



CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

RA-513
rev. 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

Applicant	AVK REAL ESTATE LLC 66 WEST FLAGLER STREET SUITE 900 MIAMI FLORIDA 33130	Apply Date	08/20/2025
		TDA Number	202501267
Owner	THIEBAUD ENTERPRISES INC 140 SE AVENUE E BELLE GLADE FLORIDA 33430-4024	Certificate *	7879
		Issue Date	05/31/2022
Property Description	RADERS SUB LT 15 BLK 3	Parcel ID	04-37-43-42-05-003-0150
		Alternate Parcel ID	101295442

Column 1

Column 2

Column 3

Column 4

Column 5

Column 6

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

Certificate Number	Date of Certificate Sale	Face Amount of Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4)
7879 *	05/31/2022	\$377.24	\$220.69		\$597.93
				Part 2: Total	\$597.93

* Applying Certificate

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

Certificate Number	Date of Other Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4+5)
9846	05/31/2025	\$484.34	\$24.22	\$6.25	\$514.81
9448	05/31/2024	\$413.14	\$92.96	\$6.25	\$512.35
8014	05/31/2023	\$401.86	\$162.75	\$6.25	\$570.86
8075	05/31/2021	\$391.96	\$270.45	\$6.25	\$668.66
9901	05/31/2020	\$346.82	\$327.74	\$6.25	\$680.81
				Part 3: Total	\$2,947.49

Part 4: Tax Collector Certified Amounts (lines 1-8)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above)	\$3,545.42
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	
4. Property information report fee(s)	\$300.00
5. Tax Collector application fee(s)	\$150.00
6. Clerk of Court application fee(s)	\$10.60
7. Interest accrued by tax collector under s. 197.542, F.S. (see Tax Collector Instructions, page 2)	\$420.63
8. Total of lines 1 through 7	Part 4: Total \$4,426.65

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.

Lori Doolin

Signature, Tax Collector or Designee

Palm Beach County, Florida

03/16/2026

Date

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

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Signature, Tax Collector or Designee

Palm Beach County, Florida

03/16/2026

Date

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App Date: 08/20/2025
TDA Num: 202501267
Certificate: 7879
Issued: 05/31/2022
Parcel ID: 04-37-43-42-05-003-0150

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Section 197.502 and 197.542, Florida Statutes

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Part 5: Clerk of Court Certified Amounts (lines 9-18)

9. Tax deed processing fee(s)	
10. Certified or registered mail charge(s)	
11. Advertising charge(s) (see s.197.542, F.S.)	
12. Certificate of notice recording fee(s)	
13. Sheriff's fee(s)	
14. Interest (see Clerk of Court Instructions, page 2)	
15. Total of lines 9 through 14	Total
16. Redemption fee(s)	\$6.25
17. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502, F.S.	
18. Statutory Opening Bid (Total of lines 8, 15, 16 and 17)	Part 5: Total

Palm Beach County, Florida

Signature, Clerk of Court or Designee

Date of Sale

INSTRUCTIONS

Tax Collector (Complete Parts 1-4)

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

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 6.

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

Add Columns 3, 4, and 5 and enter the amount in Column 6.

Part 4: Tax Collector Certified Amounts (lines 1-8)

Line 1: Enter the total of Part 2 plus the total of Part 3 above.

Line 7: 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 7. 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, Florida Administrative Code.

Line 8: Enter the total of lines 1-7.

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)

Part 5: Clerk of Court Certified Amounts (lines 9-18)

Line 14: 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 8, minus line 7, plus lines 9 through 13. Enter the amount on line 14.

Line 15: Enter the total of lines 9-14. Complete lines 16-17, if applicable.

Line 18: Enter the total of lines 8, 15, 16, and 17.



APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

RA-512, R.04/18
Page 1 of 1

To: Tax Collector of **Palm Beach** County, Florida
Re: 04-37-43-42-05-003-0150

I, **AVK REAL ESTATE LLC, 66 WEST FLAGLER STREET SUITE 900 MIAMI, FLORIDA, 33130**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
7879 *	05/31/2022	RADERS SUB LT 15 BLK 3

* = Applying Certificate

I agree to:

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax certificate on which this application is based, and all other certificates on the same property or of the same legal description.

avkaganas1 (Alexander Kaganas)
Applicant's Signature

08/20/2025
Date



Anne M. Gannon

Tax Collector

301 North Olive Avenue
3rd Floor
West Palm Beach, FL 33401
Phone: (561) 355- 6385
Fax: (561) 355- 6760
www.pbctax.com

**Persons To Notify of Pending Tax Deed Application
Pursuant to Florida Statute 197.522**

PARCEL ID NUMBER:04-37-43-42-05-003-0150
CERTIFICATE:7879
YEAR:2021

HOMESTEAD: No
ASSESSED VALUE: \$6,149.00

LAST ASSESSED PARTY ON TAX ROLL:

