Date Printed: 9/16/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

9687-24	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	$	2,043.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,224.54
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		3,793.45
7. Total Interest Accrued by Tax Collector		113.80
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]		39.78
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		4,238.03
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		185.59
19. Total of Lines 17 & 18		4,423.62
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*	$	4,446.87

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

PAYOFF GOOD THROUGH: 9/24/2026

Redemption Date 9/16/26

Name & Address Garvey Garrett Vanceray
85 Freemont Ave #204
Daytona Beach, FL 32114

Created by: DB JM

CL-0922-2301

4796215

9/16/2026 4:06:40 PM
Instrument# 2026169420 1 page
Book: 8905 Page: 1684
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: **252**

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

Certificate No. **9687-24** Year of Issuance **JUNE 1, 2024**

Description of Property **5339A7002040**
UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104

Name in which assessed **GARVEY GARRETT VANCERAY**

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: S PEARSON

S PEARSON
Deputy Clerk

Dated: 9/16/2026

CL-0404-1810

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 9/16/2026 4:06 PM
Receipt: 303171389 Drawer: 155735

TAX DEEDS DELAND

Operator: spearson

Instrument #: 2026169420 Type: RE
Book #: 8905 Page #: 1684 Time: 4:06 PM
Recording Fee: $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
CERT#9687-24 / 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: 9/16/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

9687-24	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	$	2,043.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,224.54
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		3,793.45
7. Total Interest Accrued by Tax Collector		113.80
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]		39.78
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		4,238.03
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		185.59
19. Total of Lines 17 & 18		4,423.62
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*	**$**	**4,446.87**

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

PAYOFF GOOD THROUGH: 9/24/2026

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 8/11/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

9687-24 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	$	2,043.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,224.54
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		3,793.45
7. Total Interest Accrued by Tax Collector		113.80
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]		39.78
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		4,238.03
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		185.59
19. Total of Lines 17 & 18		4,423.62
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*	**$**	**4,446.87**

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

PAYOFF GOOD THROUGH: 8/18/2026

Redemption Date: _____

Name & Address: _____

_____

_____

Created by:

_____

CL-0922-2301

Date Printed: 7/13/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET
Payoff Before Set Sale Date

9687-24 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		$	2,043.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		$	-
3. Total of Current Taxes Paid by Tax Deed Applicant		$	1,224.54
4. Property Information Report Fee		$	300.00
5. Tax Deed Application Fee		$	225.00
6. Total Interest Accrued by Tax Collector		$	113.80
7. Total (Lines 1-6)		$	3,907.25
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]		$	56.90
13. Total of Lines 7-10		$	4,051.15
14. Tax Collector's Redemption Fee		$	6.25
15. TOTAL AMOUNT TO REDEEM*		**$**	**4,057.40**

This payoff good through 7/20/2026

SL

Redemption Date: _____

Name & Address: _____

_____

_____

Accepted by:

_____

CL-0924-2101

Date Printed: 7/22/2026

TAX COLLECTOR'S CERTIFICATION WORKSHEET

9687-24 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	$	2,043.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant		-
3. Total of Current Taxes Paid by Tax Deed Applicant		1,224.54
4. Property Information Report Fee		300.00
5. Tax Deed Application Fee		225.00
6. Total Certified By Tax Collector to Clerk of Court		3,793.45
7. Total Interest Accrued by Tax Collector		113.80
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]		39.78
11. Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)]		80.00
13. Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
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		4,238.03
18. Interest Computed by Clerk of Courts [per Sect. 197.542]		185.59
19. Total of Lines 17 & 18		4,423.62
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*	**$**	**4,446.87**
24. _____		-
25. Amount to Add if Homestead Property [per Sect. 197.502(6)c]		54,532.00
26. Total of Lines 19, 24 & 25.....		58,955.62
27. MINIMUM BID AMOUNT (required for public auction)*	**$**	**58,955.62**

***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. **9687-24** Year of Issuance **JUNE 1, 2024**

Description of Property **Parcel # 5339A7002040 UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104**

Name in which assessed **GARVEY GARRETT VANCERAY**

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 #: 5339A7002040
Tax Deed #: 32080
Situs Address: 85 FREMONT AVE 204

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
GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH, FL 32114

Billing Address on Current Tax Roll

Additional Parties, Per Search
STEVEN THOMAS, REGISTERED AGENT O/B/O BEACH CLUB SOUTH CONDOMINIUM ASSOCIATION, INC. — Other Party
85 FREMONT AVE BCS
DAYTONA BEACH, FL 32114

GARRETT VANCEROY GARVEY — Title Holder
3561 FOREST BRANCH DR APT D
PORT ORANGE, FL 32129

Certified By:

Will Roberts, CFC

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

Tax Collector or Authorized Designee

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

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, CA 07101-3411	Application date	Apr 10, 2026
Situs address	85 FREMONT AVE 204 DAYTONA BEACH 32114	Yr Issued/Certificate #	2024 / 9687
Parcel owner	GARVEY GARRETT VANCERAY 85 FREMONT AVE #204 DAYTONA BEACH, FL 32114	Date certificate issued	06/01/2024
		Deed application number	32080
Property description	See last page.	Account number	5339A7002040

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)
# 2024/9687	05/31/2024	277.61	37.25	314.86
			Part 2: Total*	**314.86**

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)
# 2025/9538	05/31/2025	1,625.92	6.25	96.88	1,729.05
				Part 3: Total*	**1,729.05**

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,043.91
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,224.54
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)	113.80
7. **Total Paid** (Lines 1-6)	3,907.25

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)	54,532.00
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)	58,439.25
18. Redemption fee	6.25
19. Total amount to redeem	3,913.50

Sign here: _____ Date of sale

Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

Property description (continued from Page 1):

UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PE
R OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER
OR 7441 PG 3651 PER OR 8396 PG 4104

UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PE
R OR 3998 PG 2517 & OR 4981 PG 2302 PER (Full legal attached.)

