

**UPDATED TAX COLLECTOR'S CERTIFICATION WORKSHEET**

6137-23

Certificate Number

LARRY EDWARD MULLINS

Applicant Name

4/1/2025

Application Date

8/12/2025

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant ....	\$	357.28
2. Total of Delinquent Taxes Paid by Tax Deed Applicant .....		-
3. Total of Current Taxes Paid by Tax Deed Applicant .....		117.86
4. Property Information Report Fee .....		300.00
5. Tax Deed Application Fee .....		75.00
6. Total Certified By Tax Collector to Clerk of Court .....		850.14
7. Total Interest Accrued by Tax Collector .....		12.75
8. Clerk of Court Statutory Fee [per Sect. 28.24] .....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)] .....		59.00
10. Clerk of Court Mail Charge [per Sect. 28.24] .....		24.82
11. Clerk of Court Advertising Fee [per Sect. 197.512] .....		56.00
12. Recorded Notice of Application Fee.....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)] .....		80.00
14. 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 .....		1,166.71
18. Interest Computed by Clerk of Courts [per Sect. 197.542] .....		51.93
19. Total of Lines 17 & 18 .....		1,218.64
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* .....	\$	1,241.89
24. ....		-
25. Amount to Add if Homestead Property [per Sect. 197.502(6)c] .....		-
26. Total of Lines 19, 24 & 25.....		1,218.64
27. MINIMUM BID AMOUNT (required for public auction)* .....	\$	1,218.64

\*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 8/12/2025**



CL-0921-2301

Created by: \_\_\_\_\_

To:  
Tax Collector's Office

Date: 8/4/2025

Pages: 3

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

Completed by: JMT

Date: 08/04/20025

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

Tax Deed Sale Date: **AUGUST 12, 2025**

*Checked with NO changes 8-4-25 JZ*

CERTIFICATE NUMBER	PARCEL ID NUMBER	<b><u>TOTAL AMOUNT OF ANY CURRENT OR DELINQUENT TAXES ACCRUED AFTER THE TAX COLLECTOR'S CERTIFICATION (DR-513) WAS SENT TO THE CLERK'S OFFICE</u></b>
1753-18	700112000650	\$ 0.00 ✓
1762-18	700112000820	\$ 0.00 ✓
1764-18	700112000870	\$ 0.00 ✓
1798-18	700113002510	\$ 0.00 ✓
2300-18	701618000370	\$ 0.00 ✓
2902-18	703101100290	\$ 0.00 ✓
3141-19	844702101940	\$ 0.00 ✓

3512-21	710401040100	\$ 0.00 ✓
3686-23	712901020100	\$ 0.00 ✓
4127-18	412401000601	\$ 0.00 ✓
4462-20	710901080290	\$ 0.00 ✓
6126-23	723000000352	\$ 0.00 ✓
6127-23	723000000360	\$ 0.00 ✓
6137-23	723000000920	\$ 0.00 ✓
6777-23	533733020180	REDEEMED
7570-19	844702121750	\$ 0.00 ✓
9519-23	951900000011	\$ 0.00 ✓
9529-23	953702000911	\$ 0.00 ✓



11057-20	844701000480	\$ 0.00 ✓
12040-20	844702022411	\$ 0.00 ✓
12068-23	711801000001	\$ 0.00 ✓
12213-18	731314000002	\$ 0.00 ✓
14707-18	801402030110	\$ 0.00 ✓

To:  
Property Appraiser - County of Volusia

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

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: **AUGUST 12, 2025**

Date: 8/4/25

Pages: 3

Completed by: Tyhesia Farmer

08/04/2025

*Checked with NO changes 8-4-25 JZ*

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
1753-18	700112000650	NO	\$1,607 ✓
1762-18	700112000820	NO	\$850 ✓
1764-18	700112000870	NO	\$850 ✓
1798-18	700113002510	NO	\$850 ✓
2300-18	701618000370	NO	\$1,250 ✓
2902-18	703101100290	NO	\$1,029 ✓
3141-19	844702101940	NO	\$772 ✓

3512-21	710401040100	NO	\$781 ✓
3686-23	712901020100	NO	\$3,125 ✓
4127-18	412401000601	NO	\$255 ✓
4462-20	710901080290	NO	\$781 ✓
6126-23	723000000352	NO	\$625 ✓
6127-23	723000000360	NO	\$625 ✓
6137-23	723000000920	NO	\$6,500 ✓
6777-23	533733020180	NO	\$32,052 <i>Redeemed</i>
7570-19	844702121750	NO	\$813 ✓
9519-23	951900000011	NO	\$5,000 ✓
9529-23	953702000911	NO	\$483 ✓

11057-20	844701000480	NO	\$813 ✓
12040-20	844702022411	NO	\$898 ✓
12068-23	711801000001	NO	\$840 ✓
12213-18	731314000002	NO	\$363 ✓
14707-18	801402030110	NO	\$1,287 ✓

**TAX COLLECTOR'S CERTIFICATION WORKSHEET****6137-23****LARRY EDWARD MULLINS****4/1/2025****8/12/2025**

Certificate Number

Applicant Name

Application Date

Tax Deed Sale Date

1. Total Cost of Certificates held by Applicant & Redeemed by Applicant .....	\$	357.28
2. Total of Delinquent Taxes Paid by Tax Deed Applicant .....		-
3. Total of Current Taxes Paid by Tax Deed Applicant .....		117.86
4. Property Information Report Fee .....		300.00
5. Tax Deed Application Fee .....		75.00
6. Total Certified By Tax Collector to Clerk of Court .....		850.14
7. Total Interest Accrued by Tax Collector .....		12.75
8. Clerk of Court Statutory Fee [per Sect. 28.24] .....		60.00
9. Electronic Auction Fee [per Sect. 197.542(4)(c)] .....		59.00
10. Clerk of Court Mail Charge [per Sect. 28.24] .....		24.82
11. Clerk of Court Advertising Fee [per Sect. 197.512] .....		56.00
12. Recorded Notice of Application Fee .....		10.00
13. Sheriff's Fee [per Sect. 197.522(2)] .....		80.00
14. 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 .....		1,166.71
18. Interest Computed by Clerk of Courts [per Sect. 197.542] .....		51.93
19. Total of Lines 17 & 18 .....		1,218.64
20. Tax Collector's Redemption Fee .....		6.25
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23. TOTAL AMOUNT TO REDEEM* .....	\$	1,241.89
24. ....		-
25. Amount to Add if Homestead Property [per Sect. 197.502(6)c] .....		-
26. Total of Lines 19, 24 & 25 .....		1,218.64
27. MINIMUM BID AMOUNT (required for public auction)* .....	\$	1,218.64

\*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 8/12/2025**

Created by: \_\_\_\_\_



DR-512  
R. 5/88

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **LARRY EDWARD MULLINS** 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. **6137-23**

Year of Issuance

**JUNE 1, 2023**

Description of Property **Parcel # 723000000920 30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIGHTS PER OR 1605 PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0674 PER OR 7706 PG 0041**

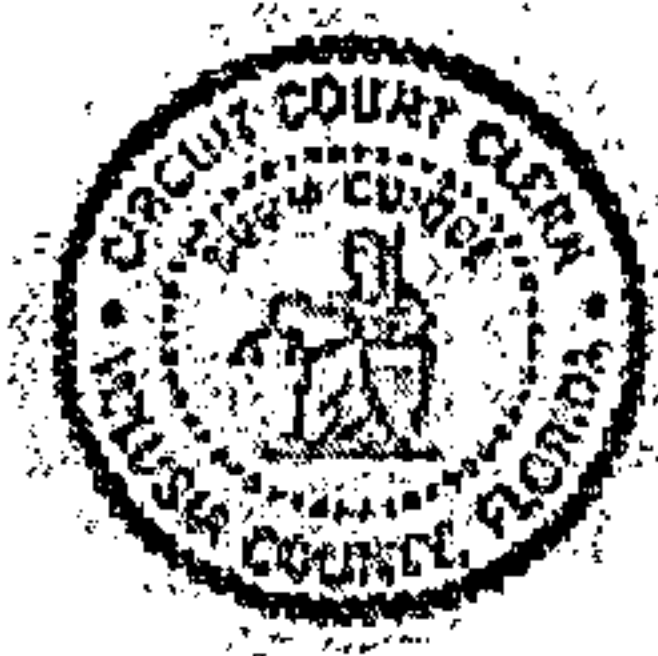
Name in which assessed

**JAMES G FRADENBURGH, GEORGE RAYMOND FRADENBURGH**

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 **12TH** day of **AUGUST, 2025** at **9:00 O'CLOCK A.M.**

Dated this 20TH day of JUNE, 2025.



**LAURA E. ROTH**  
**CLERK OF THE CIRCUIT COURT**

By **S LABAW**

**S LABAW**  
**Deputy Clerk**

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

**JULY 3, 2025**

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

<b>Part 1: Tax Deed Application Information</b>					
Applicant	MULLINS, LARRY EDWARD P. O. BOX 265100 DAYTONA BEACH, FL 32126	Application date	Apr 01, 2025		
Situs address	NEW SMYRNA BEACH 32168	Yr Issued/Certificate #	2023 / 6137		
Parcel owner	FRADENBURGH JAMES G FRADENBURGH GEORGE RAYMOND 5471 PINELAND AVE PORT ORANGE, FL 32127	Date certificate issued	06/01/2023		
		Deed application number	30870		
Property description	See last page.	Account number	723000000920		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
Column 1 Yr Issued/Certificate #	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/6137	05/31/2023	159.65	26.77	186.42	
<b>Part 2: Total*</b>				<b>186.42</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
Column 1 Yr Issued/Certificate #	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/5848	05/31/2024	156.77	6.25	7.84	170.86
<b>Part 3: Total*</b>					<b>170.86</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				357.28	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				117.86	
4. Property information report fee				300.00	
5. Tax deed application fee				75.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				12.75	
7. <b>Total Paid (Lines 1-6)</b>				<b>862.89</b>	
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.					
<div style="display: flex; justify-content: space-between;"> <div>           Sign here: <u>Jesse Treichel</u>            Signature, Tax Collector or Designee         </div> <div> <u>Volusia, Florida</u>            Date <u>05/15/2025</u> </div> </div>					

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>	
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. <b>Total Paid (Lines 8-13)</b>	0.00
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 (6)(c)	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable	0.00
17. Statutory opening bid (total of Lines 7, 14, 15, and 16, if applicable)	862.89
18. Redemption fee	6.25
19. Total amount to redeem	869.14
<div style="display: flex; justify-content: space-between;"> <div>           Sign here: _____            Signature, Clerk of Court or Designee         </div> <div>           Date of sale         </div> </div>	

## INSTRUCTIONS

### Tax Collector (complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

**Total.** Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

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

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

Legal information for 723000000920, 2022

Property description (continued from Page 1):

30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIG  
HTS PER OR 1605 PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0  
674 PER OR 7706 PG 0041

30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIG  
HTS PER OR 1605 PG 0695 PER OR 6718 PG (Full legal attached.)



# TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400  
Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto: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
723000000920	3346459	NEW SMYRNA BEACH 32168

## Legal Description

30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIGHTS PER OR 1605  
PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0674 PER OR 7706 PG 0041

## Other Parcel Info

Certificate #	Assessed Value	Homestead	Mobile Home	Improved	Bankruptcy
2023-6137	\$6,500	No	No	No	No
<b>Owner of Record on Current Tax Roll</b>			<b>Billing Name &amp; Address</b>		
JAMES G FRADENBURGH					
GEORGE RAYMOND FRADENBURGH					
5471 PINELAND AVE					
PORT ORANGE FL 32127					

# PROPERTY INFORMATION REPORT

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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:** 04/03/2025      **Search covers**    **20 years**      **through:** 03/23/2025

*Christina Young*  
Title Examiner

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**General Examiner Comments:**

APPARENT TITLE HOLDER

Name & Address of Record

Document

Examiner Comments

SN  
(VOL) ①② JAMES G FRADENBURGH AND GEORGE  
RAYMOND FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

Warranty Deed  
Bk:7706 Pg:41

Related Documents (for Reference)

Quit Claim Deed  
Bk:1605 Pg:695

Tax Deed  
Bk:6718 Pg:3722

Warranty Deed  
Bk:6748 Pg:674

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
None found.		

Related Documents (for Reference)
None found.

