff

Date: 07/28/2026

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

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

7-28-26 NO Changes SH

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

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

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

12075-24	950400000016	NO ✓	$186,176

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

WARNING

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

TAX DEED CERTIFICATE NO.: 9253-24

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.

SKROCE BENITO SKROCE ZLATA
146 46 14TH AVE
WHITESTONE NY 11357

DATED THIS 7TH DAY OF AUGUST, 2026.

9253-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **9253-24** Name in which assessed: **SKROCE BENITO SKROCE ZLATA**
Description of Property: **Parcel # 5327100121B3 UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$13,174.09**
OPENING BID AMOUNT: $13,150.84

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.: **9253-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,174.09***

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

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

SKROCE BENITO SKROCE ZLATA
146 46 14TH AVE
WHITESTONE NY 11357

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 0262 9746 86

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

Postage

DELAND, FL
AUG 07 2026
USPS-32724

Postmark Here

SKROCE BENITO SKROCE ZLATA
146 46 14TH AVE
WHITESTONE NY 11357

9253-24 SEPTEMBER 29, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

SKROCE BENITO SKROCE ZLATA
146 46 14TH AVE
WHITESTONE NY 11357

9253-24 SEPTEMBER 29, 2026

9590 9402 9194 4225 3995 73

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

9589 0710 5270 2630 9146 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FL
2026 SEP 29 AM 8:20
FILED

3. Service Type

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

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

WARNING

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TAX DEED CERTIFICATE NO.: 9253-24

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MORRIS W GOODWIN REGISTERED AGENT O/B/O
OCEANS WEST ONE CONDOMINIUM ASSOCIATION INC
150 DUNDEE RD STE AB
DAYTONA BEACH SHORES FL 32118

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

9253-24 SEPTEMBER 29, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Description of Property: **Parcel # 5327100121B3 UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$13,174.09**
OPENING BID AMOUNT: $13,150.84

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Certificate No.: **9253-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,174.09***

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

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

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]

MORRIS W GOODWIN REGISTERED AGENT O/B/O OCEANS WEST ONE CONDOMINIUM ASSOCIATION INC
150 DUNDEE RD STE AB
DAYTONA BEACH SHORES FL 32118

CL-0917-2101

9589 0710 5270 0146 2630 93

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

Postage

DELAND FL AUG 07 2026 USPS-32724

Postmark Here

MORRIS W GOODWIN REGISTERED AGENT
O/B/O OCEANS WEST ONE CONDOMINIUM
ASSOCIATION INC
150 DUNDEE RD STE AB
DAYTONA BEACH SHORES FL 32118

9253-24 SEPTEMBER 29, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

Article Addressed to:

MORRIS W GOODWIN REGISTERED AGENT
O/B/O OCEANS WEST ONE CONDOMINIUM
ASSOCIATION INC
150 DUNDEE RD STE AB
DAYTONA BEACH SHORES FL 32118

9253 SEPTEMBER 29, 2026

9590 9402 9194 4225 3995 66

Transfer from service label)

9589 0710 5270 2630 9146 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Sara Dean ☐ Agent ☐ Addressee

B. Received by (Printed Name) Sara Dean

C. Date of Delivery 9/11/26

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

SEP 29 AM 8:30

FILED

3. Service Type

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

ail
ail Restricted Delivery

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

WARNING

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

TAX DEED CERTIFICATE NO.: 9253-24

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.

OCEANS WEST ONE CONDOMINIUM ASSOCIATION INC
1 OCEANS WEST BLVD
DAYTONA BEACH SHORES FL 32118-5924

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

9253-24 SEPTEMBER 29, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **9253-24** Name in which assessed: **SKROCE BENITO SKROCE ZLATA**
Description of Property: **Parcel # 5327100121B3 UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$13,174.09**
OPENING BID AMOUNT: $13,150.84

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.: **9253-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,174.09***

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

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

OCEANS WEST ONE CONDOMINIUM ASSOCIATION INC
1 OCEANS WEST BLVD
DAYTONA BEACH SHORES FL 32118-5924

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 2630 9147 04

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

DELAND, FL POST OFFICE
AUG 07 2026
USPS-32724

Postmark Here

OCEANS WEST ONE CONDOMINIUM
ASSOCIATION INC
1 OCEANS WEST BLVD
DAYTONA BEACH SHORES FL 32118-5924

9253-24 SEPTEMBER 29, 2026

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

OCEANS WEST ONE CONDOMINIUM
ASSOCIATION INC
1 OCEANS WEST BLVD
DAYTONA BEACH SHORES FL 32118-5924

9253-24 SEPTEMBER 29, 2026



9590 9402 9194 4225 3995 59

9589 0710 5270 2630 9147 09

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X R Kiesel ☐ Agent ☒ Addressee

