



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	MERCURY FUNDING, LLC PO BOX 772837 MEMPHIS TENNESSEE 38177	Apply Date	04/01/2026
		TDA Number	202600045
Owner	VICTORY CHURCH OF GOD OF PAHOKEE INC 279 S LAKE AVE PAHOKEE FLORIDA 33476-1843	Certificate *	16124
		Issue Date	05/31/2024
Property Description	POLAND RIDGE LTS 40 & 41	Parcel ID	48-37-42-08-03-000-0400
		Alternate Parcel ID	102127147

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)
16925	05/31/2025	\$6,313.09	\$332.75		\$6,645.84
16124 *	05/31/2024	\$5,634.68	\$674.99		\$6,309.67
				Part 2: Total	\$12,955.51

* 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)
				Part 3: Total	\$0.00

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)	\$12,955.51
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$6,441.56
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)	\$595.73
8. Total of lines 1 through 7	Part 4: Total \$20,453.40

RECEIVED
JUN 03 2026

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
Digitally signed by: Lori Doolin
DN: CN = Lori Doolin email = LDoolin@pbctax.com, C = AD O = Palm Beach County Tax Collector
Date: 2026.06.03 08:32:38 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/02/2026

Date

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

LC
TR



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	MERCURY FUNDING, LLC PO BOX 772837 MEMPHIS TENNESSEE 38177	Apply Date	04/01/2026
		TDA Number	202600045
Owner	VICTORY CHURCH OF GOD OF PAHOKEE INC 279 S LAKE AVE PAHOKEE FLORIDA 33476-1843	Certificate *	16124
		Issue Date	05/31/2024
Property Description	POLAND RIDGE LTS 40 & 41	Parcel ID	48-37-42-08-03-000-0400
		Alternate Parcel ID	102127147

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)
16925	05/31/2025	\$6,313 09	\$332 75		\$6,645 84
16124 *	05/31/2024	\$5,634 68	\$674 99		\$6,309 67
				Part 2 Total	\$12,955 51

* 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)
				Part 3 Total	\$0.00

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)	\$12,955 51
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$6,441 56
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)	\$595 73
8 Total of lines 1 through 7	Part 4 Total \$20,453.40

RECEIVED
JUN 03 2026

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

Digitally signed by Lori Doolin
DN: CN = Lori Doolin email = LDoolin@pbctax
com C = AD O = Palm Beach County Tax Collector
Date: 2026.06.03 08:32:38 -0500

Palm Beach County, Florida

Signature, Tax Collector or Designee

06/02/2026

Date

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

LC

App Date 04/01/2026
TDA Num 202501327
Certificate 16124
Issued 05/31/2024
Parcel ID 48-37-42-08-03-000-0400

CERTIFICATION OF TAX DEED APPLICATION

Section 197 502 and 197 542, Florida Statutes

RA-513
rev 07/19
Page 2 of 2

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)	\$12 50
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 48-37-42-08-03-000-0400

I, **MERCURY FUNDING, LLC, PO BOX 772837 MEMPHIS, TENNESSEE, 38177**, hold the listed tax certificates and submit them to the tax collector

Certificate Number	Date	Legal Description
16124 *	05/31/2024	POLAND RIDGE LTS 40 & 41
16925	05/31/2025	POLAND RIDGE LTS 40 & 41

* = 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.

mercuryfunding (Michael Taylor)
Applicant's Signature

04/01/2026
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:48-37-42-08-03-000-0400

CERTIFICATE:16124

YEAR:2023

HOMESTEAD: No

ASSESSED VALUE: \$262,506.00

LAST ASSESSED PARTY ON TAX ROLL:

VICTORY CHURCH OF GOD OF PAHOKEE INC

279 S LAKE AVE
PAHOKEE, FLORIDA 33476-1843 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16124-2024

PCN: 48-37-42-08-03-000-0400

Effective Date and Time May 21, 2026 @ 8 00 a m

- 1 Property Information Report Issued to

TAX COLLECTOR, PALM BEACH COUNTY

- 2 Title vested in at the effective date

THE VICTORY CHURCH OF GOD OF PAHOKEE, INC , a Florida Not For Profit Corporation,
by virtue of Warranty Deed recorded on 12/23/2022 in Official Records Book 34036, Page 732

Address as shown in vesting document

279 S Lake Avenue
Pahokee, FL 33476

- 3 Legal description as described in vesting instrument

**Lots 40 and 41, Poland's Ridge, according to the map or plat thereof as recorded in Plat Book 16,
Page 33, Public Records of Palm Beach County, Florida.**