**OTHER DOCUMENTS**

Document Type
Property Appraiser



**Taylor, Sara**

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**From:** Jessica Treichel [JTreichel@vctaxcollector.org]  
**Sent:** Thursday, May 15, 2025 1:20 PM  
**To:** taxdeeds  
**Subject:** CERTIFICATE # 6137-23

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 # 6137-23 in a few moments, the Billing Address on Current Tax Roll is as follows:

FRADENBURGH JAMES G  
FRADENBURGH GEORGE RAYMOND  
5471 PINELAND AVE  
PORT ORANGE, FL 32127

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

FRADENBURGH JAMES G  
FRADENBURGH GEORGE RAYMOND  
5471 PINELAND AVE  
PORT ORANGE, FL 32127

ADV

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: vctaxcollector.org  
Pay online at: vctaxcollector.org/pay



**WILL ROBERTS**  
**TAX COLLECTOR**  
*Serving to make a difference*



# **WILL ROBERTS**

## **TAX COLLECTOR**

*Serving to make a difference*

### **TAX DEED APPLICATION COVER LETTER**

**Account #:** 723000000920

**Tax Deed #:** 30870

**Situs Address:**

**Legal Description:** 30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIG  
HTS PER OR 1605 PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0  
674 PER OR 7706 PG 0041

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**

MULLINS, LARRY EDWARD  
P. O. BOX 265100  
DAYTONA BEACH, FL 32126

**Owner on Current Tax Roll**

FRADENBURGH JAMES G  
FRADENBURGH GEORGE RAYMOND  
5471 PINELAND AVE  
PORT ORANGE, FL 32127

**Billing Address on Current Tax Roll**

FRADENBURGH JAMES G  
FRADENBURGH GEORGE RAYMOND  
5471 PINELAND AVE  
PORT ORANGE, FL 32127

**Additional Parties, Per Search**

JAMES G FRADENBURGH AND	Title Holder
GEORGE RAYMOND FRADENBURGH	
5471 PINELAND AVE	
PORT ORANGE, FL 32127	

**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: [vctaxcollector.org](http://vctaxcollector.org) • Email: [taxcollector@vctaxcollector.org](mailto:taxcollector@vctaxcollector.org)



# **WILL ROBERTS**

## **TAX COLLECTOR**

*Serving to make a difference*

Tax Collector or Authorized Designee



**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

May 19, 2025

**Payment Due: June 18, 2025**

LARRY EDWARD MULLINS  
PO BOX 265100  
DAYTONA BEACH FL 32126

RE: CERTIFICATE NUMBER: **6137-23**  
PARCEL ID NUMBER: **723000000920**

### 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] .....	24.82
Clerk of Court Advertising Fee [per Sect. 197.512] .....	56.00
Sheriff's Fee [per Sect. 197.522(2)] .....	80.00
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] .....	8.40
Electronic Auction Fee [per Sect. 197.542(4)(c)].....	59.00
<b>TOTAL DUE</b>	<b>\$ 330.72</b>

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.: **6137-23**  
AMOUNT ENCLOSED: **\$330.72**

MAKE CHECK PAYABLE TO:  
Clerk of the Circuit Court

Applicant's Name & Address:

LARRY EDWARD MULLINS  
PO BOX 265100  
DAYTONA BEACH FL 32126

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



Applicant's Deposit

CERTIFICATE NUMBER: 6137-23

Recording & Receipting Payment Breakdown

Clerk of Court Statutory Fee	(TAXDE)	\$	60.00
Postage	(PO)		24.82
Advertising Fee	(ADVER)		56.00
Sheriff's Fee	(SOFEE)		80.00
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)		8.40
Electronic Auction Fee	(TDAUC)		59.00
TOTAL DEPOSIT \$			330.72

CL-0142-1910

Applicant's Name & Address:  
LARRY EDWARD MULLINS  
PO BOX 265100  
DAYTONA BEACH FL 32126

DECEMBER

85:01 AM 20 MAY 20

CERTIFICATE NO.: 6137-23  
AMOUNT ENCLOSED: \$330.72

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

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

MAKE CHECK PAYABLE TO:  
Clerk of the Circuit Court

Laura E. Roth  
Clerk of Court Volusia County, Florida  
Official Records: 5/20/2025 12:11 PM  
Receipt: 302910525 Drawer: 150057

LARRY MULLINS  
Operator: staylor

Instrument #: 2025095664 Type: NO  
Book #: 8705 Page #: 2920 Time: 12:11 PM  
Recording Fee: \$10.00  
1 Tax Deed Processing Fee - \$60.00 \$60.00  
2482 Postage - \$0.01 \$24.82  
5600 Advertising Fee - \$0.01 \$56.00  
8000 Sheriffs Fee/Tax Deed - \$0.01 \$80.00  
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  
840 Tax Deed Deposit Escrow Doc Stamps on ly - \$0.01 \$8.40  
5900 Tax Deed Auction Fee - \$0.01 \$59.00  
6137-23 / LARRY EDWARD MULLINS

Subtotal: \$330.72  
Sales Tax: \$0.00  
Due: \$330.72

CHIC 6650003342 \$330.72

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, that **LARRY EDWARD MULLINS** 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. **6137-23** Year of Issuance **JUNE 1, 2023**

Description of Property **723000000920**

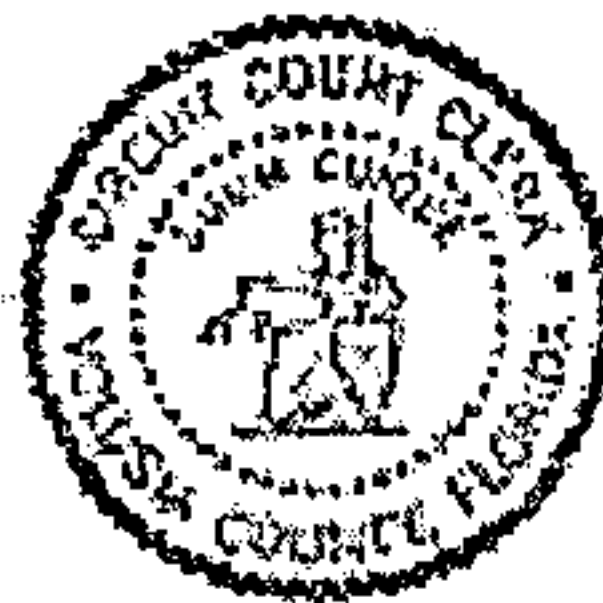
**30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIGHTS PER OR 1605 PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0674 PER OR 7706 PG 0041**

Name in which assessed **JAMES G FRADENBURGH, GEORGE RAYMOND FRADENBURGH**

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 **12TH** day of **AUGUST, 2025** at **9:00 O'CLOCK A.M. or any subsequently scheduled sale date.**

Dated 5/20/2025.



**LAURA E. ROTH**  
CLERK OF THE CIRCUIT COURT

By: *S Taylor*  
**S TAYLOR**  
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.

**JULY 3, 2025**

To:  
Property Appraiser - County of Volusia

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

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: **AUGUST 12, 2025**

Date: 5/28/25

Pages: 3

Completed by:  
Tawni Arnold

Date: May 28, 2025

*Checked NO changes 5-29-25 ST*

Certificate Number	Parcel ID Number	Name in which assessed in base year	Name & Address on Current Tax Roll
1753-18	700112000650	JOSEPH COLODNER ETAL	COLODNER JOSEPH EST ✓ 4759 S FRESNO ST CHANDLER, AZ 85249
1762-18	700112000820	VOLUSIA LAKE REALTY CO	VOLUSIA LAKE REALTY CO ✓ 190 N WOODWARD AVE DELAND, FL 32720
1764-18	700112000870	VOLUSIA LAKE REALTY CO	VOLUSIA LAKE REALTY CO ✓ 190 N WOODWARD AVE DELAND, FL 32720
1798-18	700113002510	DENTON II LLC	DENTON II LLC ✓ 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160
2300-18	701618000370	INNOVATIVE PROPERTY & INVSTMTS	INNOVATIVE PROPERTY & INVSTMTS ✓ 1073 WILLA SPRNGS DR UNIT 1005 WINTER SPRINGS, FL 32708
2902-18	703101100290	EUGENE PHILLEY	PHILLEY EUGENE ✓ 3411 RIVIERA DR CORAL GABLES, FL 33134-7124
3141-19	844702101940	JAYE J DECATUR	DECATUR JAYE J ✓ 2800 WISCONSIN AVE NW APT 1007 WASHINGTON, DC 20007-4707



3512-21	710401040100	STANLEY E HUGHES TR	HUGHES STANLEY E TR ✓ 203 MILL SPRINGS COATESVILLE, IN 46121
3686-23	712901020100	RUBY V HANSON	HANSON RUBY V ✓ 320 WALNUT ST TURTLE LAKE, ND 58575
4462-20	710901080290	KEITH BALDWIN	BALDWIN KEITH ✓ 302 E CHESTNUT REDWOOD FALLS, MN 56283-1624
6126-23	723000000352	HARRY EIDELMAN EST C/O MARK EIDELMAN	EIDELMAN HARRY EST % MARK EIDELMAN 13357 POINTE CONWAY DR ✓ ST LOUIS, MO 63141
6127-23	723000000360	HARRY EIDELMAN EST C/O MARK EIDELMAN DDS	EIDELMAN HARRY EST ✓ % MARK EIDELMAN DDS 13357 POINTE CONWAY DR SAINT LOUIS, MO 63141
6137-23	723000000920	JAMES G FRADENBURGH, GEORGE RAYMOND FRADENBURGH	FRADENBURGH JAMES G ✓ 5471 PINELAND AVE PORT ORANGE, FL 32127  FRADENBURGH GEORGE RAYMOND ✓ 5471 PINELAND AVE PORT ORANGE, FL 32127
6777-23	533733020180	C DEL CARMEN BETANCOURTH	BETANCOURTH C DEL CARMEN ✓ 228 10TH ST HOLLY HILL, FL 32117
7570-19	844702121750	THERESA R LOTZ ETAL	LOTZ THERESA R ✓ 4015 BLACKSTONE ST MATTESON, IL 60443-1213  LOTZ HERBERT ARNOLD ✓ 4015 BLACKSTONE ST MATTESON, IL 60443-1213  LOTZ BARBARA L ✓ 4015 BLACKSTONE ST MATTESON, IL 60443-1213  HARTZ JACQUELINE MARIE ✓ 4015 BLACKSTONE ST MATTESON, IL 60443-1213



9519-23	951900000011	PHYLLIS KENT TR, OHANA REV TRUST	KENT PHYLLIS TR OHANA REV TRUST 04-01-2012 ✓ 1729 JOHN ANDERSON ORMOND BEACH, FL 32176
9529-23	953702000911	JAMES W MCMANUS	MCMANUS JAMES W ✓ 2912 BRONCO LANE ORLANDO, FL 32822-3837
11057-20	844701000480	SANY ENTERPRISE LLC	SANY ENTERPRISE LLC ✓ 1248 LEE WHATLEY DR LITHONIA, GA 30056
12040-20	844702022411	JOHN G FALLAT	FALLAT JOHN G ✓ 5500 HOLMES RUN PKWY APT 510 ALEXANDRIA, VA 22304
12068-23	711801000001	FIRST AMERICA DEV CORP	FIRST AMERICA DEV CORP ✓ 21116 FORT CHRISTMAS RD CHRISTMAS, FL 32709
12213-18	731314000002	SPOO INC	SPOO INC ✓ PO BOX 2108 ORLANDO, FL 32802-2108
14707-18	801402030110	RANNIE REYES, LISA REYES	REYES RANNIE ✓ 400 COMMONS DR SOUTH JACKSONVILLE, NC 28546  REYES LISA ✓ 400 COMMONS DR SOUTH JACKSONVILLE, NC 28546

To:  
**Property Appraiser - County of Volusia**

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

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: **AUGUST 12, 2025**

Date: 5/28/25

Pages: 3

Completed by:  
Tawni Arnold  
Date: May 28, 2025

*Checked with no changes 529-25 82 (ST)*

CERTIFICATE NUMBER	PARCEL ID NUMBER	INFORMATION REFLECTED ON MOST RECENT CERTIFIED TAX ROLL	
		HOMESTEAD? YES OR NO	ASSESSED VALUE
1753-18	700112000650	NO ✓	\$1,607
1762-18	700112000820	NO ✓	\$850
1764-18	700112000870	NO ✓	\$850
1798-18	700113002510	NO ✓	\$850
2300-18	701618000370	NO ✓	\$1,250
2902-18	703101100290	NO ✓	\$1,029
3141-19	844702101940	NO ✓	\$772

3512-21	710401040100	NO ✓	\$781
3686-23	712901020100	NO ✓	\$3,125
4462-20	710901080290	NO ✓	\$781
6126-23	723000000352	NO ✓	\$625
6127-23	723000000360	NO ✓	\$625
6137-23	723000000920	NO ✓	\$6,500
6777-23	533733020180	NO ✓	\$32,052
7570-19	844702121750	NO ✓	\$813
9519-23	951900000011	NO ✓	\$5,000
9529-23	953702000911	NO ✓	\$483
11057-20	844701000480	NO ✓	\$813

12040-20	844702022411	NO ✓	\$898
12068-23	711801000001	NO ✓	\$840
12213-18	731314000002	NO ✓	\$363
14707-18	801402030110	NO ✓	\$1,287





1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.

And the Grantors does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except as to reservations and exceptions described herein.

Signed by the Grantors, Megan M Cleary and David Cleary and David Cleary and Megan M Cleary, on June 4, 2019.

*Signed, sealed and delivered in our presence:*

Mary Ann Erickson  
Print Witness Name: MARY ANN ERICKSON

Donna M. Freillo  
Print Witness Name: Donna M. Freillo

Megan M. Cleary  
Megan M. Cleary

*Signed, sealed and delivered in our presence:*

Mary Ann Erickson  
Print Witness Name: MARY ANN ERICKSON

Donna M. Freillo  
Print Witness Name: Donna M. Freillo

David Cleary  
David Cleary



*Signed, sealed and delivered in our presence:*

Mary Ann Erickson

Print Witness Name: MARY ANN  
ERICKSON

Donna M. Freello

Print Witness Name: Donna M. Freello

David Cleary  
David Cleary

*Signed, sealed and delivered in our presence:*

Mary Ann Erickson

Print Witness Name: MARY ANN  
ERICKSON

Donna M. Freello

Print Witness Name: Donna M. Freello

Megan M. Cleary  
Megan M. Cleary

STATE OF MICHIGAN  
COUNTY OF GOGEBIC

The foregoing instrument was acknowledged before me on June 4, 2019, by Megan M. Cleary, who [ ] is personally known to me or [X] has produced MI DRIVERS LICENSE as identification.

Mary Ann Erickson  
Notary Public—State of Michigan MARY ANN ERICKSON  
(Print or Stamp Name, Commission # and Expiration below)  
MY COMMISSION EXPIRES OCT 28, 2024  
GOGEBIC COUNTY, MICHIGAN

STATE OF MICHIGAN  
COUNTY OF GOGEBIC

The foregoing instrument was acknowledged before me on June 4, 2019, by David Cleary, who [ ] is personally known to me or [X] has produced MI DRIVERS LICENSE as identification.

Mary Ann Erickson  
Notary Public—State of Michigan MARY ANN ERICKSON  
(Print or Stamp Name, Commission # and Expiration below)  
MY COMMISSION EXPIRES OCT 28, 2024  
GOGEBIC COUNTY, MICHIGAN

2002-126 5/29/73

29758 QUIT-CLAIM DEED

RAMCO FORM 8

RECS 1605 PAGE 695

**This Quit-Claim Deed**, Executed this 1st day of March, A. D. 1973, by TOBIAS SIMON, individually and as Trustee, and ANNE T. SIMON, his wife, first party, to

FLORIDA ACRES, INC., a Florida corporation, whose postoffice address is 1492 South Miami Avenue, Miami, Florida, 33130

second party

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

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

See Addendum attached hereto consisting of three pages.