TDA #: 32080

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
5339A7002040	4796215	85 FREMONT AVE 204 DAYTONA BEACH 32114

Legal Description

39-15-33 UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104

Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2024-9687	$109,064	Yes	No	Yes	No

Owner of Record on Current Tax Roll
GARRETT VANCERAY GARVEY

85 FREMONT AVE #204
DAYTONA BEACH FL 32114

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
GARRETT VANCEROY GARVEY 3561 FOREST BRANCH DR APT D PORT ORANGE FL 32129	Quit Claim Deed Bk:8396 Pg:4104	Garrett Vanceroy Garvey a/k/a Garrett Vanceray Garvey

Related Documents (for Reference)

Warranty Deed
Bk:5116 Pg:960

Quit Claim Deed
Bk:6510 Pg:4429

Quit Claim Deed
Bk:7441 Pg:3651

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
STEVEN THOMAS, REGISTERED AGENT O/B/O BEACH CLUB SOUTH CONDOMINIUM ASSOCIATION, INC. 85 FREMONT AVE BCS DAYTONA BEACH FL 32114	Sunbiz COA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type
Property Appraiser

4/24/2023 9:48:08 AM Instrument #2023080766 #1 Book:8396 Page:4104
Doc Stamps $0.70 Transfer Amt $10.00

Prepared By:
Christina Tyrrell Marks
3561 Forest Branch Drive
Apt. D
Port Orange FL 32129

Return To:
Garrett Garvey
3561 Forest Branch Drive
Apt. D
Port Orange FL 32129

Quitclaim Deed

RECORDING REQUESTED BY Beth Tyrrel Forster
AND WHEN RECORDED MAIL TO:
Garrett Vanceroy Garvey, Grantee(s)
3561 Forest Branch Drive, Apt. D
Port Orange, FL 32129
Consideration: $ No Consideration
Property Transfer Tax: $ 0.00
Assessor's Parcel No.: 5339A7002040
PREPARED BY: Christina Tyrrel Marks certifies herein that he or she has prepared this Deed.

Christina Tyrrel Marks — Signature of Preparer
4/19/2023 — Date of Preparation
Christina Tyrrel Marks — Printed Name of Preparer

THIS QUITCLAIM DEED, executed on April 19th, 2023 in the County of Volusia, State of Florida
by Grantor(s), Beth Tyrrel Forster,
whose post office address is 85 Fremont Ave. #204 Daytona Bch, FL, 32114
to Grantee(s), Garrett Vanceroy Garvey,
whose post office address is 3561 Forest Branch Dr, Apt. D Port Orange, FL 32129

WITNESSETH, that the said Grantor(s), Beth Tyrrel Forster,
for good consideration and for the sum of Zero dollars Zero cents
($ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

Exhibit "A"

Unit 204 Beach Club South Condo per or 2679 PGS 46-91 Inc PE
R or 3998 PG 2517 & OR 4981 PG 2302 Per Or 6510 PG 4429 Per or 7441 PG 3651

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Volusia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Volusia

On 4-19-2023, before me, Falon Jones, a notary public in and for said state, personally appeared, Beth Forster

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID FL DL

(Seal)

FALON M. JONES
Commission # HH 345494
Expires June 27, 2023

07/16/2003 09:41 AM
Doc stamps 455.00
(Transfer Amt $ 65000)
Instrument# 2003-170347
Book: 5116
Page: 960

Prepared by
Danie Bennett, an employee of
First American Title Insurance Company
870 Sun Drive, Suite 1072
Lake Mary, Florida 32746
(407) 321-5449

Return to: Grantee

File No.: 2022-236686-0716

WARRANTY DEED

This indenture made on **Nineteenth day of May, 2003** A.D., by

Beverley Westgaard and William Birthrong and Wendy Birthrong

whose address is: , 870 S. Sun Dr., Lake Mary, FL 32746
hereinafter called the "grantor", to

Beth T. Forster

whose address is: **85 Fremont, #24, Daytona Beach, FL 32118**
hereinafter called the "grantee:
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)
Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Volusia** County, **Florida**, to-wit:

Unit #204, of BEACH CLUB SOUTH CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2679, Page 46, and all valid amendments thereto, of the Public Records of Volusia County, Florida; Together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium, as recorded, exemplified, referred to and set forth in said Declaration of Condominium and exhibits thereto.

Parcel Identification Number: **5339-A7-00-2040**
Subject to covenants, conditions, restrictions and easements of record and taxes for the current year.

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

of Court

Book: 5116
Page: 961
Diana M. Matousek
Volusia County, Clerk

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

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

Beverly Westgaard
Beverley Westgaard

William Birthrong
William Birthrong

aka: Beverly Ingham

Wendy Bush by Beverly Westgaard as her attorney in fact
Wendy Birthrong

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Dawn Bennett

Witness Signature

Print Name: Heather Clippard

State of **Florida**

County of **Seminole**

The Foregoing Instrument Was Acknowledged before me on **May 19, 2003**, by **Beverley Westgaard and William Birthrong and Wendy Birthrong**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Notary Print Name

My Commission Expires:

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES
March 4, 2005
#CC 000065
Printed thru Notary Public Underwriters

QUIT CLAIM DEED **RAMCO FORM 8**

Return to: (enclose self-addressed stamped envelope)

Name: Christina Marks

Address: 204 Ontario Ct,
Daytona Bch, Fl 32114

This Instrument Prepared by:

Name: Paula H. Luckey

Address: 5455 Sweetwater Terr. Cir.
Tampa, Fl 33634

Property Appraisers Parcel Identification

Folio Number(s):

Grantee[s] S.S. # (s)

08/31/2010 12:10 PM
Doc stamps .70
(Transfer Amt $ 10)
Instrument# 2010-159110 # 1
Book: 6510
Page: 4429
Diane M. Matousek
Volusia County, Clerk of Court