B. Received by *(Printed Name)* R. Kiesel C. Date of Delivery 10/16/26

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

3. Service Type

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

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

WARNING

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BENITO SKROCE AND ZLATA SKROCE
146-46 14TH AVE
WHITESTONE NY 11357

DATED THIS 7TH DAY OF AUGUST, 2026.

9253-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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Certificate No.: **9253-24** Name in which assessed: **SKROCE BENITO SKROCE ZLATA**
Description of Property: **Parcel # 5327100121B3 UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663.**

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$13,174.09**
OPENING BID AMOUNT: $13,150.84
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Certificate No.: **9253-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,174.09***

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

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

BENITO SKROCE AND ZLATA SKROCE
146-46 14TH AVE
WHITESTONE NY 11357

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 0147 46

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

DELAND, FL
AUG 07 2026
USPS 32724
Postmark Here

To
BENITO SKROCE AND ZLATA SKROCE
146-46 14TH AVE
WHITESTONE NY 11357

Se

St 9253-24 SEPTEMBER 29, 2026

Ci

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

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- 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:

BENITO SKROCE AND ZLATA SKROCE
146-46-14TH AVE
WHITESTONE [illegible]57

9253-24 SEPTEMBER 29, 2026

9590 9402 9194 4225 3995 42

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

9589 0710 5270 2630 9147 16

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

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

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

3. Service Type

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

RECEIVED
OCT 14 2026
AM 8:20
THE CIRCUIT
QUEENS

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

WARNING

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SKROCE BENITO SKROCE ZLATA
1 OCEANS WEST BLVD 21B3
DAYTONA BEACH SHORES FL 32118

DATED THIS 7TH DAY OF AUGUST, 2026.

9253-24 SEPTEMBER 29, 2026

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

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LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

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OPENING BID AMOUNT: $13,150.84

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Certificate No.: **9253-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,174.09***

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

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SKROCE BENITO SKROCE ZLATA
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DAYTONA BEACH SHORES FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 0146 9147 23

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

DELAND, FL
AUG 07 2026
USPS-32724

Postmark Here

SKROCE BENITO SKROCE ZLATA
1 OCEANS WEST BLVD 21B3
DAYTONA BEACH SHORES FL 32118

9253-24 SEPTEMBER 29, 2026

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

CERTIFIED MAIL®

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

TAX DEED DEPT

9589 0710 5270 2630 9147 23

ORLANDO FL 328
26 AUG 2026 PM 3

FIRST-CLASS

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

FILED
2026 AUG 25 PM 12:08
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY. FL
CC 49

SKROCE BENITO SKROCE ZLATA
1 OCEANS WEST BLVD 21B3
DAYTONA BEACH SHORES FL 32118

9253-24 SEPTEMBER 29, 2026

NIXIE 326 FE 1 08/25/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *0374-07357-08-41

32721-6043
9218-795123

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

TAX DEED DEPT

FIRST-CLASS
NONAUTO
PRSRT LTR

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

FILED
2026 AUG 17 AM 8:42
CLERK OF THE CIRCUIT COURT
& CTY. COURT VOLUSIA
CC 40

SKROCE BENITO SKROCE ZLATA
1 OCEANS WEST BLVD 21B3
DAYTONA BEACH SHORES FL 32118

9253-24 SEPTEMBER 29, 2026

UTF

147 32MZEN6043

NIXIE 326 FE 1270 08/15/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32721604343 *2091-06811-15-01

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

July 29, 2026

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

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

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

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

Send all Return of Services to:

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

Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S LABAW

S LABAW
Deputy Clerk

The following titleholder(s) require Service of Process:

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

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

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

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 9253-24

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SKROCE BENITO SKROCE ZLATA
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DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

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Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$13,174.09**
OPENING BID AMOUNT: $13,150.84

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DAYTONA BEACH SHORES FL 32118

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MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101



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 #:
26017313

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: SKROCE BENITO SKROCE ZLATA

 # ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	9/29/2026	9:00 AM	9253-24

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

WARN/NOT OF APPLICATION OF TAX DEEDS/

On the 10th day of August, 2026 at 8:20 AM, and that I served the same on the 11th day of August, 2026, at the hour of 8:57 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	SKROCE BENITO SKROCE ZLATA	**TITLE:**	
PARTY DESCRIPTION			
PERSON SERVED:		**TITLE:**	

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

FILED
2026 AUG 18 AM 11:10
CLERK OF THE CIR
& CTY. COURT VOLUSIA
CC 40

ADDRESS SERVED:	1 OCEANS WEST BLVD 21B3 DAYTONA BEACH SHORES, FL 32118		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Kowolchuk, Robert 8949

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

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

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

DATE: 8/12/2026
ENTRD BY: KONEAL

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

2401313

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 9253-24

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

SKROCE BENITO SKROCE ZLATA
1 OCEANS WEST BLVD 21B3
DAYTONA BEACH SHORES FL 32118

9253-24 SEPTEMBER 29, 2026

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:20

NOTICE IS HEREBY GIVEN, that **FIG 20 LLC FIG 20 LLC FBO SEC PTY** 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.: **9253-24** Name in which assessed: **SKROCE BENITO SKROCE ZLATA**
Description of Property: **Parcel # 5327100121B3 UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663.**

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

CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA
2026 AUG 8 AM 11:20
FILED

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

CIRCUIT COURT CLERK SUUM CUIQUE VOLUSIA COUNTY, FLORIDA

REDEMPTION AMOUNT: **$13,174.09**
OPENING BID AMOUNT: $13,150.84

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.: **9253-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$13,174.09***

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

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

SKROCE BENITO SKROCE ZLATA
1 OCEANS WEST BLVD 21B3
DAYTONA BEACH SHORES FL 32118

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

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

Attn: Tax Deed Division

September 23, 2026

FIG 20 LLC FIG 20 LLC FBO SEC PTY
PO BOX 12225
NEWARK CA 07101-3411

RE: CERTIFICATE NO.: **9253-24**

REFUND OF DEPOSIT

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

Recording Affidavit of Publication [Sect 197.512(3) & 28.24]		10.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02].....	$	88.20
TOTAL AMOUNT OF REFUND	**$**	**106.70**

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

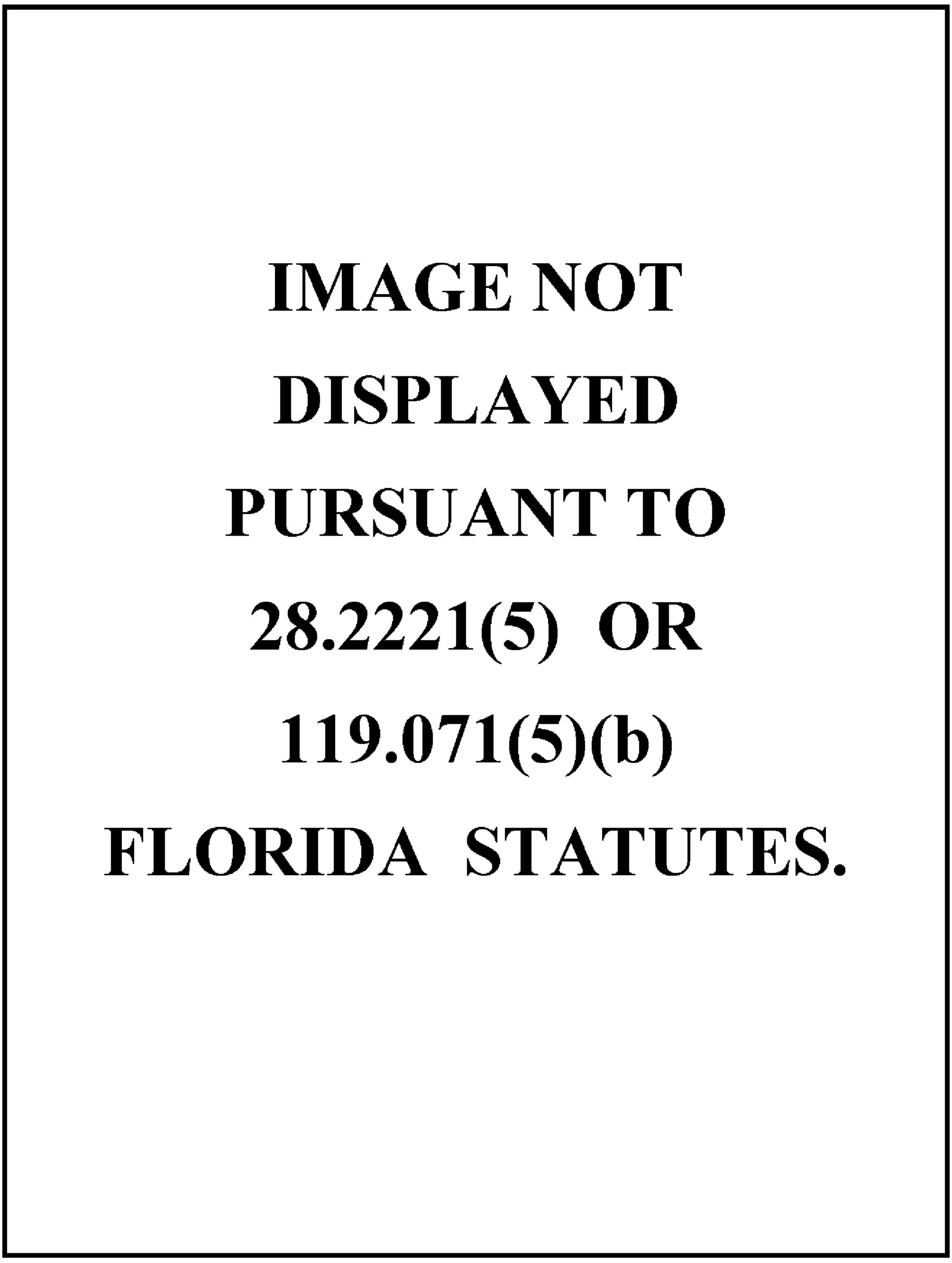
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: B Poitras