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16124-2024

PCN: 48-37-42-08-03-000-0400

NOTICE SCHEDULE

Instruments and matters found of record to be noticed

1 Mortgage status

- Mortgage in favor of 1 Ponce De Leon, LLC recorded 12/23/2022 in Official Records Book 34036, Page 734, modification recorded 7/19/2024 in Official Records Book 35151, Page 546, modification recorded 11/7/2025 in Official Records Book 36118, Page 986

1 Ponce De Leon, LLC
4101 N Ocean Blvd , #702D
Boca Raton, FL 33431

(SunBiz - Same Address)

1 Ponce De Leon, LLC
9703 Collins Ave , Unit 1005
Bal Harbour, FL 33154

(SunBiz)

Arthur C Evans
2520 Manik Dr
Riviera Beach, FL 33407

1 Ponce De Leon, LLC
c/o Private Equity Funding, LLC
4851 West Hillsboro Boulevard, Suite A-4
Coconut Creek, Florida 33073

Dara S Siegel, Esq
Siegel & Siegel
1800 S Dixie Highway, Suite 300
Boca Raton, FL 33432

Dara S Siegel, Esq
Siegel & Siegel, P A
7900 Glades Road, Ste 360
Boca Raton, FL 33434

2 Probate matters found of record

NONE

3 Bankruptcy Cases of record

NONE

4 Liens/Judgments/Other matters that may affect title

NONE



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail com

PROPERTY INFORMATION REPORT

Certificate No. 16124-2024

PCN: 48-37-42-08-03-000-0400

NOTICE SCHEDULE

5 Also notify

NONE

NOTE Tax Assessment Roll Information

PCN	48-37-42-08-03-000-0400
Legal Description	POLAND RIDGE LTS 40 & 41
Name Last Assessed	VICTORY CHURCH OF GOD OF PAHOKEE INC
Address	279 S LAKE AVE PAHOKEE FL 33476 1843



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail com

PROPERTY INFORMATION REPORT

Certificate No. 16124-2024

PCN. 48-37-42-08-03-000-0400

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER

THE ATTACHED SEARCH IS ISSUED TO THE PALM BEACH COUNTY TAX COLLECTOR SOLELY. THE ATTACHED SEARCH MAY NOT BE RELIED UPON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY GDC GROUP, LLC, FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS PROPERTY INFORMATION SEARCH IS ISSUED PURSUANT TO RULE 12D-13.061, FLORIDA ADMINISTRATIVE CODE AND FLORIDA STATUTE 197.502. THIS SEARCH IS NOT INTENDED TO BE RELIED UPON FOR THE ISSUANCE OF TITLE INSURANCE OR AN OPINION OF TITLE. NO LIABILITY IS ASSUMED ON OUR PART DUE TO ERRORS AND OMISSIONS MADE BY THE CLERK OF THE CIRCUIT COURT IN THE OFFICIAL RECORD INDEX AND/OR ABSTRACT INDEX. GDC GROUP, LLC HAS MADE NO EXAMINATION NOR DOES IT RENDER LEGAL OPINION (INTENTIONAL OR IMPLIED) FOR ANY DEFECTS OR IMPLICATIONS CONCERNING THE LEGALITIES OF THE DOCUMENTS AS THEY MAY AFFECT THE TITLE TO THE SEARCHED PROPERTY.

THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD BOOKS OF PALM BEACH COUNTY, FLORIDA THAT APPEAR TO ENCUMBER THE TITLE TO SAID LAND. IT IS THE RESPONSIBILITY OF THE PARTY NAMED ABOVE TO VERIFY RECEIPT OF EACH DOCUMENT LISTED. THIS SEARCH IS NOT INTENDED TO INCLUDE EASEMENTS, RESTRICTIONS, NOTICES OF UNRECORDED MATTERS OR OTHER DOCUMENTS NOT LISTED ABOVE. ANY MENTION OF SUCH MATTERS ON THE SEARCH HAVE BEEN ADDED FOR INFORMATIONAL PURPOSES AT THE REQUEST OF THE USER NAMED ABOVE AND WITH NO LEGAL OPINION (INTENTIONAL OR IMPLIED).

THIS REPORT DOES NOT INSURE OR GUARANTEE THE VALIDITY OR SUFFICIENCY OF ANY DOCUMENT ATTACHED NOR IS TO BE CONSIDERED A TITLE INSURANCE POLICY, AN OPINION OF TITLE, A GUARANTEE OF TITLE OR ANY OTHER FORM OF GUARANTY OR WARRANTY OF TITLE. THIS SEARCH SHALL NOT BE USED FOR THE ISSUANCE OF ANY TITLE INSURANCE POLICY OR FORM.