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

This Quit Claim Deed, *Executed the* 30th *day of* August 2010 (Date), *by* Beth T. Forster, *first party, to* Christina T Marks, *whose post office address is* 204 Ontario Ct., Daeytona Bch, FL 32114 *second party.*

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

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

85 Fremont Ave, #204, Daytona Bch, Fl 32114
Unit 204 Beach Club South Condo
Per OR 2679 PG 46 Per OR 3998
PG 2517 + OR 4981 PG 2302

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 first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Aaron C. Kennedy
Printed Name

Witness Signature (as to first Grantor)

Antwaneisa Harris
Printed Name

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

Aaron C. Kennedy
Printed Name

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

Antwaneisa Harris
Printed Name

by Paula H. Luckey

Beth T. Forester L.S.
Grantor Signature

Beth T. Forster
Printed Name

85 Fremont Ave #204
Post Office Address Daytona Bch, Fl 32114

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

Christina Marks
Printed Name

204 Ontario Court Daytona, FL 32114
Post Office Address

STATE OF Florida)
COUNTY OF Volusia)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Beth T. Forester & Christina Marks FW personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that ~~both~~ are executed the same, and an oath was not taken. (Check one:) ☑ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____

NOTARY RUBBER STAMP SEAL

FALON WATERS
Commission DD 689492
Expires June 27, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official seal in the County and State last aforesaid this 30th day of ~~August~~, 2010 (Date)

Notary Signature

Falon Waters
Printed Name

©Form Design, Seminole Paper & Printing Co., Inc., 1994

11 02 95

8/28/2017 10:39:56 AM Instrument #2017169480 #1 Book:7441 Page:3651 Laura E. Roth, Volusia County Clerk of Court
Doc Stamps $0.70 Transfer Amt $10.00

QUIT CLAIM DEED **RAMCO FORM 8**

Return to: (enclose self-addressed stamped envelope)

Name: Beth T. Forster

Address: 85 Fremont Ave #204 Daytona Bch, FL 32114

This Instrument Prepared by:

Name:

Address:

Property Appraisers Parcel Identification 5339A7002040

Folio Number(s):

Grantee[s] S.S. # (s)

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

This Quit Claim Deed, *Executed the* 23 *day of* August 2017 (Date), *by* Christina T. Marks, *first party, to* Beth Forster *whose post office address is* 85 Fremont Ave. #204 Daytona Beach, FL 32114 *second party.*

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

Witnesseth, *That the first party, for and in consideration of the sum of $* 1.00, *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Volusia County, *State of* FL, *to-wit:*

transfer property back to my mother, Beth T. Forster.
Unit 204 Beach Club South Condo per OR 2679 pgs 46-91 inc per OR 3998 pg 2517 & OR 4981 etc.

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 first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

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

Signed, sealed and delivered in the presence of:

Miranda Thurber
Witness Signature (as to first Grantor)

Miranda Thurber
Printed Name

Joan Schlaver
Witness Signature (as to first Grantor)

Joan Schlaver
Printed Name

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

Printed Name

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

Printed Name

Christina Marks
Grantor Signature

Christina Marks
Printed Name

1174 Lavonne Dr.
Daytona Beach, FL 32114
Post Office Address

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

STATE OF Florida)
COUNTY OF Volusia)

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

NOTARY RUBBER STAMP SEAL

FALON WATERS
Notary Public - State of Florida
My Comm. Expires 06/27/19
Commission # FF 204791

Witness my hand and official seal in the County and State last aforesaid this 23rd day of August 2017 (Date)

Notary Signature

Falon Waters
Printed Name

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11 02 95

Division of Corporations

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

Detail by Entity Name

Florida Not For Profit Corporation
BEACH CLUB SOUTH CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N07691
FEI/EIN Number	59-2388309
Date Filed	02/18/1985
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/02/2013

Principal Address

85 FREMONT AVE
BOX BCS
DAYTONA BEACH, FL 32114

Changed: 04/26/2006

Mailing Address

85 FREMONT AVE
BOX BCS
DAYTONA BEACH, FL 32114

Changed: 04/26/2006

Registered Agent Name & Address

Thomas, Steven
85 Fremont ave
BCS
DAYTONA BEACH, FL 32114

Name Changed: 02/17/2026

Address Changed: 02/24/2020

Officer/Director Detail

Name & Address

Title President

Steven, Thomas
85 FREMONT AVE
BOX BCS
DAYTONA BEACH, FL 32114

Title Secretary

Richwine, Diane
85 FREMONT AVE
BOX BCS
DAYTONA BEACH, FL 32114

Title VP

Anthony, Kenneth
85 FREMONT AVE
BOX BCS
DAYTONA BEACH, FL 32114

Title Asst. Treasurer

Mansur, Kathleen
85 FREMONT AVE
BOX BCS
DAYTONA BEACH, FL 32114

Annual Reports

Report Year	Filed Date
2024	03/20/2024
2025	02/18/2025
2026	02/17/2026

Document Images

02/17/2026 -- ANNUAL REPORT	View image in PDF format
02/18/2025 -- ANNUAL REPORT	View image in PDF format
03/20/2024 -- ANNUAL REPORT	View image in PDF format
02/27/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
03/13/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
01/26/2021 -- ANNUAL REPORT	View image in PDF format
09/17/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
02/24/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
03/09/2017 -- ANNUAL REPORT	View image in PDF format
03/10/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format

02/20/2014 -- ANNUAL REPORT	View image in PDF format
01/07/2009 -- ANNUAL REPORT	View image in PDF format
02/04/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
04/26/2006 -- REINSTATEMENT	View image in PDF format
04/21/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

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

Property Summary

Alternate Key:	4796215
Parcel ID:	5339A7002040
Township-Range-Section:	15 - 33 - 39
Subdivision-Block-Lot:	A7 - 00 - 2040
Owner(s):	GARVEY GARRETT VANCERAY - FS - Fee Simple - 100%
Mailing Address On File:	85 FREMONT AVE #204 DAYTONA BEACH FL 32114
Physical Address:	204-85 FREMONT AVE, DAYTONA BEACH 32114
Building Count:	1
Neighborhood:	0113 - BEACH CLUB SOUTH CONDO 5339-A7
Subdivision Name:	BEACH CLUB SOUTH CONDO
Property Use:	0400 - CONDOMINIUM
Tax District:	204-DAYTONA BEACH
2025 Final Millage Rate:	18.0498
Homestead Property:	Yes
Agriculture Classification:	No
Short Description:	39-15-33 UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104

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:	$75,051	$84,064	$95,926
Land Value:	$25,000	$25,000	$27,600
Just/Market Value:	$100,051	$109,064	$123,526

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.