FLORIDA DOCUMENTARY SURTAX 00.55 JUN 18 1973

**To Have and to Hold** the same together with all and singular the appurtenances therunto 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 presence of

*Harvey A. Davis*

*Tobias Simon*  
Tobias Simon, individually and as Trustee  
*Anne T. Simon*  
Anne T. Simon, his wife

STATE OF FLORIDA,  
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Tobias Simon, individually and as Trustee, and Anne T. Simon, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of March A. D. 1973

*Harvey A. Davis*

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES DEC 7 1976  
BONDED THRU GENERAL INSURANCE UNDERWRITERS

This instrument prepared by

Address This instrument was Prepared By:  
TOBIAS SIMON, Attorney at Law  
1492 South Miami Avenue  
Miami, Florida 33130

C. I. E. R.



The Westerly 20 acres lying Southerly of the New Smyrna-DeLand Road as now laid out in Section 17, less the North 5 acres thereof,

[illegible]



DEED 1605 PAGE 697

AND ALSO - W 3/4 of N 1/2 of NW 1/4 of NW 1/4 of NW 1/4, W 1/2 of SW 1/4 of NW 1/4 of NW 1/4 of NW 1/4, E 3/4 of NE 1/4 of NW 1/4 of NW 1/4, W 1/2 of NW 1/4 of SW 1/4 of NW 1/4 of NW 1/4, SW 1/4 of SW 1/4 of NW 1/4 of NW 1/4, E 1/2 of SE 1/4 of NW 1/4 of NW 1/4, N 1/2 of NW 1/4 of NE 1/4 of NW 1/4, N 1/2 of NE 1/4 of NE 1/4 of NW 1/4, SE 1/4 of NE 1/4 of NE 1/4 of NW 1/4, S 1/2 of NE 1/4 of NW 1/4, W 1/2 of NW 1/4 of SW 1/4 of NW 1/4, W 1/2 of SE 1/4 of NW 1/4 of SW 1/4 of NW 1/4, E 1/2 of NW 1/4 of NE 1/4 of SW 1/4 of NW 1/4, E 1/2 of NE 1/4 of NE 1/4 of SW 1/4 of NW 1/4, SE 1/4 of NE 1/4 of SW 1/4 of NW 1/4, S 1/2 of SW 1/4 of NW 1/4 N 1/2 of SE 1/4 of NW 1/4, W 1/2 of SW 1/4 of SE 1/4 of NW 1/4, SE 1/4 of SW 1/4 of SE 1/4 of NW 1/4, E 1/2 of SW 1/4 of NW 1/4 of NE 1/4, NW 1/4 of NE 1/4 of NE 1/4 of NE 1/4, W 1/2 of NW 1/4 of SW 1/4 of NE 1/4 of NE 1/4, NW 1/4 of SW 1/4 of NE 1/4, W 1/2 of SW 1/4 of SW 1/4 of NE 1/4, NW 1/4 of SW 1/4 of SE 1/4 of SW 1/4 of NE 1/4, S 1/2 of NW 1/4 of SE 1/4 of NE 1/4 SW 1/4 of SW 1/4 of SE 1/2 of NE 1/4, SE 1/4 of SE 1/4 of NE 1/4, NW 1/4 of NW 1/4 of SW 1/4, E 1/2 of NE 1/4 of NW 1/4 of SW 1/4, SW 1/4 of NW 1/4 of SW 1/4, N 1/2 of SE 1/4 of NW 1/4 of SW 1/4, E 3/4 of S 1/2 of SE 1/4 of NW 1/4 of SW 1/4, S 1/2 of N 1/2 of NE 1/4 of SW 1/4, W 3/4 of N 1/2 of N 1/2 of NE 1/4 of SW 1/4, E 3/4 of N 1/2 of SW 1/4 of NE 1/4 of SW 1/4, S 1/2 of SW 1/4 of NE 1/4 of SW 1/4, W 1/2 of SE 1/4 of NE 1/4 of SW 1/4, W 1/2 of NW 1/4 of SW 1/4 of SW 1/4, NE 1/4 of SW 1/4 of SW 1/4, SW 1/4 of SW 1/4 of SW 1/4, NW 1/4 of SE 1/4 of SW 1/4 of SW 1/4, S 1/2 of SE 1/4 of SW 1/4 of SW 1/4, E 3/4 of N 1/2 of NW 1/4 of SE 1/4 of SW 1/4, S 1/2 of NW 1/4 of SE 1/4 of SW 1/4, E 1/2 of SE 1/4 of SW 1/4, SW 1/4 of SE 1/4 of SW 1/4, E 1/2 of NW 1/4 of NW 1/4 of SE 1/4, S 1/2 of NW 1/4 of NE 1/4 of SE 1/4, SW 1/4 of NW 1/4 of SE 1/4, SE 1/4 of SE 1/4 of NE 1/4 of SE 1/4, SW 1/4 of SE 1/4, SW 1/4 of NW 1/4 of SE 1/4 of SE 1/4, N 1/2 of NE 1/4 of SE 1/4 of SE 1/4, SW 1/4 of SW 1/4 of SE 1/4 of SE 1/4 in Section 30;

AND ALSO

E 1/2 of SW 1/4 of NW 1/4 of NW 1/4 of NW 1/4, E 1/2 of NE 1/4 of NW 1/4 of NW 1/4 of NW 1/4, W 1/2 of NW 1/4 of NE 1/4 of NW 1/4 of NW 1/4, S 1/2 of NE 1/4 of NW 1/4 of NW 1/4, E 1/2 of SE 1/4 of SW 1/4 of NW 1/4 of NW 1/4, E 3/4 of N 1/2 of SE 1/4 of NW 1/4 of NW 1/4, W 1/2 of SW 1/4 of SE 1/4 of NW 1/4 of NW 1/4, NW 1/4 of NW 1/4 of NE 1/4 of NW 1/4, E 1/2 of SW 1/4 of NW 1/4 of NE 1/4 of NW 1/4, E 1/2 of SE 1/4 of NW 1/4 of NE 1/4 of NW 1/4, NE 1/4 of NE 1/4 of NE 1/4 of NW 1/4, W 3/4 of S 1/2 of NE 1/4 of NE 1/4 of NW 1/4, W 1/2 of NE 1/4 of SW 1/4 of NE 1/4 of NW 1/4, SW 1/4 of SW 1/4 of NE 1/4 of NW 1/4, E 1/2 of SE 1/4 of SW 1/4 of NE 1/4 of NW 1/4, W 3/4 of N 1/2 of SE 1/4 of NE 1/4 of NW 1/4, SW 1/4 of SE 1/4 of NE 1/4, W 1/4 of NW 1/4, W 1/4 of NW 1/4 of NW 1/4 of SW 1/4 of NW 1/4, SW 1/4 of NW 1/4 of SW 1/4 of NW 1/4, W 1/2 of NW 1/4 of NE 1/4 of SW 1/4 of NW 1/4, E 1/2 of NE 1/4 of NE 1/4 of SW 1/4 of NW 1/4, S 1/2 of NE 1/4 of SW 1/4 of NW 1/4, E 1/2 of NE 1/4 of SW 1/4 of SW 1/4 of NW 1/4, W 3/4 of S 1/2 of SW 1/4 of SW 1/4 of NW 1/4, W 1/2 of SE 1/4 of SW 1/4 of NW 1/4, E 1/2 of NE 1/4 of SE 1/4 of SW 1/4 of NW 1/4, SE 1/4 of SE 1/4 of SW 1/4 of NW 1/4, E 1/2 of NE 1/4 of NW 1/4 of SE 1/4 of NW 1/4, S 1/2 of NW 1/4 of SE 1/4 of NW 1/4, N 1/2 of NE 1/4 of SE 1/4 of NW 1/4, E 1/2 of SW 1/4 of NE 1/4 of SE 1/4 of NW 1/4, W 1/2 of SW 1/4 of SE 1/4 of NW 1/4, of NW 1/4, E 1/2 of NE 1/4 of SW 1/4 of SE 1/4 of NW 1/4, W 1/2 of SE 1/4 of SW 1/4 of SE 1/4 of NW 1/4, NW 1/4 of SE 1/4 of SE 1/4 of NW 1/4, W 3/4 of N 1/2 of NW 1/4 of NE 1/4, SE 1/4 of NW 1/4 of NW 1/4 of NE 1/4, E 1/2 of NW 1/4 of NE 1/4 of NW 1/4, NW 1/4 of NW 1/4, W 3/4 of S 1/2 of NE 1/4 of NW 1/4 of NE 1/4, NE 1/4, of SW 1/4 of NW 1/4 of NE 1/4, E 1/2 of SW 1/4 of SW 1/4 of NW 1/4 of NW 1/4, of NW 1/4, W 1/2 of SE 1/4 of NW 1/4 of NE 1/4, W 1/2 of NE 1/4 of SE 1/4 of NW 1/4 of NE 1/4, SE 1/4 of NW 1/4 of NW 1/4 of NE 1/4, W 1/2 of NE 1/4 of NE 1/4 of NE 1/4, SE 1/4 of SE 1/4 of NE 1/4 of NE 1/4 of NE 1/4, of NW 1/4, W 1/2 of NW 1/4 of SW 1/4 of NE 1/4 of NE 1/4, E 1/2 of



RECS 1605 PAGE 698

SW 1/4 of SW 1/4 of NE 1/4 of NE 1/4, W 1/2 of SE 1/4 of SW 1/4 of NE 1/4 of NE 1/4, W 1/2 of E 1/2 of SE 1/4 of NE 1/4 of NE 1/4, NW 1/4 of NW 1/4 of SW 1/4 of NE 1/4, E 1/2 of E 1/2 of NW 1/4 of SW 1/4 of NE 1/4, W 3/4 of S 1/2 of NE 1/4 of SW 1/4 of NE 1/4, W 1/2 of SW 1/4 of SW 1/4 of NE 1/4, NE 1/4 of SW 1/4 of SW 1/4 of NE 1/4, W 1/2 of SE 1/4 of SW 1/4 of SW 1/4 of NE 1/4, E 1/2 of NW 1/4 of SE 1/4 of SW 1/4 of NE 1/4, NE 1/4 of SE 1/4 of SW 1/4 of NE 1/4, W 1/2 of SW 1/4 of SE 1/4 of SW 1/4 of NE 1/4, E 1/2 of SE 1/4 of SE 1/4 of SW 1/4 of NE 1/4, E 1/2 of W 1/2 of NE 1/4 of SE 1/4 of NE 1/4, E 1/2 of E 1/2 of NE 1/4 of SE 1/4 of NE 1/4, E 1/2 of W 1/2 of SW 1/4 of SE 1/4 of NE 1/4, E 1/2 of NE 1/4 of SW 1/4 of SE 1/4 of NE 1/4, SE 1/4 of SW 1/4 of SE 1/4 of NE 1/4, W 1/2 of NW 1/4 of SE 1/4 of SE 1/4 of NE 1/4, E 1/2 of SE 1/4 of SE 1/4 of NE 1/4, SW 1/4 of SE 1/4 of SE 1/4 of NE 1/4, W 1/2 of SW 1/4 of NW 1/4 of NW 1/4 of SW 1/4, NE 1/4 of NW 1/4 of NW 1/4 of SW 1/4, W 1/2 of SE 1/4 of NW 1/4 of NW 1/4 of SW 1/4, W 3/4 of N 1/2 of NE 1/4 of NW 1/4 of SW 1/4, W 1/2 of SW 1/4 of NE 1/4 of NW 1/4 of SW 1/4, W 1/2 of SE 1/4 of NE 1/4 of NW 1/4 of SW 1/4, E 1/2 of NE 1/4 of NW 1/4 of SW 1/4, E 1/2 of W 1/2 of SW 1/4 of NW 1/4 of SW 1/4, E 1/2 of NE 1/4 of SW 1/4 of NW 1/4 of SW 1/4, W 1/2 of SE 1/4 of SW 1/4 of NW 1/4 of SW 1/4, W 1/2 of NW 1/4 of SE 1/4 of NW 1/4 of SW 1/4, NE 1/4 of SE 1/4 of NW 1/4 of SW 1/4, S 1/2 of SE 1/4 of NW 1/4 of SW 1/4, N 1/2 of NW 1/4 of NE 1/4 of SW 1/4, E 3/4 of S 1/2 of NW 1/4 of NE 1/4 of SW 1/4, E 1/2 of NE 1/4 of NE 1/4 of NE 1/4 of SW 1/4, E 1/2 of SW 1/4 of NE 1/4 of NE 1/4 of SW 1/4, E 1/2 of SE 1/4 of NE 1/4 of NE 1/4 of SW 1/4, N 1/2 of SW 1/4 of NE 1/4 of SW 1/4, E 1/2 of SW 1/4 of SW 1/4 of NE 1/4 of SW 1/4, W 1/2 of NW 1/4 of SE 1/4 of NE 1/4 of SW 1/4, W 1/2 of NE 1/4 of SE 1/4, of NE 1/4 of SW 1/4, SW 1/4 of SE 1/4 of NE 1/4 of SW 1/4, E 1/2 of SE 1/4 of SE 1/4 of NE 1/4 of SW 1/4, E 3/4 of S 1/2 of NW 1/4 of SW 1/4 of SW 1/4, E 1/2 of NW 1/4 of NE 1/4 of SW 1/4 of SW 1/4, S 1/2 of NE 1/4 of SW 1/4 of SW 1/4, E 1/2 of SW 1/4 of SW 1/4 of SW 1/4, N 1/2 of SE 1/4 of SW 1/4 of SW 1/4, N 1/2 of SE 1/4 of SW 1/4 of SW 1/4, SE 1/4 of NW 1/4 of SE 1/4 of SW 1/4, W 1/2 of NW 1/4 of SE 1/4 of NW 1/4 of SE 1/4, E 1/2 of NE 1/4 of SE 1/4 of NW 1/4 of SE 1/4, SE 1/4 of SE 1/4 of NW 1/4 of SE 1/4, W 1/2 of NW 1/4 of NW 1/4 of NE 1/4 of SE 1/4, W 1/2 of NE 1/4 of NW 1/4 of NE 1/4 of SE 1/4, W 3/4 of S 1/2 of NW 1/4 of NE 1/4 of SE 1/4, NW 1/4 of NE 1/4 of NE 1/4 of SE 1/4, W 3/4 of N 1/2 of SW 1/4 of NE 1/4 of SE 1/4, S 1/2 of SW 1/4 of NE 1/4 of SE 1/4, W 1/2 of SE 1/4 of NE 1/4 of SE 1/4, E 1/2 of SE 1/4 of NW 1/4 of SW 1/4 of SE 1/4, NE 1/4 of NE 1/4 of SW 1/4 of SE 1/4, S 1/2 of NE 1/4 of SW 1/4 of SE 1/4, N 1/2 of SE 1/4 of SW 1/4 of SE 1/4, W 1/2 of SE 1/4 of SE 1/4 of SW 1/4 of SE 1/4, NW 1/4 of SE 1/4 of SE 1/4, NW 1/4 of SW 1/4 of SE 1/4 of SE 1/4, E 1/2 of NE 1/4 of SW 1/4 of SE 1/4 of SE 1/4, SE 1/4 of SW 1/4 of SE 1/4 of SE 1/4, W 1/2 of SW 1/4 of SE 1/4 of SE 1/4 of SE 1/4, SE 1/4 of SW 1/4 of SE 1/4 of SE 1/4 and the E 1/2 of SW 1/4 of SE 1/4 of SE 1/4 of SW 1/4 in Section 31; all the above described land, situate, lying and being in Township 17 South, Range 32 East, Volusia County, Florida.