B POITRAS
DEPUTY CLERK

CL-0205-2101


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

STATE OF FLORIDA
COUNTY OF VOLUSIA

CERTIFICATE NO. 9253-24

CERTIFICATE OF MAILING

I, LAURA E. ROTH, Clerk of the Circuit Court in and for the State and County aforesaid, do hereby certify that on 7TH of AUGUST AD, 2026, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

SKROCE BENITO SKROCE ZLATA	at	146 46 14TH AVE, WHITESTONE NY 11357,
MORRIS W GOODWIN REGISTERED AGENT O/B/O OCEANS WEST ONE CONDOMINIUM ASSOCIATION INC	at	150 DUNDEE RD STE AB, DAYTONA BEACH SHORES FL 32118,
OCEANS WEST ONE CONDOMINIUM ASSOCIATION INC	at	1 OCEANS WEST BLVD, DAYTONA BEACH SHORES FL 32118-5924,
BENITO SKROCE AND ZLATA SKROCE	at	146-46 14TH AVE, WHITESTONE NY 11357,
SKROCE BENITO SKROCE ZLATA	at	1 OCEANS WEST BLVD 21B3, DAYTONA BEACH SHORES FL 32118,

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

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
By: S Pearson
Samantha Pearson
Deputy Clerk

The Beacon
PUBLISHED WEEKLY
State of Florida
COUNTY OF VOLUSIA SS

Before the undersigned authority personally appeared Barb Shepherd, who on oath says that he/she is the Legal Advertising Representative of The Beacon, a weekly newspaper published at DeLand, in Volusia County, Florida; that the attached copy of advertisement, being a Tax Deed in the matter of Certificate #9253-24 in the Circuit Court, was published in said newspaper, in the issue(s) of

August 27, September 3, 10 & 17, 2026

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

Barb Shepherd

Sworn to and subscribed before me this 17th day of September, 2026,

Melodie W. Robinson

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

(SEAL)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that FIG 20 LLC FIG 20 LLC FBO SEC PTY 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. 9253-24
Year of Issuance: JUNE 1, 2024
Description of Property: Parcel # 532710012 1B3 UNIT 21B3 OCEANS WEST ONE CONDO MB 38 PGS 66-71 INC PER OR 2453 PG 0929 PER OR 6018 PG 3663
Name in which assessed: SKROCE BENITO SKROCE ZLATA

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

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

Dated this 7TH day of AUGUST, 2026.

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

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

August 27, September 3, 10 & 17, 2026