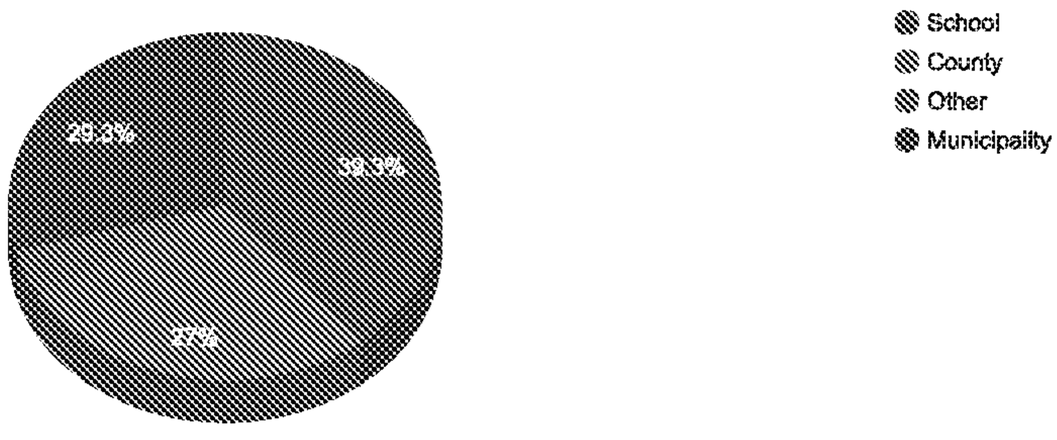
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	$100,051	$100,051	$25,000	$75,051	1.5000	$112.58
0012	DISCRETIONARY	$100,051	$100,051	$25,000	$75,051	0.7480	$56.14
0011	REQ LOCAL EFFORT	$100,051	$100,051	$25,000	$75,051	3.0310	$227.48
0050	GENERAL FUND	$100,051	$100,051	$51,411	$48,640	3.2007	$155.68
0053	LAW ENFORCEMENT FUND	$100,051	$100,051	$51,411	$48,640	1.5994	$77.79
0055	LIBRARY	$100,051	$100,051	$51,411	$48,640	0.3697	$17.98
0520	MOSQUITO CONTROL	$100,051	$100,051	$51,411	$48,640	0.1573	$7.65
0530	PONCE INLET PORT AUTHORITY	$100,051	$100,051	$51,411	$48,640	0.0660	$3.21
0058	VOLUSIA ECHO	$100,051	$100,051	$51,411	$48,640	0.2000	$9.73
0057	VOLUSIA FOREVER	$100,051	$100,051	$51,411	$48,640	0.2000	$9.73
0065	FLORIDA INLAND NAVIGATION DISTRICT	$100,051	$100,051	$51,411	$48,640	0.0270	$1.31
0100	HALIFAX HOSPITAL AUTHORITY	$100,051	$100,051	$51,411	$48,640	0.7019	$34.14
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$100,051	$100,051	$51,411	$48,640	0.1793	$8.72
0210	DAYTONA BEACH	$100,051	$100,051	$51,411	$48,640	5.9300	$288.44
0211	DAYTONA BEACH I&S 2004	$100,051	$100,051	$51,411	$48,640	0.1395	$6.79
						18.0498	$1,017.37

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount

Estimated Ad Valorem Tax:	$1,017.37
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$1,017.37**
Estimated Tax Amount without SOH/10CAP ⓘ	$1,805.90

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	$25,000	$84,064	$109,064	$109,064	$50,722	$58,342	$0
2024	$27,600	$95,926	$123,526	$123,526	$50,000	$73,526	$0
2023	$27,600	$83,754	$111,354	$62,553	$62,553	$0	$48,801
2022	$20,800	$76,670	$97,470	$60,731	$60,731	$0	$36,739
2021	$15,600	$58,171	$73,771	$58,962	$58,962	$0	$14,809
2020	$13,500	$53,683	$67,183	$58,148	$58,148	$0	$9,035
2019	$12,400	$44,441	$56,841	$56,841	$56,841	$0	$0
2018	$13,800	$44,997	$58,797	$58,797	$58,797	$0	$0
2017	$9,800	$43,173	$52,973	$47,274	$25,000	$22,274	$5,699

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0408-IMPROVED (MFR) CONDO	N	U-UNIT	1					25,000	$25,000
									Total Land Value:	$25,000