OFFICIAL FILED FOR RECORD  
RECORD VERIFIED  
BOOK 1605 PAGE 695

1973 JUN 18 AM 8 01

CLERK COURT  
BY *[Signature]*

29758



06/05/2012 10:58 AM  
Doc stamps 18.90  
(Transfer Amt \$ 2700)  
Instrument# 2012-097150 # 1  
Book : 6718  
Page : 3722

DR-506

Tax Deed File No. 12718-09  
Property Identification No. 7230-00-00-0920

## TAX DEED

State of Florida  
County of Volusia

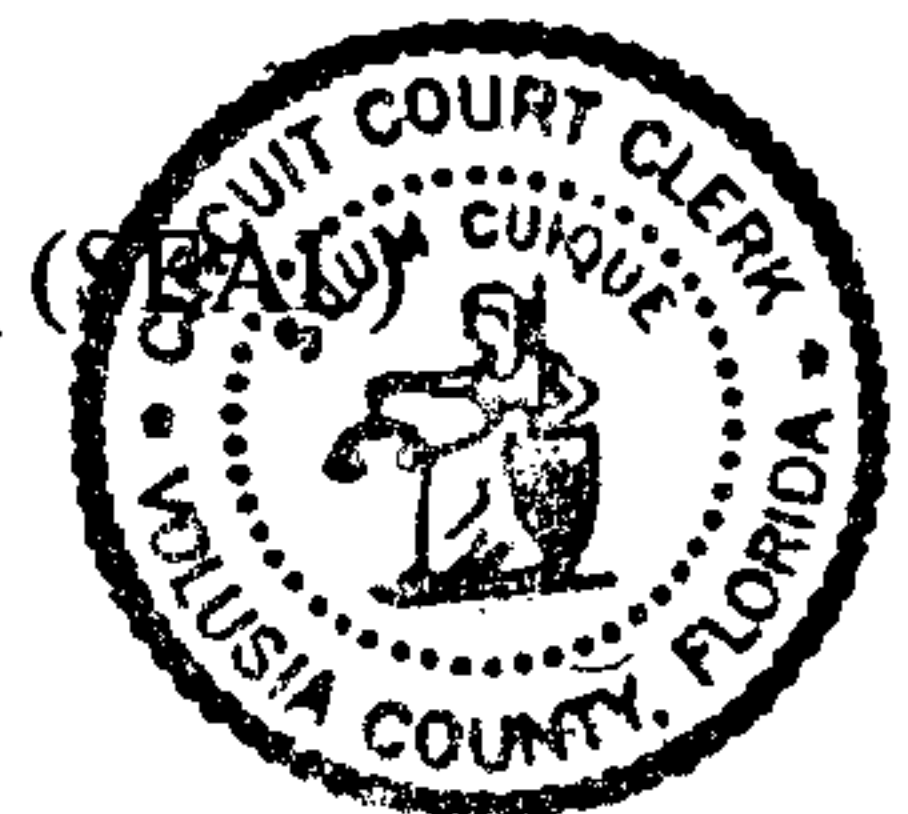
The following Tax Sale Certificate Numbered 12718-09 issued on MAY 30, 2009, was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 5TH DAY OF JUNE, 2012, offered for sale as required by law for cash to the highest bidder and was sold to THE 10 ACRE TRUST. A FLORIDA LAND TRUST, DATED 6-5-2012, UNDER F.S. 689.071 MARIJA TUROVIC AS TRUSTEE, EMPOWERED TO BUY, SELL, ENCUMBER, AND MANAGE WITH REAL PROPERTY whose address is 206 MOORE AVENUE, SUITE C, DAYTONA BEACH SHORES, FL 32118, being the highest bidder and having paid the sum of their bid as required by the Laws of Florida.

Now, on this 5TH DAY OF JUNE, 2012, in the County of Volusia, State of Florida, in consideration of the sum of (\$2,700.00) TWO THOUSAND SEVEN HUNDRED & 00/100 DOLLARS, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands situated in the County and State aforesaid and described as follows:

30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 PER OR 1605 PG 695 EXC 50 PC SUBSURFACE RIGHTS

Diane M. Matousek,  
Clerk of the Circuit Court of Volusia County

By: D L Ruegger  
D L RUEGGER, Deputy Clerk  
Volusia County, Florida



Witness:

Bonnie Clark  
BONNIE CLARK

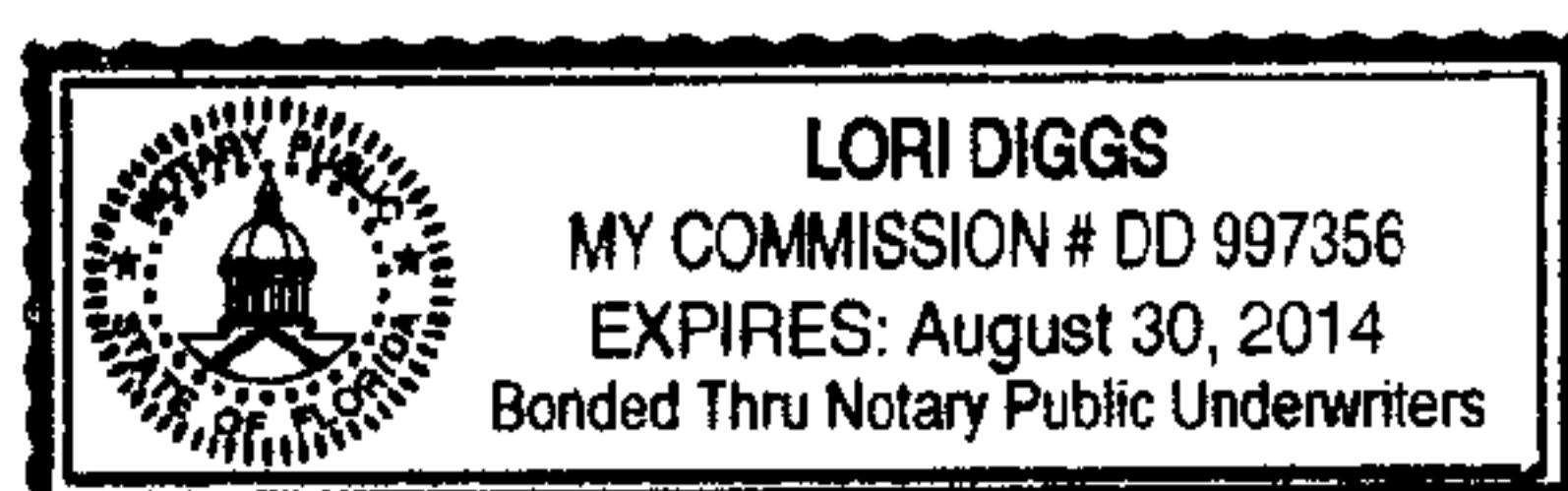
Amy M Smith  
AMY M SMITH

State of Florida  
County of Volusia

On this 5TH DAY OF JUNE, 2012, before me, LORI DIGGS, personally appeared D L RUEGGER, Deputy Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be of their own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

Lori Diggs  
LORI DIGGS





STATE OF FLORIDA  
COUNTY OF VOLUSIA

CERTIFICATE NO. 12718-09

Instrument# 2012-097150 # 2  
Book : 6718  
Page : 3723  
Diane M. Matousek  
Volusia County, Clerk of Court

CERTIFICATE OF MAILING

I, DIANE M MATOUSEK, Clerk of the Circuit Court in and for the State and County aforesaid, do hereby certify that on 13TH of APRIL AD, 2012, I mailed a copy of the attached Notice of Application for Tax Deed, addressed to:

FLORIDA ACRES INC at C/O KENNETH GOLDRING, 4560 PRAIRIE AVE, MIAMI BEACH FL 33140-3005

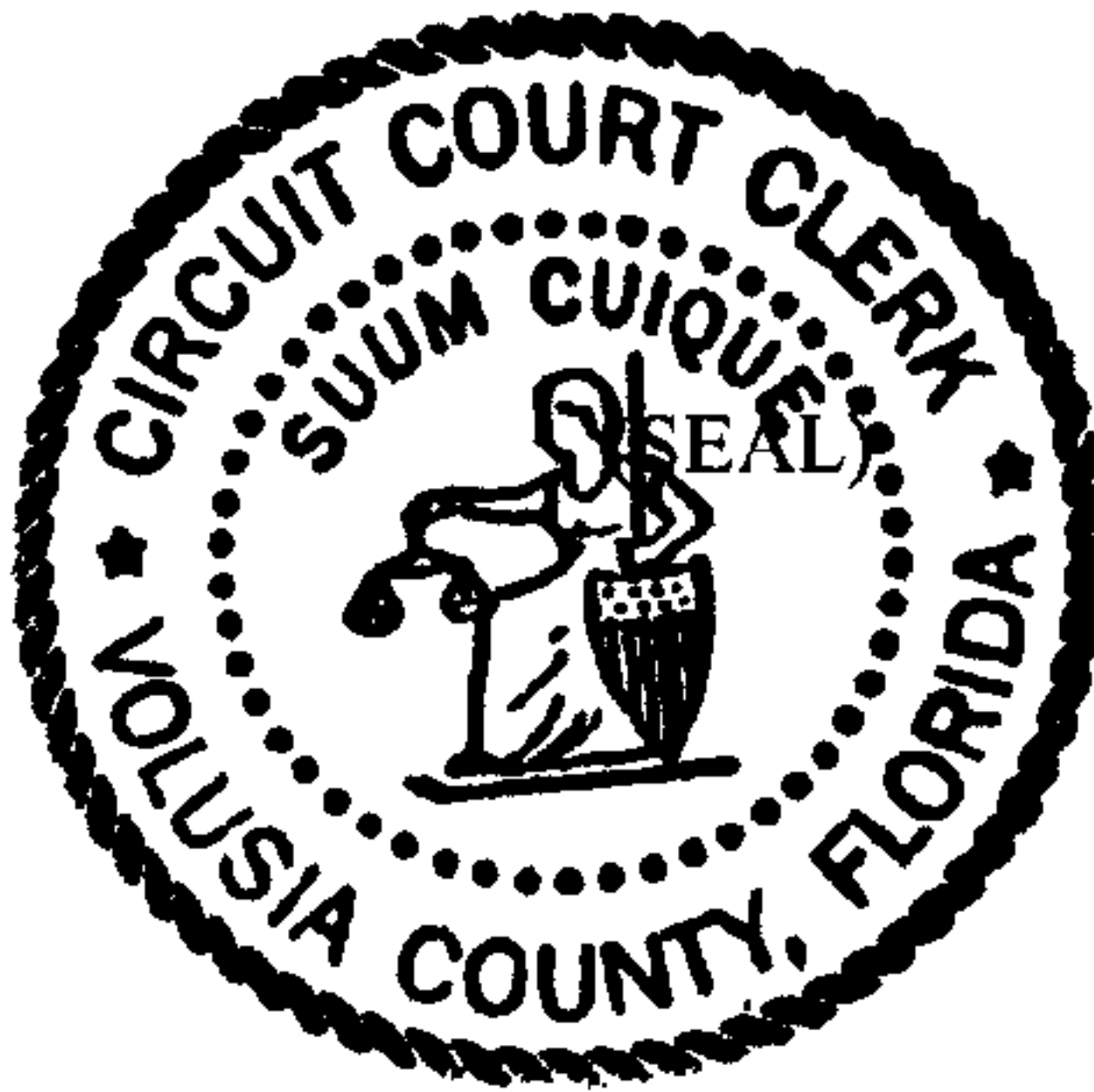
\*FLORIDA ACRES INC at 1492 SOUTH MIAMI AVE, MIAMI FL 33130,