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 May 23, 2026
GDC Group, LLC

Melanie Garcia

16124-2024

Property Detail

Location Address · 2220 E MAIN ST
Municipality · PAHOKEE
Parcel Control Number · 48-37-42-08-03-000-0400
Subdivision · POLAND RIDGE IN
Official Records Book/Page · 34036 / 732
Sale Date : 12/20/2022
Legal Description · POLAND RIDGE LTS 40 & 41

Owner Information**Owner(s)**

VICTORY CHURCH OF GOD OF PAHOKEE INC

Mailing Address

279 S LAKE AVE
 PAHOKEE FL 33476 1843

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/20/2022	\$300,000	34036 / 00732	WARRANTY DEED	VICTORY CHURCH OF GOD OF PAHOKEE INC
10/04/2022	\$170,000	33913 / 01175	WARRANTY DEED	A PLUS HOUSING OF THE PALM BEACHES LLC
02/20/2020	\$0	31330 / 00623	WARRANTY DEED	SECY OF VETERANS AFFAIRS
02/13/2020	\$50,100	31227 / 00354	CERT OF TITLE	AURORA FINANCIAL GROUP INC
11/30/2015	\$135,000	28070 / 00377	WARRANTY DEED	HAYES RONALD
12/04/2014	\$69,041	27309 / 01374	WARRANTY DEED	REAL EST EDUCATION & COMMNTY HOUSNG INC
07/17/2014	\$12,300	26921 / 01185	CERT OF TITLE	US BANK NATIONAL ASSN TR
07/19/2005	\$100,000	18965 / 00773	WARRANTY DEED	COMRIE DENTON M
01/13/2005	\$95,000	18965 / 00772	WARRANTY DEED	MORTGAGE GUARANTY INSURANCE CORP
10/26/2004	\$81,000	17686 / 00515	CERT OF TITLE	WELLS FARGO BANK MINNESOTA TR
07/31/2000	\$87,000	11931 / 00189	WARRANTY DEED	CASTILLO LEONARDO
12/01/1992	\$91,400	07505 / 00187	WARRANTY DEED	OCONNELL ANTHONY J BISHOP OF
01/01/1972	\$39,000	02004 / 01948		

Exemption Information

No Exemption Information Available

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$225,258	\$223,095	\$188,647	\$144,438	\$121,655
Land Value	\$39,000	\$39,000	\$28,300	\$25,760	\$20,400
Total Market Value	\$264,258	\$262,095	\$216,947	\$170,198	\$142,055

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$262,506	\$238,642	\$216,947	\$156,261	\$142,055
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$262,506	\$238,642	\$216,947	\$156,261	\$142,055

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$5,998	\$5,593	\$4,981	\$3,744	\$3,397
NON AD VALOREM	\$235	\$224	\$218	\$214	\$208
TOTAL TAX	\$6,233	\$5,817	\$5,199	\$3,958	\$3,605

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](#)

[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](#)

[Cities by ZIP Code™ \(/zip-code-lookup.htm?citybyzipcode\)](#)

[FAQs \(https://www.usps.gov/zip-code-lookup/faq.htm\)](#)

Look Up a ZIP Code™ [FAQs](#)

Go to

ZIP Code™ by Address

You entered:

2220 E MAIN ST
PAHOKEE FL

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again. ([zip-code-lookup.htm?byaddress](#))**

2220 E MAIN ST
PAHOKEE FL **33476-1124**

[Look Up Another ZIP Code™](#)

[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](#)

Feedback



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
1 PONCE DE LEON, LLC

Filing Information

Document Number	L13000050602
FEI/EIN Number	46-2468927
Date Filed	04/05/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/02/2015
Event Effective Date	NONE

Principal Address

9703 COLLINS AVE
UNIT 1005
BAL HARBOUR, FL 33154

Changed 06/11/2015

Mailing Address

4101 N OCEAN BLVD
702D
BOCA RATON, FL 33431

Registered Agent Name & Address

Galvani, Lauren, Esq
1075 Broken Sound Parkway NW
SUITE 102
BOCA RATON, FL 33487

Name Changed 01/05/2017

Address Changed 01/05/2017

Authorized Person(s) Detail

Name & Address

Title MGR



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

THE VICTORY CHURCH OF GOD OF PAHOKEE, INC

Filing Information

Document Number N12000003845
FEI/EIN Number 45-5371021
Date Filed 04/12/2012
State FL
Status ACTIVE

Principal Address

273 S LAKE AVE
PAHOKEE, FL 33476

Changed 02/13/2025

Mailing Address

273 S LAKE AVE
PAHOKEE, FL 33476

Changed 02/13/2025

Registered Agent Name & Address

DECEMBRE, HERVE
273 S LAKE AVE
PAHOKEE, FL 33476

Address Changed 02/13/2025

Officer/Director Detail

Name & Address

Title PRESIDENT, DIRECTOR, PASTOR

DECEMBRE, HERVE
P O BOX 633
PAHOKEE, FL 33476

Title ASST PASTOR