Building(s) - Residential

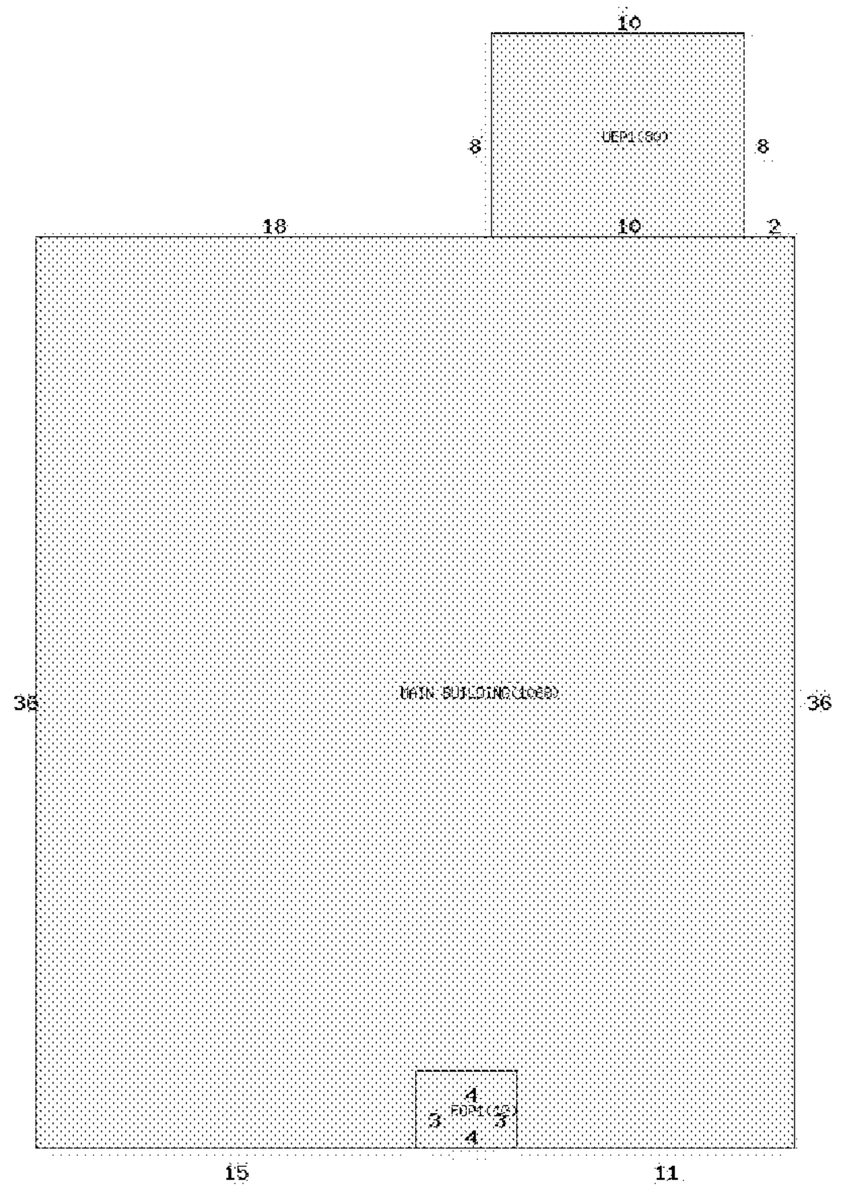
Card (Bldg) #: 1

Style:		**# Stories:**	1	**2 Fixture Baths:**	0
Description:	R1 - Single Family	**# Bedrooms:**	2	**3 Fixture Baths:**	2
Quality Grd:	300	**Floor Type:**	14 - CARPET	**4 Fixture Baths:**	0
Arch Design:		**Wall Type:**	5 - DRYWALL	**5 Fixture Baths:**	0
Year Built:	1985	**Exterior Wall:**	8 - WOOD ON	**6 Fixture Baths:**	0
Total SFLA:	1,068		SHEATHING OR	**7 Fixture Baths:**	0
HVAC:	Y - AIR		PLYWOOD	**Add'l Fixtures:**	0
	CONDITIONING	**Foundation:**	3 - CONCRETE SLAB		
Heat Method:	6 - FORCED DUCTED	**Roof Cover:**	3 - ASPHALT SHINGLE		
Heat Source:	1 - ELECTRICITY	**Roof Type:**	03 - GABLE		
		FPL:	/ /		

Total Building Value: $75,051

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

Description	Area	Year Built
MAIN BUILDING	1068	
Unfinished Enclosed Porch	80	
Porch, Open Finished	12	
Total Building Area	1,160	



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
8396 / 4104	[illegible]	04/19/2023	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
7441 / 3651	[illegible]	08/23/2017	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
6510 / 4429	[illegible]	08/30/2010	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
5116 / 0960	[illegible]	05/19/2003	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$65,000
4981 / 2302	[illegible]	12/15/2002	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$10
4406 / 0723	[illegible]	02/15/1999	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$29,900
3998 / 2517	[illegible]	04/15/1995	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	$100
3395 / 0827	[illegible]	12/15/1989	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$52,000
2733 / 1760		09/15/1985	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	$46,900

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
39-15-33 UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104	204	15 - 33 - 39	A7 - 00 - 2040	20-JAN-86

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
02/20/1991	910224	MISCELLANEOUS	$1,000
03/01/1985	850539	SFR NC 1UT QUAD MFF & DLF	$22,500

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

TAX DEED APPLICATION COVER LETTER

Account #: 5339A7002040
Tax Deed #: 32080
Situs Address: 85 FREMONT AVE 204

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)
SN (VOL)
GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH, FL 32114

Billing Address on Current Tax Roll

Additional Parties, Per Search
(2) STEVEN THOMAS, REGISTERED AGENT O/B/O BEACH CLUB SOUTH CONDOMINIUM ASSOCIATION, INC. — Other Party
85 FREMONT AVE BCS
DAYTONA BEACH, FL 32114

SN (VOL) (3) ★ GARRETT VANCEROY GARVEY — Title Holder
3561 FOREST BRANCH DR APT D
PORT ORANGE, FL 32129

Certified By:

Will Roberts, CFC

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

WILL ROBERTS
TAX COLLECTOR
Serving to make a difference

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 3:18 PM
To: taxdeeds
Subject: CERTIFICATE # 9687-24

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 #9687-24 in a few moments, the Billing Address on Current Tax Roll is as follows:

GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH, FL 32114

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

GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH, FL 32114

ADV

SITUS ADDRESS

85 FREMONT AVE 204, DAYTONA BEACH, 32114

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: **9687-24**
PARCEL ID NUMBER: **5339A7002040**