FLORIDA ACRES INC at C/O KENNETH D GOLDRING, 3740 NW 78 STREET, MIAMI FL 33147

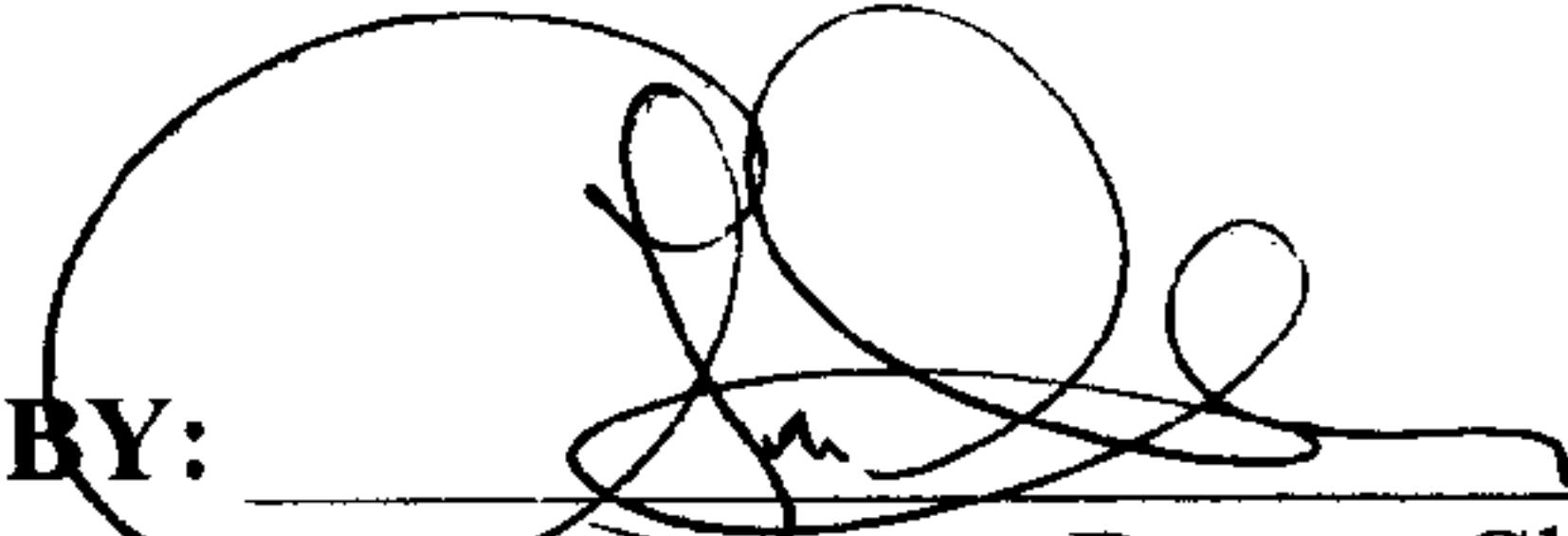
FRED LECHLER at 522 FAULKNER STREET, NEW SMYRNA BEACH FL 32168,

Witness my hand and official seal this 13TH of APRIL, 2012.

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.



DIANE M MATOUSEK  
CLERK OF THE CIRCUIT COURT

BY:   
AMY M SMITH, Deputy Clerk

NOTICE OF APPLICATION  
FOR TAX DEED

NOTICE IS HEREBY GIVEN, that COUNTY OF VOLUSIA 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. 12718-09

Year of Issuance: MAY 30, 2009

Description of Property: Parcel # 7230-00-00-0920 30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 PER OR 1605 PG 886 EXC 50 PC SUBSURFACE RIGHTS

Name in which assessed: FLORIDA ACRES INC C/O KENNETH GOLDRING

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 in the CLERK'S CONFERENCE ROOM at the VOLUSIA COUNTY COURTHOUSE, 101 N ALABAMA AVENUE, ROOM D251, 2ND FLOOR, DELAND, FLORIDA at 9:00 O'CLOCK A.M. on the 5TH day of JUNE, 2012.

Dated this 13TH day of APRIL, 2012.

DIANE M. MATOUSEK  
CLERK OF THE CIRCUIT COURT OF VOLUSIA COUNTY

BY: /s/ AMY M SMITH

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 Maureen Taylor at 101 N. Alabama Avenue, Deland, FL 32724, (386) 822-5753, within seven (7) working days of this bid date. If you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.  
April 23, 30, May 7 & 14, 2012

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 #12718-09

Florida Acres Inc c/o Kenneth Goldring in

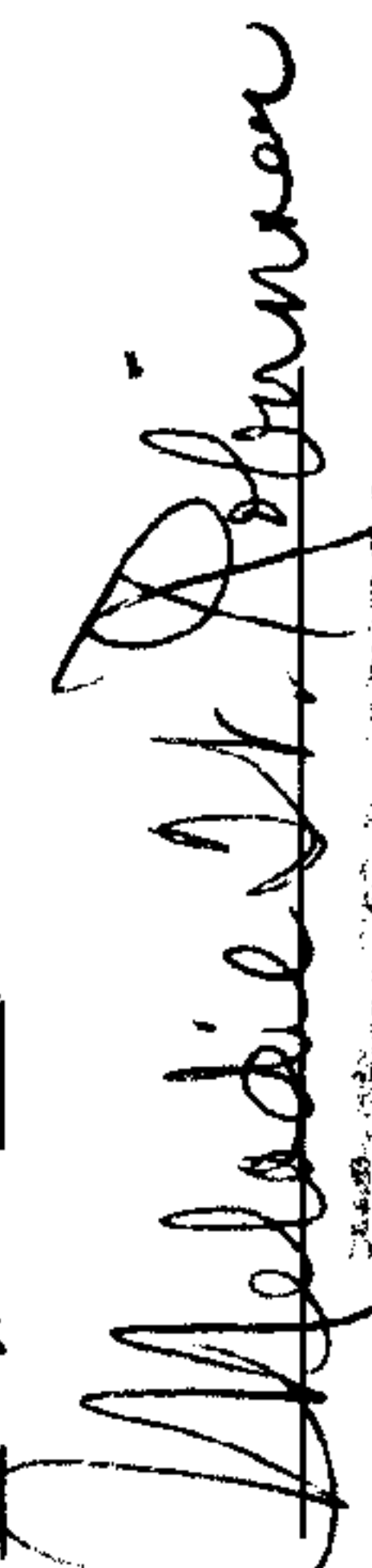
the Circuit Court, was published in said newspa-

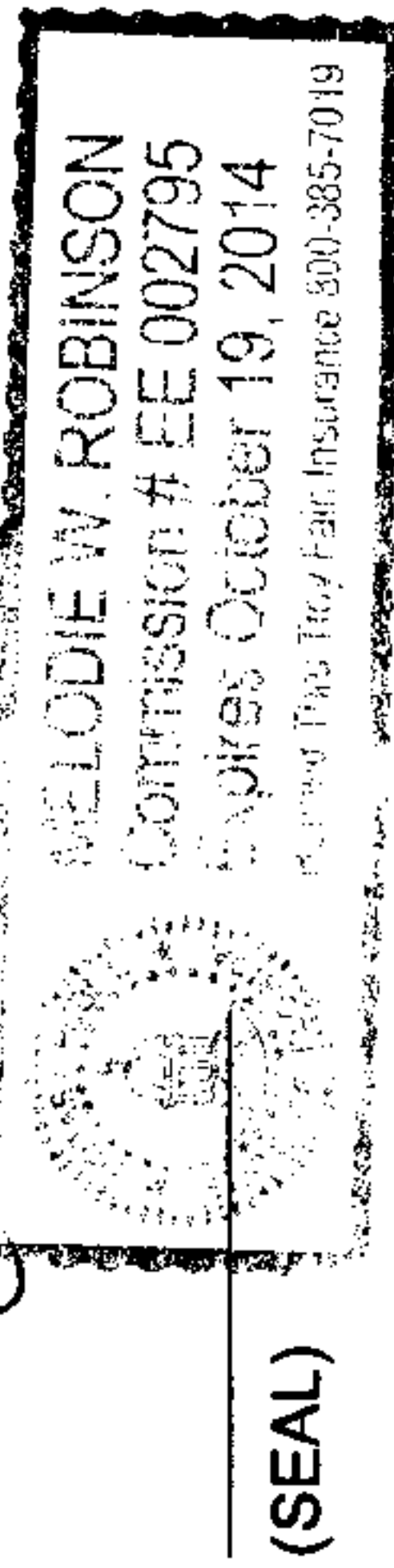
per, in the issue(s) of April 23, 30, May 7 & 14, 2012

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



Sworn to and subscribed before me this 14th day of May, 2012





(SEAL)



08/17/2012 11:54 AM  
Doc stamps 32.20  
(Transfer Amt \$ 4550)  
Instrument# 2012-147848 # 1  
Book: 6748  
Page: 674  
Diane M. Matousek  
Volusia County, Clerk of Court

PREPARED BY: MARIJA TUROVIC  
206 Moore Avenue, Suite C  
Daytona Beach Shores, FL 32118  
7230-00-00-0920  
PARCEL ID#  
RETURN TO: Megan M & David Cleary  
P.O. BOX 144  
Rockford, MN 55373-0144

### SPECIAL WARRANTY DEED

This Special Warranty Deed Indenture is made the 27<sup>th</sup> day of JUNE, 2012 between THE 10 ACRE TRUST, A FLORIDA LAND TRUST, DATED 6-5-2012, UNDER F.S. 689.071 WITH MARIJA TUROVIC AS TRUSTEE, EMPOWERED TO BUY, SELL, ENCUMBER, AND MANAGE REAL PROPERTY, whose mailing address is: 206 Moore Avenue, Suite C, Daytona Beach Shores, FL 32118, hereinafter called Grantor, TO: Megan M. AND David Cleary whose mailing address is: P.O. BOX 144, ROCKFORD, MN 55373-0144, hereinafter called "Grantee." WITNESSETH that: Grantor, for and in consideration of Four Thousand Five Hundred Fifty Dollars (\$4,550.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell unto the said Grantee, and Grantee's heirs and assigns forever, land situate, lying and being in VOLUSIA County, State of Florida and more particularly described as follows:

30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 PER OR 1605 PG 695 EXC  
50 PC SUBSURFACE RIGHTS PER OR 6718 PG 3722  
PARCEL ID#7230-00-00-0920

The property is vacant and not the homestead of the Grantor(s) TO HAVE AND TO HOLD the said tract or parcel of land, with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE. AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances, made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other. IN WITNESS WHEREOF, the Grantor has signed, sealed, and delivered this Deed, the day and year above written.

Marija Turovic  
MARIJA TUROVIC (Trustee 10 Acre Trust)  
DATED 6-5-2012, UNDER F.S. 689.071

Robert Fowler  
Witness Signed Name  
Robert Fowler, Notary Public  
Witness Printed Name

Diane Fowler  
Witness Signed Name  
Diane Fowler  
Witness Printed Name

COUNTY OF Volusia  
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me this 15<sup>th</sup> day of aug, 2012 by MARIJA TUROVIC, Who are / personally known to me Robert Fowler is not personally known to me. produced F.L. D.L. as identification.

Robert Fowler  
NOTARY PUBLIC

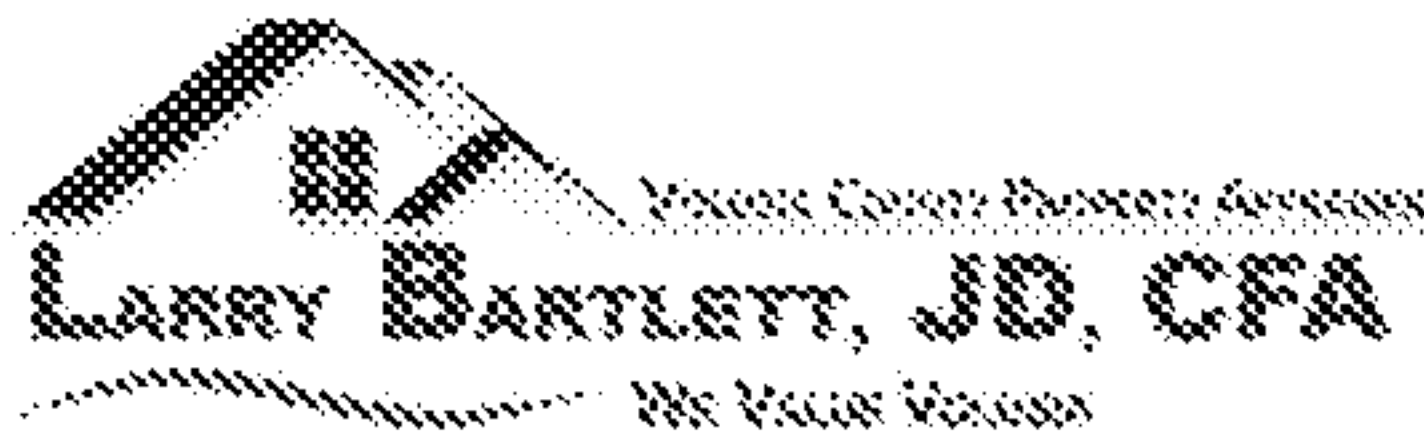
MY COMMISSION EXPIRES

8/06/15

PAGE 1 OF 1 SPECIAL WARRANTY DEED PARCEL ID#7230-00-00-0920



ROBERT FOWLER  
MY COMMISSION # EE 114523  
EXPIRES: August 6, 2015  
Bonded Thru Budget Notary Services



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

Property Summary

Alternate Key:	3346459
Parcel ID:	723000000920
Township-Range-Section:	17 - 32 - 30
Subdivision-Block-Lot:	00 - 00 - 0920
Owner(s):	FRADENBURGH JAMES G - JT - Joint Tenancy with Right of Survivorship - 100% FRADENBURGH GEORGE RAYMOND - JT - Joint Tenancy with Right of Survivorship - 100%
Mailing Address On File:	5471 PINELAND AVE PORT ORANGE FL 32127
Physical Address:	, NEW SMYRNA BEACH 32168
Building Count:	0
Neighborhood:	4496 - MISTY MORGAN/RANCHETTE
Subdivision Name:	
Property Use:	0000 - VACANT RES
Tax District:	600-UNINCORPORATED - SOUTHEAST
2024 Final Millage Rate:	17.6036
Homestead Property:	No
Agriculture Classification:	No
Short Description:	30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIG HTS PER OR 1605 PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0 674 PER OR 7706 PG 0041

Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
Valuation Method:	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
Improvement Value:	\$0	\$0	\$0
Land Value:	\$6,500	\$6,500	\$6,500
Just/Market Value:	\$6,500	\$6,500	\$6,500