THIEBAUD ENTERPRISES INC

140 SE AVENUE E
BELLE GLADE, FLORIDA 33430-4024 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

AVK REAL ESTATE LLC
66 WEST FLAGLER STREET SUITE 900
MIAMI, FL 33130

THIEBAUD ENTERPRISES, INC.
5027 CARDINAL DR.
DADE CITY, FL 33523

THIEBAUD ENTERPRISES, INC.
381 LANIER DR.
PALM SPRINGS, FL 33461

THIEBAUD ENTERPRISES, INC.
624 S.W. AVENUE C PL., 20
BELLE GLADE, FL 33430

THIEBAUD ENTERPRISES, INC.
1230 N. F ST.
LAKE WORTH, FL 33460

THIEBAUD ENTERPRISES, INC.
140 SE MLK BLVD.
BELLE GLADE, FL 33430



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 7879-2022

PCN: 04-37-43-42-05-003-0150

Effective Date and Time: March 10, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

THIEBAUD ENTERPRISES, INC., a Florida corporation, by virtue of Quit Claim Deed recorded on 12/30/1985 in Official Records Book 4747, Page 861

Address as shown in vesting document:

140 S.E. Avenue E
Belle Glade, Florida 33430

3. Legal description as described in vesting instrument:

Lot 13 and 15, Block 3, RADER SUBDIVISION, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 20, page 28.

NOTE: Multi-Parcel Deed. Specific to Lot 15 only



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 7879-2022

PCN: 04-37-43-42-05-003-0150

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status:

NONE

2. Probate matters found of record:

NONE

3. Bankruptcy Cases of record:

NONE

4. Liens/Judgments/Other matters that may affect title:

- Lien recorded 5/20/2024 in Official Records Book 35029, Page 1150
 - Lien recorded 1/2/2024 in Official Records Book 34751, Page 1197
 - Lien recorded 11/17/2022 in Official Records Book 33959, Page 1944
 - Lien recorded 5/16/2019 in Official Records Book 30617, Page 1718
 - Lien recorded 5/16/2019 in Official Records Book 30617, Page 1694
 - Lien recorded 11/10/2008 in Official Records Book 22947, Page 1907
- NOTE: Numerous other liens of record*

City of Belle Glade
(No Address Provided)

- Lien recorded 11/13/2006 in Official Records Book 21072, Page 1078
- Lien recorded 5/2/2005 in Official Records Book 18503, Page 1348

Florida Department of Revenue
UT Collections
1379 Blountstown Highway
Tallahassee, FL 32304-2716

5. Also notify:

Thiebaud Enterprises, Inc.
624 S.W. Avenue C Pl., 20
Belle Glade, FL 33430

Mailing Address
5027 Cardinal Dr.
Dade City, FL 33523



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 7879-2022

PCN: 04-37-43-42-05-003-0150

NOTICE SCHEDULE

Thiebaud Enterprises, Inc.
1230 N. F St.
Lake Worth, FL 33460 UN

(Inactive SunBiz)

Mailing Address
381 Lanier Dr.
Palm Springs, FL 33461 UN

Thiebaud Enterprises, Inc.
140 SE MLK Blvd.
Belle Glade, FL 33430

(Inactive SunBiz)

NOTE: Tax Assessment Roll Information:

PCN:	04-37-43-42-05-003-0150
Legal Description:	RADERS SUB LT 15 BLK 3
Name Last Assessed:	THIEBAUD ENTERPRISES INC
Address:	140 SE AVENUE E BELLE GLADE FL 33430 4024



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 7879-2022

PCN: 04-37-43-42-05-003-0150

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assume no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. The Company's liability for this Report is limited to \$300.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Dated: March 11, 2026
GDC Group, LLC

Melanie Garcia

7879-2022

Property Detail

Location Address : 513 SW 5TH ST
Municipality : BELLE GLADE
Parcel Control Number : 04-37-43-42-05-003-0150
Subdivision : RADERS SUB IN
Official Records Book/Page : 04747 / 0861
Sale Date : 12/01/1985
Legal Description : RADERS SUB LT 15 BLK 3

Owner Information**Owner(s)**

THIEBAUD ENTERPRISES INC

Mailing Address

140 SE AVENUE E
BELLE GLADE FL 33430 4024

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/01/1985	\$100	04747 / 00861	QUIT CLAIM	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$15,000	\$15,000	\$7,200	\$6,525	\$4,200
Total Market Value	\$15,000	\$15,000	\$7,200	\$6,525	\$4,200

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$6,149	\$5,590	\$5,082	\$4,620	\$4,200
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$6,149	\$5,590	\$5,082	\$4,620	\$4,200

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$196	\$187	\$130	\$120	\$100
NON AD VALOREM	\$259	\$241	\$241	\$241	\$241
TOTAL TAX	\$455	\$428	\$371	\$361	\$341

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov

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BELLE GLADE FL

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513 SW 5TH ST
BELLE GLADE FL 33430-

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Detail by Entity Name

Florida Profit Corporation

THIEBAUD ENTERPRISES, INC.

Filing Information

Document Number P25000039408

FEI/EIN Number NONE

Date Filed 07/07/2025

Effective Date 07/04/2025

State FL

Status ACTIVE

Principal Address

624 SW AVENUE C PL 20

BELLE GLAD, FL 33430

Mailing Address

5027 CARDINAL DR.

DADE CITY, FL 33523

Registered Agent Name & Address

WARD, TERRANCE

5027 CARDINAL DR.

DADE CITY, FL 33523

Officer/Director Detail

Name & Address

Title P

FUCHECK, JOSEPH M

5027 CARDINAL DR.

DADE CITY, FL 33523

Annual Reports

No Annual Reports Filed

Document Images

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