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]		39.78
Clerk of Court Advertising Fee [per Sect. 197.512]		56.00
Sheriff's Fee [per Sect. 197.522(2)]		80.00
Sheriff's Return Postage Fee [per Sect. 197.522(2)]		2.00
Recorded Notice of Application Fee		10.00
Recording Affidavit of Publication [197.512(3) & 28.24]		10.00
Clerk of Court Certificate [per Sect. 28.24]		7.00
Notice for Newspaper [per Sect. 28.24]		7.00
Recording Fee for Tax Deed [per Sect. 28.24]		8.50
Documentary Stamp Tax [per Sect. 201.02]		0.00
Electronic Auction Fee [per Sect. 197.542(4)(c)]		69.00
TOTAL DUE	**$**	**349.28**

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.: **9687-24**
AMOUNT ENCLOSED: **$349.28**

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.: 9687-24

AMOUNT ENCLOSED: $349.28

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
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: 9687-24

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	$	60.00
Postage	(PO)		39.78
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		80.00
Sheriff's Return Postage Fee	(PO)		2.00
Record Proof of Publication Fee	(TDPP)		10.00
Clerk of Court Certificate	(TDCER)		7.00
Notice for Newspaper	(TDNN)		7.00
Recorded Notice of Application Fee			10.00
Recording Fee for Tax Deed	(TDREC)		8.50
Recording Fee for Tax Deed	(TDREC)		-
Documentary Stamp Tax	(TDESC)		0.00
Electronic Auction Fee	(TDAUC)		69.00
TOTAL DEPOSIT		$	349.28

Laura E. Roth
Clerk of Court Volusia County, Florida
Official Records: 7/7/2026 9:30 AM
Receipt: 303131544 Drawer: 154938

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

Instrument #: 2026121085 Type: NO
Book #: 8875 Page #: 252 Time: 9:30 AM
Recording Fee: $10.00
1 Tax Deed Processing Fee - $60.00 $60.00
3978 Postage - $0.01 $39.78
5600 Advertising Fee - $0.01 $56.00
8000 Sheriffs Fee/Tax Deed - $0.01 $80.00
200 Postage - $0.01 $2.00
1 Tax Deed Proof of Pub / Cert Mail Record - $10.00 $10.00
1 Tax Deed Certificate Sign and Seal - $7.00 $7.00
1 Notice for Newspaper Sign and Seal - $7.00 $7.00
1 Recording - $8.50 $8.50
6900 Tax Deed Auction Fee - $0.01 $69.00
CERT#9687-24 / FIG 20 LLC FIG 20 LLC FBO SEC PTY

Subtotal: $349.28
Sales Tax: $0.00
Due: $349.28

CHK# 28899 $349.28

7/7/2026 9:30:34 AM
Instrument# 2026121085 1 page
Book: 8875 Page: 252
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. **9687-24** Year of Issuance **JUNE 1, 2024**

Description of Property **5339A7002040**
UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104

Name in which assessed **GARVEY GARRETT VANCERAY**

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 ✓R	$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.: 9687-24

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.

GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH FL 32114

DATED THIS 7TH DAY OF AUGUST, 2026.

9687-24 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.: **9687-24** Name in which assessed: **GARVEY GARRETT VANCERAY**
Description of Property: **Parcel # 5339A7002040 UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104.**

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: **$4,446.87**
OPENING BID AMOUNT: $58,955.62

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.: **9687-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$4,446.87***

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 .**

GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0917-2101

9589 0710 5270 2630 9748 60

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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

Postmark Here

AUG 07 2026
DAYTONA BEACH, FL
USPS 32724

GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH FL 32114

9687-24 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:

GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH FL 32114

9687-24 SEPTEMBER 29, 2026

9590 9402 9194 4225 3996 72

9589 0710 5270 2630 9148 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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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STEVEN THOMAS REGISTERED AGENT O/B/O
BEACH CLUB SOUTH CONDOMINIUM ASSOCIATION INC
85 FREMONT AVE BCS
DAYTONA BEACH FL 32114

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

9687-24 SEPTEMBER 29, 2026

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

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

Dated this 7TH day of AUGUST, 2026.

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT
Volusia County

REDEMPTION AMOUNT: **$4,446.87**
OPENING BID AMOUNT: $58,955.62

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.: **9687-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$4,446.87***

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

STEVEN THOMAS REGISTERED AGENT O/B/O BEACH CLUB SOUTH CONDOMINIUM ASSOCIATION INC
85 FREMONT AVE BCS
DAYTONA BEACH FL 32114

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 9148 77

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

$

To

STEVEN THOMAS REGISTERED AGENT O/B/O BEACH
CLUB SOUTH CONDOMINIUM ASSOCIATION INC
85 FREMONT AVE BCS
DAYTONA BEACH FL 32114

Se

St

9687-24 SEPTEMBER 29, 2026

Cit

DELAND, FL STORE
AUG 07 2026
USPS 32724

Postmark Here

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:

STEVEN THOMAS REGISTERED AGENT O/B/O BEACH CLUB SOUTH CONDOMINIUM ASSOCIATION INC
85 FREMONT AVE BCS
DAYTONA BEACH FL 32114

9687-24 SEPTEMBER 29, 2026

9590 9402 9194 4225 3996 65

Transfer from service label

9589 0710 5270 2630 9148 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent
☐ Addressee

B. Received by *(Printed Name)* KAY DAWSHR

C. Date of Delivery 8-12-26

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

CLERK OF THE CIRCUIT COURT VOLUSIA CO
FILED
AUG 25 AM 11:59

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.: 9687-24

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.

GARRETT VANCEROY GARVEY
3561 FOREST BRANCH DR APT D
PORT ORANGE FL 32129

DATED THIS 7TH DAY OF AUGUST, 2026.