Working Tax Roll Values by Taxing Authority

Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

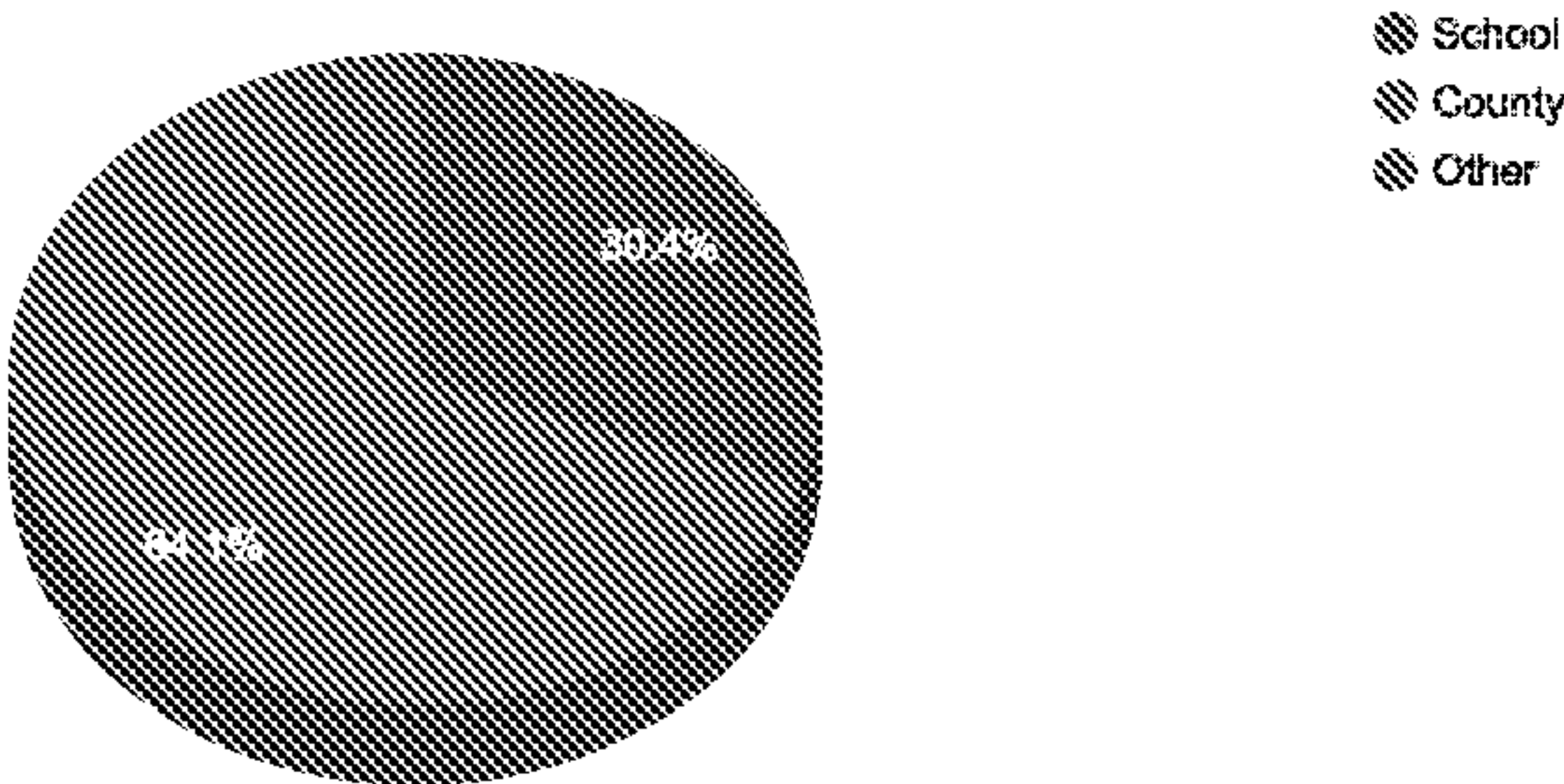
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$6,500	\$6,500	\$0	\$6,500	1.5000	\$9.75
0012	DISCRETIONARY	\$6,500	\$6,500	\$0	\$6,500	0.7480	\$4.86
0011	REQ LOCAL EFFORT	\$6,500	\$6,500	\$0	\$6,500	3.0370	\$19.74
0510	FIRE DISTRICT	\$6,500	\$6,500	\$0	\$6,500	3.8412	\$24.97
0050	GENERAL FUND	\$6,500	\$6,500	\$0	\$6,500	3.2007	\$20.80
0053	LAW ENFORCEMENT FUND	\$6,500	\$6,500	\$0	\$6,500	1.5994	\$10.40
0055	LIBRARY	\$6,500	\$6,500	\$0	\$6,500	0.3891	\$2.53
0520	MOSQUITO CONTROL	\$6,500	\$6,500	\$0	\$6,500	0.1647	\$1.07
0530	PONCE INLET PORT AUTHORITY	\$6,500	\$6,500	\$0	\$6,500	0.0692	\$0.45
0310	VOLUSIA COUNTY MSD	\$6,500	\$6,500	\$0	\$6,500	1.6956	\$11.02
0058	VOLUSIA ECHO	\$6,500	\$6,500	\$0	\$6,500	0.2000	\$1.30
0057	VOLUSIA FOREVER	\$6,500	\$6,500	\$0	\$6,500	0.2000	\$1.30
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$6,500	\$6,500	\$0	\$6,500	0.0288	\$0.19
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	\$6,500	\$6,500	\$0	\$6,500	0.7506	\$4.88
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$6,500	\$6,500	\$0	\$6,500	0.1793	\$1.17
							17.6036
							\$114.42

Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$114.42
				Estimated Non-Ad Valorem Tax:	\$0.00
				Estimated Taxes:	\$114.42
				Estimated Tax Amount without SOH/10CAP ☺	\$114.42



Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asse	County Exemptions	County Taxable	HX Savings
2024	\$6,500	\$0	\$6,500	\$6,500	\$0	\$6,500	\$0
2023	\$6,500	\$0	\$6,500	\$6,500	\$0	\$6,500	\$0
2022	\$6,500	\$0	\$6,500	\$6,500	\$0	\$6,500	\$0
2021	\$6,250	\$0	\$6,250	\$6,250	\$0	\$6,250	\$0
2020	\$6,250	\$0	\$6,250	\$6,250	\$0	\$6,250	\$0
2019	\$6,250	\$0	\$6,250	\$6,250	\$0	\$6,250	\$0
2018	\$6,250	\$0	\$6,250	\$6,250	\$0	\$6,250	\$0
2017	\$6,250	\$0	\$6,250	\$6,250	\$0	\$6,250	\$0
2016	\$6,250	\$0	\$6,250	\$6,250	\$0	\$6,250	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0021-VAC NO STREET	N	A-ACRE		6.0000				650	\$3,900
2	0021-VAC NO STREET	N	A-ACRE		4.0000				650	\$2,600
Total Land Value:										\$6,500

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
7706 / 0041	2019114483	06/04/2019	WD-WARRANTY DEED	QUALIFIED	VACANT	\$6,600
6748 / 0674	2012143745	06/27/2012	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$4,600
6718 / 3722	2012087150	06/05/2012	TD-TAX DEED	UNQUALIFIED	VACANT	\$2,700

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
30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIGHTS PER OR 1605 PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0674 PER OR 7706 PG 0041	600	17 - 32 - 30	00 - 00 - 0920	28-DEC-81

Permit Summary

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

Date	Number	Description	Amount
------	--------	-------------	--------



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

## **WARNING**

TAX DEED CERTIFICATE NO.: 6137-23

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

JAMES G FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

6137-23

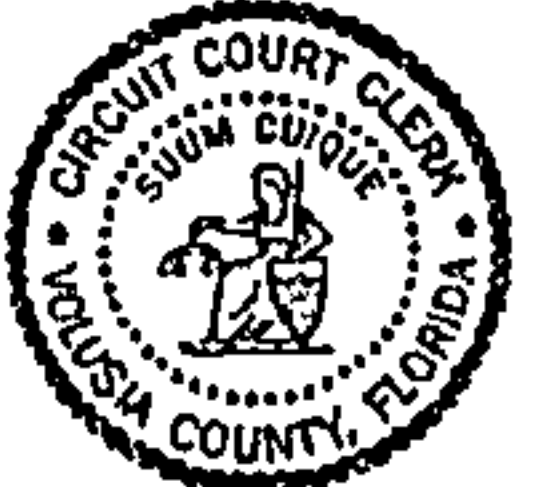
AUGUST 12, 2025

THE PROPERTY WILL BE SOLD AT PUBLIC  
AUCTION ON **AUGUST 12, 2025 AT 9:00 AM**  
UNLESS THE BACK TAXES ARE PAID. TO MAKE  
PAYMENT, DETACH AND RETURN THE COUPON  
WITH YOUR CASHIER'S CHECK, MONEY ORDER,  
OR CERTIFIED CHECK. **DO NOT SEND CASH OR A  
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FOR FURTHER INFORMATION, CONTACT THE  
CLERK OF THE CIRCUIT COURT, ATTN: **TAX DEED  
DEPARTMENT**, 101 N. ALABAMA AVE, P O BOX  
6043, DELAND, FLORIDA 32721. TELEPHONE (386)  
736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 20TH DAY OF JUNE, 2025.

LAURA E. ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

### **NOTICE OF APPLICATION FOR TAX DEED**

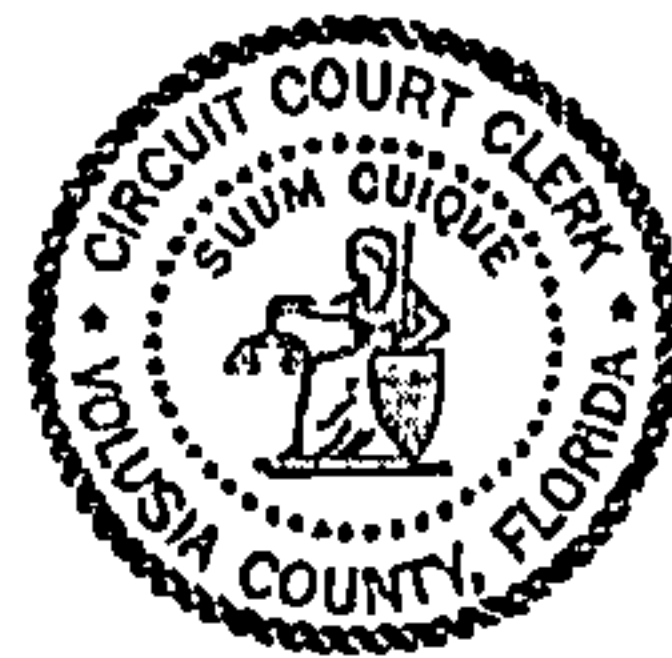
NOTICE IS HEREBY GIVEN, that **LARRY EDWARD MULLINS** the holder of the following certificate issued on **JUNE 1, 2023**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **6137-23** Name in which assessed: **JAMES G FRADENBURGH, GEORGE RAYMOND  
FRADENBURGH**  
Description of Property: **Parcel # 723000000920 30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE  
RIGHTS PER OR 1605 PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0674 PER OR 7706 PG 0041.**

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](http://www.volusia.realtaxdeed.com) on **AUGUST 12, 2025 at 9:00 o'clock A.M.**

Dated this 20TH day of JUNE, 2025.

LAURA E. ROTH  
CLERK OF THE CIRCUIT COURT  
Volusia County



REDEMPTION AMOUNT: **\$1,241.89**

OPENING BID AMOUNT: \$1,218.64

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.: **6137-23**  
Date of Sale: **AUGUST 12, 2025**

REDEMPTION AMOUNT: **\$1,241.89\***

PAYABLE BEFORE: **9:00 AM on AUGUST 12, 2025**

JAMES G FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

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MAKE CHECK PAYABLE TO:

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MAIL TO:

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DeLand, FL 32720**

[Telephone: 386-736-5938]

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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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C

JAMES G FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

6137-23

AUGUST 12, 2025

Postmark  
Here

CERTIFIED MAIL

L/N 6-22

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

TAX DEED DEPT



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2025 JUN 3

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



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JAMES G FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

6137-23

AUGUST 12, 2025

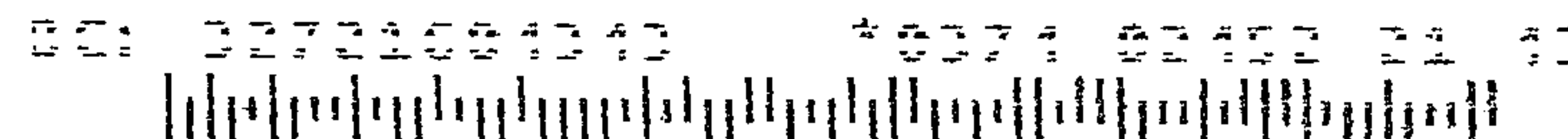
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RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

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LAURA E ROTH, CLERK

P O BOX 6043

DELAND. FL 32721

TAX DEED CERTIFICATE NO.: 6137-23

**THERE ARE UNPAID TAXES ON PROPERTY  
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GEORGE RAYMOND FRADENBURGH

5471 PINELAND AVE

PORT ORANGE FL 32127-5587

6137-23

AUGUST 12, 2025

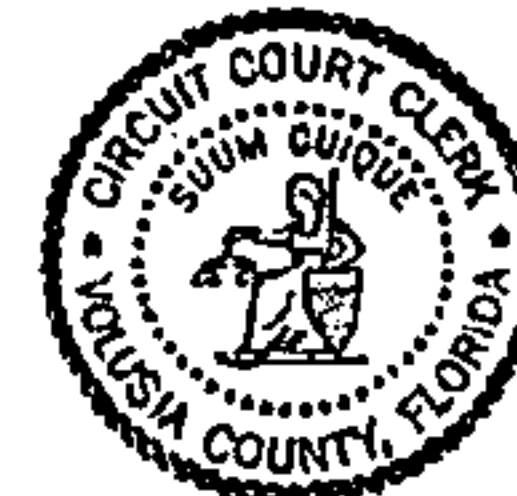
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FOR FURTHER INFORMATION, CONTACT THE CLERK OF THE CIRCUIT COURT, ATTN: **TAX DEED DEPARTMENT**, 101 N. ALABAMA AVE, P O BOX 6043, DELAND, FLORIDA 32721. TELEPHONE (386) 736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 20TH DAY OF JUNE, 2025.