9687-24 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.: **9687-24** Name in which assessed: **GARVEY GARRETT VANCERAY**
Description of Property: **Parcel # 5339A7002040 UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104.**

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: **$4,446.87**
OPENING BID AMOUNT: $58,955.62
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.: **9687-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$4,446.87***

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 .**

GARRETT VANCEROY GARVEY
3561 FOREST BRANCH DR APT D
PORT ORANGE FL 32129

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 9148 84

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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

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AUG 07 2026
USPS 32724

Postmark Here

GARRETT VANCEROY GARVEY
3561 FOREST BRANCH DR APT D
PORT ORANGE FL 32129

9687-24 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

ORLANDO FL 328
8 AUG 2026 PM 3
FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32724
02 7W
$ 010.98⁰
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42
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GARRETT VANCEROY GARVEY
3561 FOREST BRANCH DR APT D
PORT ORANGE FL 32129

9687-24 SEPTEMBER 29, 2026

IA
32129-664999 32721>6043

FILED
2026 AUG 31 AM 8:38
CLERK OF THE CIRCUIT
& CTY. COURT VOLUSIA CTY.

NIXIE 326 DE 1 0008/28/26
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 32721604343 *0374-06358-08-41

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]	2
KENNETH W JACOBSEN AS TRUSTEE OF THE WCGN	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.: 9687-24

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

GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH FL 32114

9687-24 SEPTEMBER 29, 2026

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **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.: **9687-24** Name in which assessed: **GARVEY GARRETT VANCERAY**
Description of Property: **Parcel # 5339A7002040 UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104.**

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$4,446.87**
OPENING BID AMOUNT: $58,955.62

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.: **9687-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$4,446.87***

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

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GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH FL 32114

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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

WARNING
SHERIFF'S NOTICE

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

GARRETT VANCEROY GARVEY
3561 FOREST BRANCH DR APT D
PORT ORANGE FL 32129

9687-24 SEPTEMBER 29, 2026

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DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

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

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OPENING BID AMOUNT: $58,955.62

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

GARRETT VANCEROY GARVEY
3561 FOREST BRANCH DR APT D
PORT ORANGE FL 32129

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 #:
26017305

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: GARRETT VANCEROY GARVEY

 # 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	9687-24

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 8:21 AM, and that I served the same on the 11th day of August, 2026, at the hour of 8:00 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GARRETT VANCEROY GARVEY	**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 11:06
CLERK OF THE CIR. COURT VOLUSIA CTY.
& CC 40

ADDRESS SERVED:	3561 FOREST BRANCH DR APT D PORT ORANGE, FL 32129		
SERVICE STATUS:	Served	**SERVICE BY:**	Process Server Fawcett, Heath 8925

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: HFawcett 8925
FAWCETT, HEATH 8925, PROCESS SERVER

24017305

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

WARNING
SHERIFF'S NOTICE

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

TAX DEED CERTIFICATE NO.: 9687-24

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.

GARRETT VANCEROY GARVEY
3561 FOREST BRANCH DR APT D
PORT ORANGE FL 32129

DATED THIS 7TH DAY OF AUGUST, 2026.

9687-24 SEPTEMBER 29, 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 8:21

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.: **9687-24** Name in which assessed: **GARVEY GARRETT VANCERAY**
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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: **$4,446.87**
OPENING BID AMOUNT: $58,955.62
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

CLERK OF THE CIRCUIT COURT VOLUSIA COUNTY, FLORIDA AUG 18 2026 AM 8:21 FILED

TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. DO NOT SEND CASH OR A PERSONAL CHECK

Certificate No.: **9687-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$4,446.87***

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

GARRETT VANCEROY GARVEY
3561 FOREST BRANCH DR APT D
PORT ORANGE FL 32129

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

VOLUSIA SHERIFF'S OFFICE
COUNTY OF VOLUSIA

SHERIFF'S RETURN OF SERVICE

ATTORNEY / DEPOSITOR:

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

SHERIFF'S #:
26017306

COURT: VOLUSIA COURT CIRCUIT
PLAINTIFF: IN RE
DEFENDANT: GARVEY GARRETT VANCERAY

 # 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	9687-24

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 8:21 AM, and that I served the same on the 11th day of August, 2026, at the hour of 8:11 AM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GARVEY GARRETT VANCERAY	**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 11:03
CLERK OF THE CIRCUIT
CT. COURT VOLUSIA CTY. FL
CC 40

ADDRESS SERVED:	85 FREMONT AVE #204 DAYTONA BEACH, FL 32114		
SERVICE STATUS:	Served	**SERVICE BY:**	Deputy Zimmerer, Leonard 7269

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

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

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

DATE: 8/12/2026
ENTRD BY: KONEAL

BY: Deputy Leonard P. Zimmerer 7269

ZIMMERER, LEONARD 7269, DEPUTY

24017306

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

WARNING
SHERIFF'S NOTICE

TAX DEED CERTIFICATE NO.: 9687-24

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GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH FL 32114

9687-24 SEPTEMBER 29, 2026

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

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

DATED THIS 7TH DAY OF AUGUST, 2026.

LAURA E ROTH
CLERK OF THE CIRCUIT COURT

DR-451
R. 9/76

NOTICE OF APPLICATION FOR TAX DEED

AUG 10 '26 8:21

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.: **9687-24** Name in which assessed: **GARVEY GARRETT VANCERAY**
Description of Property: **Parcel # 5339A7002040 UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104.**

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

Dated this 7TH day of AUGUST, 2026.

Laura E. Roth

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

REDEMPTION AMOUNT: **$4,446.87**
OPENING BID AMOUNT: $58,955.62
The REDEMPTION AMOUNT & OPENING BID AMOUNT are subject to change without notice. Call (386) 736-5938 to determine the current totals.

FILED
AUG 10 2026 8:21 AM
CLERK OF THE CIRCUIT COURT
VOLUSIA COUNTY, FLORIDA

TO ENSURE PROPER CREDIT, CLIP & RETURN THIS COUPON ALONG WITH YOUR CASHIER'S CHECK, MONEY ORDER OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

Certificate No.: **9687-24**
Date of Sale: **SEPTEMBER 29, 2026**

REDEMPTION AMOUNT: **$4,446.87***

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

GARVEY GARRETT VANCERAY
85 FREMONT AVE #204
DAYTONA BEACH FL 32114

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

MAKE CHECK PAYABLE TO:

Will Roberts - Tax Collector

MAIL TO:

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

[Telephone: 386-736-5938]

CL-0918-2101

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 22, 2026

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

RE: CERTIFICATE NO.: **9687-24**

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].....	0.00
TOTAL AMOUNT OF REFUND	**$ 18.50**

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

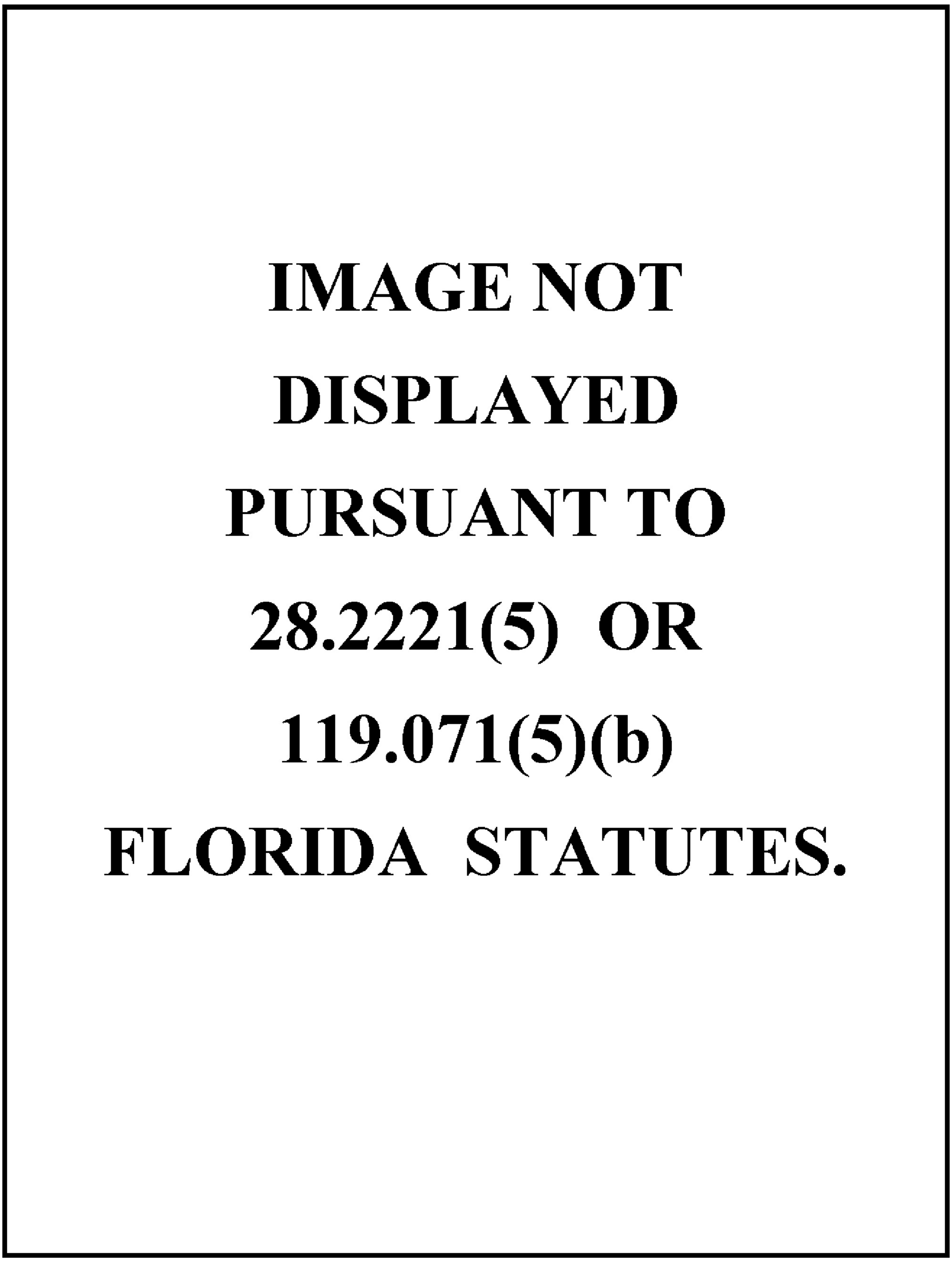
Sincerely,

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: 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. 9687-24

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:

GARVEY GARRETT VANCERAY at 85 FREMONT AVE #204, DAYTONA BEACH FL 32114,

STEVEN THOMAS REGISTERED AGENT O/B/O BEACH CLUB SOUTH CONDOMINIUM ASSOCIATION INC at 85 FREMONT AVE BCS, DAYTONA BEACH FL 32114,

GARRETT VANCEROY GARVEY at 3561 FOREST BRANCH DR APT D, PORT ORANGE FL 32129,

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

LAURA E. ROTH
CLERK OF THE CIRCUIT COURT

By: _____
Samantha Pearson
Deputy Clerk

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.

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 #9687-24_____ _____Garvey Garrett Vanceray_____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

(SEAL)

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

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. 9687-24

Year of Issuance: JUNE 1, 2024

Description of Property: Parcel # 5339A7002040 UNIT 204 BEACH CLUB SOUTH CONDO PER OR 2679 PGS 46-91 INC PER OR 3998 PG 2517 & OR 4981 PG 2302 PER OR 6510 PG 4429 PER OR 7441 PG 3651 PER OR 8396 PG 4104

Name in which assessed: GARVEY GARRETT VANCERAY

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