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

### **NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, that **LARRY EDWARD MULLINS** the holder of the following certificate issued on **JUNE 1, 2023**, has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

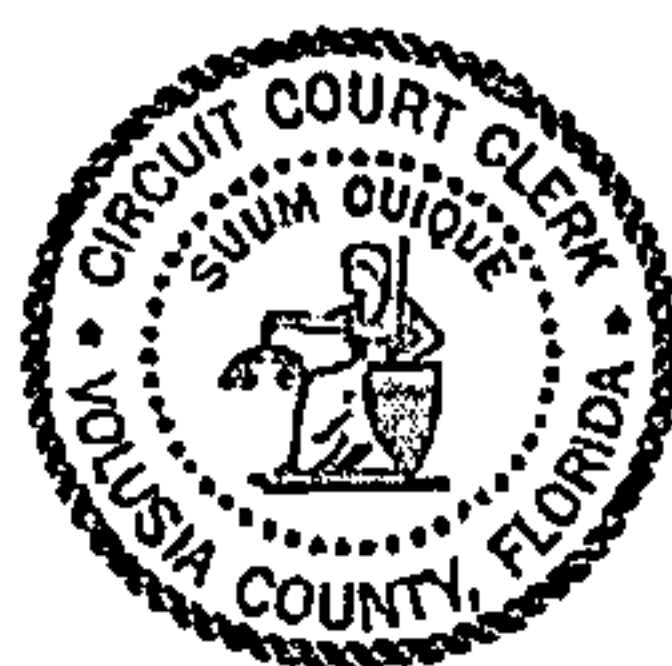
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Description of Property: **Parcel # 723000000920 30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIGHTS PER OR 1605 PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0674 PER OR 7706 PG 0041.**

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Dated this 20TH day of JUNE, 2025.

LAURA E ROTH  
CLERK OF THE CIRCUIT COURT  
Volusia County



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OPENING BID AMOUNT: \$1,218.64

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Certificate No.: **6137-23**  
Date of Sale: **AUGUST 12, 2025**

REDEMPTION AMOUNT: **\$1,241.89\***

PAYABLE BEFORE: **9:00 AM on AUGUST 12, 2025**

GEORGE RAYMOND FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

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MAKE CHECK PAYABLE TO:

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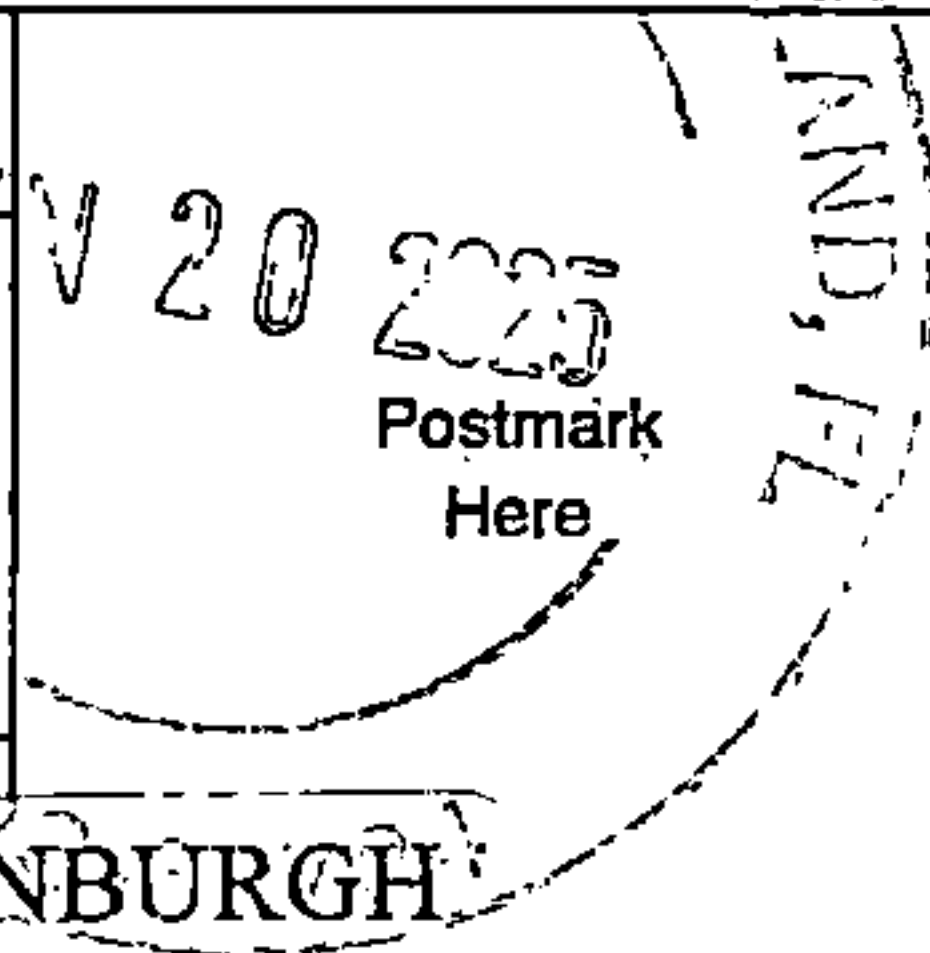
Extra Services & Fees (check box, add fee as appropriate)

- |  |    |  |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |  |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |  |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |  |
| <input type="checkbox"/> Adult Signature Required            | \$ |  |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |  |

Postage

GEORGE RAYMOND FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

6137-23      AUGUST 12, 2025

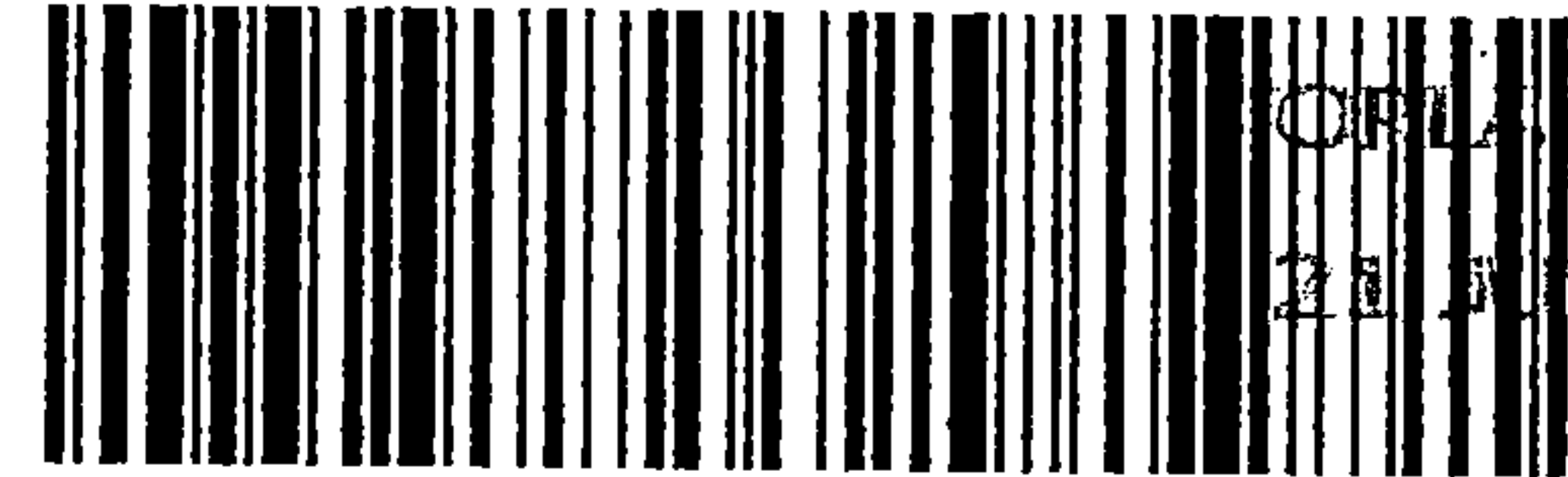


CERTIFIED MAIL

LIP 6-22

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

TAX DEED DEPT

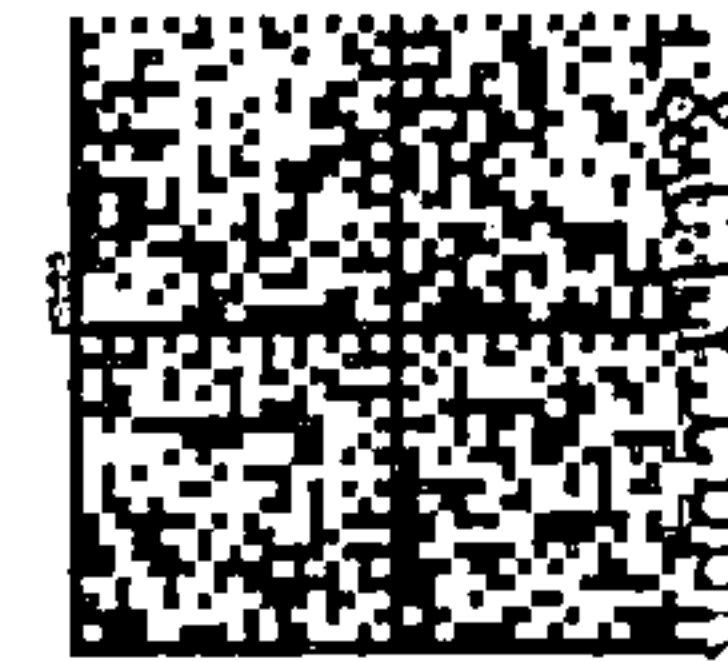


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ORLANDO FL 328

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FIRST-CLASS



US POSTAGE IM PITNEY BOWES



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CLERK OF THE CIRCUIT  
COUNTY VOLUSIA CTY. FL  
CC 40

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GEORGE RAYMOND FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

6137-23 AUGUST 12, 2025

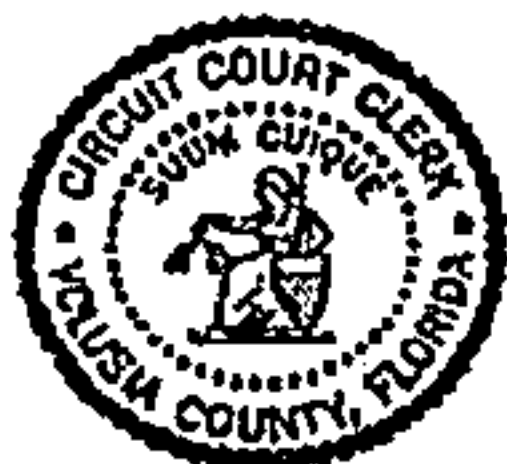
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RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

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32127-5587  
32721-6043  
32721-6043  
32721-6043



**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 20, 2025

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

RE: Sheriff's Service for Tax Deed Sale to be held on: **Tuesday, August 12, 2025**  
Service of Process must be completed by: **Tuesday, July 22, 2025**

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

NUMBER OF SERVICES:	12
COST OF SERVICE:	\$40.00
<b><u>TOTAL AMOUNT OF CHECK(S):</u></b>	<b><u>\$480.00</u></b>

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

*Shabaw*

S LABAW  
Deputy Clerk



The following titleholder(s) require Service of Process:

	Count of Name 1
<b>1762-18</b>	<b>3</b>
VOLUSIA LAKE REALTY CO	1
VOLUSIA-LAKE REALTY CO	1
WILLIAM L RYALS O/B/O VOLUSIA-LAKE REALTY CO	1
<b>1764-18</b>	<b>3</b>
VOLUSIA LAKE REALTY CO	2
WILLIAM L RYALS O/B/O VOLUSIA-LAKE REALTY CO	1
<b>6137-23</b>	<b>2</b>
JAMES G FRADENBURGH	1
GEORGE RAYMOND FRADENBURGH	1
<b>6777-23</b>	<b>2</b>
C DEL CARMEN BETANCOURTH	1
CONCEPCION DEL CARMEN BETANCOURTH	1
<b>9519-23</b>	<b>2</b>
PHYLLIS KENT TR	1
OHANA REV TRUST	1
<b>Grand Total</b>	<b>12</b>

LAURAE ROTH, CLERK  
P O BOX 6043  
DELAND. FL 32721

TAX DEED CERTIFICATE NO.: 6137-23

**THERE ARE UNPAID TAXES ON PROPERTY  
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JAMES G FRADENBURGH  
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PORT ORANGE FL 32127-5587

6137-23

AUGUST 12, 2025

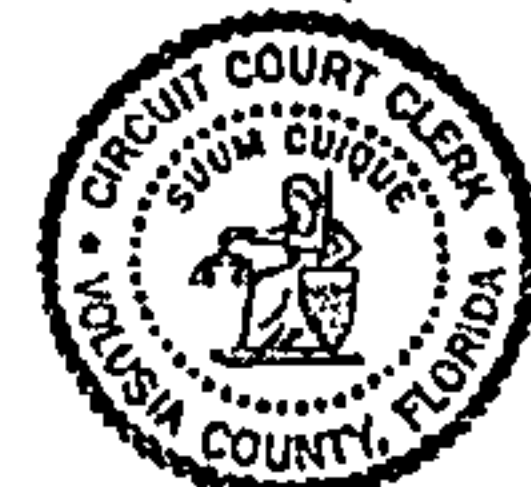
**WARNING**  
**SHERIFF'S**  
**NOTICE**

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736-5919 OR (386) 257-6000 EXT 15919.

DATED THIS 20TH DAY OF JUNE, 2025.

LAURAE ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

**NOTICE OF APPLICATION FOR TAX DEED**

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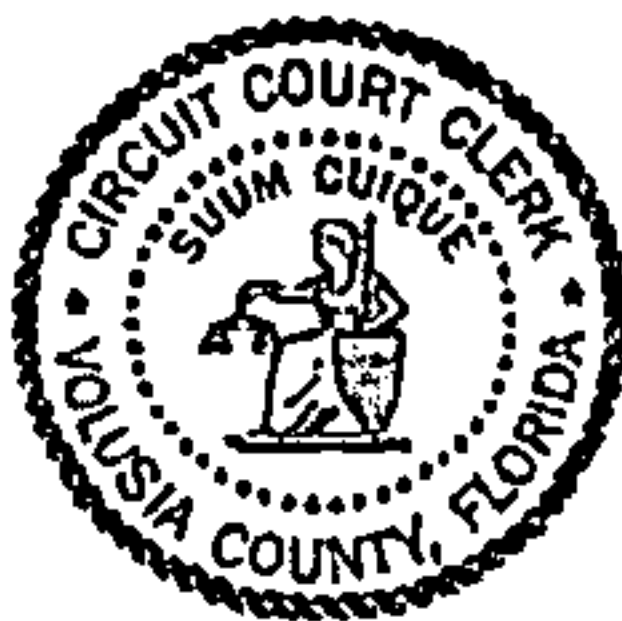
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Dated this 20TH day of JUNE, 2025.

*Laura E. Roth*

BY LAURA E ROTH

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$1,241.89**

OPENING BID AMOUNT: \$1,218.64

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Certificate No.: **6137-23**  
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MAKE CHECK PAYABLE TO:

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MAIL TO:

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**DeLand, FL 32720**

[Telephone: 386-736-5938]



LAURAE ROTH, CLERK  
P O BOX 6043  
DELAND, FL 32721

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6137-23

AUGUST 12, 2025

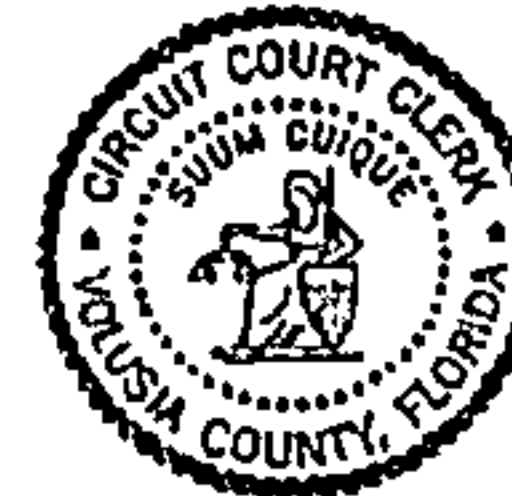
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DR-451

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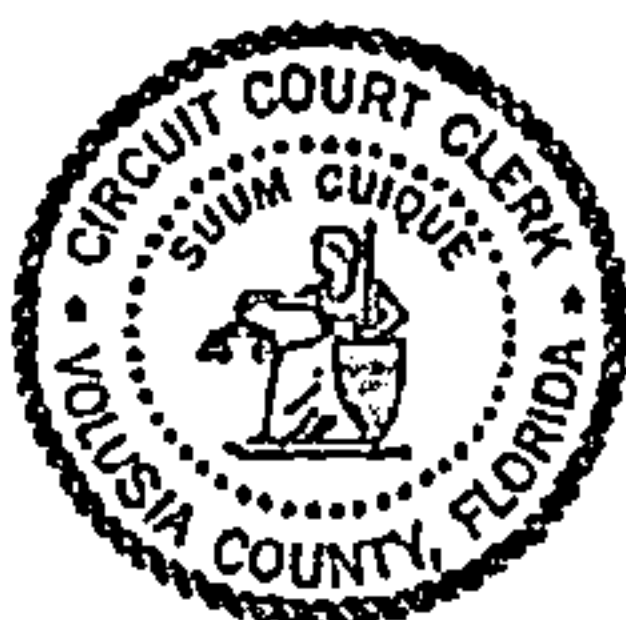
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BY LAURAE ROTH

Clerk of the Circuit Court, Volusia County



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**DeLand, FL 32720**

[Telephone: 386-736-5938]



25014052

LAURAE ROTH, CLERK  
P O BOX 6043  
DELAND, FL 32721

# **WARNING SHERIFF'S NOTICE**

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6137-23

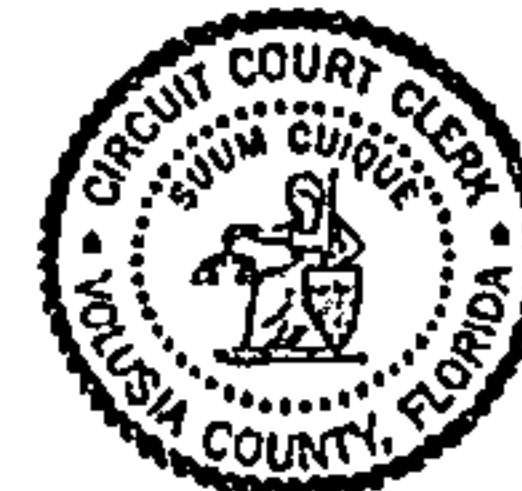
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THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **AUGUST 12, 2025 AT 9:00 AM** UNLESS THE BACK TAXES ARE PAID. TO MAKE PAYMENT, DETACH AND RETURN THE COUPON WITH YOUR CASHIER'S CHECK, MONEY ORDER, OR CERTIFIED CHECK. **DO NOT SEND CASH OR A PERSONAL CHECK.**

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

DATED THIS 20TH DAY OF JUNE, 2025.

LAURAE ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

## **NOTICE OF APPLICATION FOR TAX DEED**

JUN 23 AM 8:13

NOTICE IS HEREBY GIVEN, that **LARRY EDWARD MULLINS** the holder of the following certificate issued on **JUNE 1, 2023** has filed said certificate for a tax deed to be issued thereon. The certificate number, the name(s) in which it was assessed, and the description of the property in the County of Volusia, State of Florida, are as follows:

Certificate No.: **6137-23** Name in which assessed: **JAMES G FRADENBURGH, GEORGE RAYMOND FRADENBURGH**

Description of Property: **Parcel # 723000000920 30 17 32 SW 1/4 OF SW 1/4 OF SW 1/4 EXC 50 PC SUBSURFACE RIGHTS PER OR 1605 PG 0695 PER OR 6718 PG 3722 PER OR 6748 PG 0674 PER OR 7706 PG 0041.**

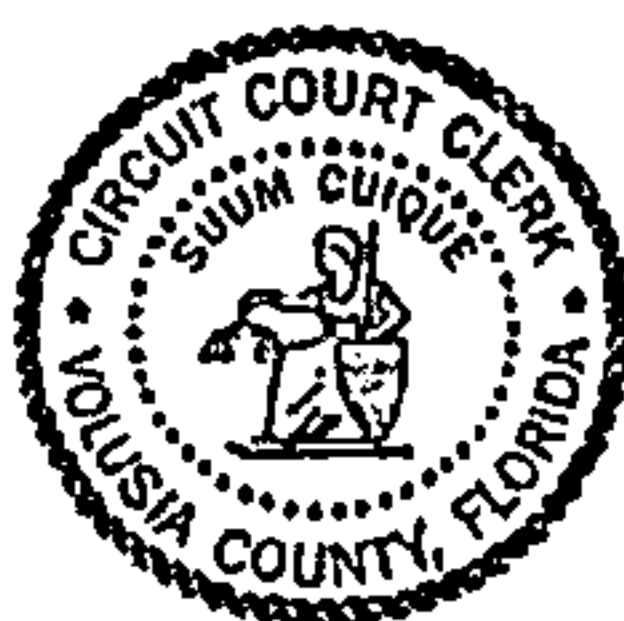
UNLESS SUCH CERTIFICATE SHALL BE REDEEMED according to law, the property described in such certificate shall be sold to the highest bidder at [www.volusia.realtaxdeed.com](http://www.volusia.realtaxdeed.com) on **AUGUST 12, 2025 at 9:00 o'clock A.M.**

Dated this 20TH day of JUNE, 2025.

*Laura E. Roth*

BY **LAURAE ROTH**

Clerk of the Circuit Court, Volusia County



REDEMPTION AMOUNT: **\$1,241.89**

OPENING BID AMOUNT: **\$1,241.89**

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.: **6137-23**  
Date of Sale: **AUGUST 12, 2025**

REDEMPTION AMOUNT: **\$1,241.89\***

PAYABLE BEFORE: **9:00 AM on AUGUST 12, 2025**

GEORGE RAYMOND FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

\*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]

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 #:  
**25014052**

COURT: VOLUSIA COURT CIRCUIT  
PLAINTIFF: IN RE  
DEFENDANT: GEORGE RAYMOND FRADENBURGH

# ORG DOCUMENTS: 1

TYPE OF SERVICE	HEARING DATE	HEARING TIME	COURT CASE #
Warn/Not of Application of Tax Deeds	8/12/2025	9:00 AM	6137-23

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

**WARN/NOT OF APPLICATION OF TAX DEEDS/**

On the 23rd day of June, 2025 at 8:13 AM, and that I served the same on the 24th day of June, 2025, at the hour of 1:57 PM within the County of Volusia, State of FLORIDA, as follows:

PARTY TO BE SERVED:	GEORGE RAYMOND FRADENBURGH	TITLE:	
PARTY DESCRIPTION			
PERSON SERVED:		TITLE:	

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

FILED  
2025 JUN 26 AM 11:01  
CLERK OF THE CIRCUIT  
COURT VOLUSIA CITY, FL  
CC 40

ADDRESS SERVED:	5471 PINELAND AVE PORT ORANGE, FL 32127-5587		
SERVICE STATUS:	Served	SERVICE BY:	Process Server Ott, Richard 7612



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: 6/25/2025  
ENTRD BY: EDELGADO

BY:

*[Signature]*  
7612

OTT, RICHARD 7612, PROCESS SERVER



25014054

LAURAE ROTH, CLERK  
P O BOX 6043  
DELAND, FL 32721

**WARNING  
SHERIFF'S  
NOTICE**

TAX DEED CERTIFICATE NO.: 6137-23

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

JAMES G FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

6137-23

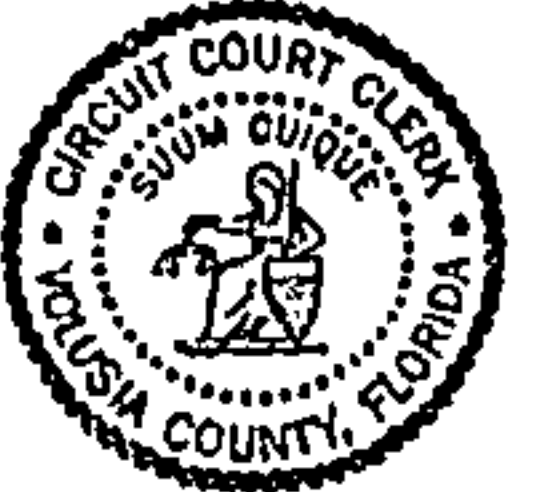
AUGUST 12, 2025

THE PROPERTY WILL BE SOLD AT PUBLIC  
AUCTION ON **AUGUST 12, 2025 AT 9:00 AM**  
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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 20TH DAY OF JUNE, 2025.

LAURAE ROTH  
CLERK OF THE CIRCUIT COURT



DR-451

R. 9/76

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FRADENBURGH

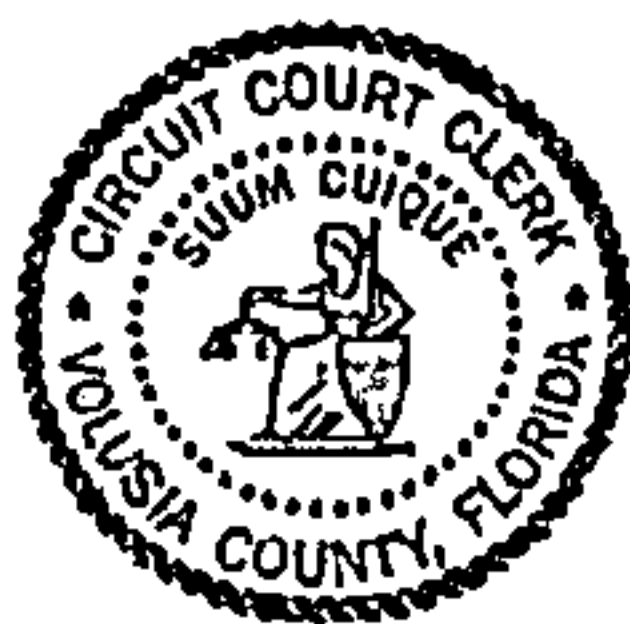
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Dated this 20TH day of JUNE, 2025.

*Laura E. Roth*

BY LAURAE ROTH  
Clerk of the Circuit Court, Volusia County



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Date of Sale: **AUGUST 12, 2025**

REDEMPTION AMOUNT: **\$1,241.89\***

PAYABLE BEFORE: **9:00 AM on AUGUST 12, 2025**

JAMES G FRADENBURGH  
5471 PINELAND AVE  
PORT ORANGE FL 32127-5587

MAKE CHECK PAYABLE TO:

**Will Roberts - Tax Collector**

MAIL TO:

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[Telephone: 386-736-5938]



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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 #:  
**25014054**

COURT: VOLUSIA COURT CIRCUIT  
PLAINTIFF: IN RE  
DEFENDANT: JAMES G FRADENBURGH

# ORG DOCUMENTS: 1

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J. COURT VOLUSIA CTY, FL  
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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: 6/25/2025  
ENTRD BY: EDELGADO

BY:

OTT, RICHARD 7612, PROCESS SERVER



**REQUESTS FOR ACCOMMODATIONS BY PERSONS WITH DISABILITIES** If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Services, 101 N. Alabama Avenue, DeLand, FL 32724, (386) 822-5710, at least 7 days before the scheduled auction date, or immediately upon receiving this notification if the time before the scheduled auction date is less than 7 days; if you are hearing or voice impaired, call 711.

**THESE ARE NOT COURT INFORMATION NUMBERS**



**SOLICITUD DE ADAPTACIONES PARA PERSONAS CON DISCAPACIDADES**

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

**ESTOS NUMEROS TELEFONICOS NO SON PARA OBTENER INFORMACION JUDICIAL**