



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	202600075
Owner	ISLAND BEST RESTAURANT LLC 726 LYTLE ST WEST PALM BEACH FLORIDA 33405-4532	Certificate *	22125
		Issue Date	05/31/2024
Property Description	FOREST RIDGE PARK LTS 557 & 558	Parcel ID	74-43-44-09-05-000-5570
		Alternate Parcel ID	102272174

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)
22125 *	05/31/2024	\$6,029.47	\$780.06		\$6,809.53
				Part 2: Total	\$6,809.53

* 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)
23237	05/31/2025	\$5,558.48	\$356.67	\$6.25	\$5,921.40
				Part 3: Total	\$5,921.40

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)	\$12,730.93
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$5,480.38
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)	\$560.16
8. Total of lines 1 through 7	Part 4: Total \$19,232.07

JUN 12 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: 2026.06.12 09:20:35 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/11/2026

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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Page 1 of 2

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RECEIVED
JUN 12 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.

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DN: CN = Lori Doolin email =
LDoolin@pbcctax.com, C = AD O = Palm Beach
County Tax Collector
Date: 2026.06.12 09:20:35 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/11/2026

Date

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CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

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: 74-43-44-09-05-000-5570

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

Certificate Number	Date	Legal Description
22125 *	05/31/2024	FOREST RIDGE PARK LTS 557 & 558

* = 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:74-43-44-09-05-000-5570

CERTIFICATE:22125

YEAR:2023

HOMESTEAD: No

ASSESSED VALUE: \$244,286.00

LAST ASSESSED PARTY ON TAX ROLL:

ISLAND BEST RESTAURANT LLC

726 LYTLE ST
WEST PALM BEACH, FLORIDA 33405-4532 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177

ISLAND BEST RESTAURANT, LLC
137 S.E. 7TH AVENUE
BOYNTON BEACH, FL 33435



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 22125-2024

PCN: 74-43-44-09-05-000-5570

Effective Date and Time: June 3, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

ISLAND BEST RESTAURANT, LLC, a Florida limited liability company, by virtue of Warranty Deed recorded on 05/27/2022 in Official Records Book 33595, Page 1566

Address as shown in vesting document:

726 Lytle Street

West Palm Beach, Florida 33405

3. Legal description as described in vesting instrument:

Lots 557 and 558, of FOREST RIDGE PARK, according to the plat thereof, as recorded in Plat Book 11, Page(s) 58, of the 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. 22125-2024

PCN: 74-43-44-09-05-000-5570

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:

- Mortgage in favor of Victory Capital Group, LLC recorded 1/26/2024 in Official Records Book 34795, Page 1091
- Collateral Assignment of Leases and Rents recorded 1/26/2024 in Official Records Book 34795, Page 1099

Victory Capital Group, LLC
3220 S. Dixie Hwy., Suite 201
Miami, FL 33133

(SunBiz - Same Address)

- Mortgage in favor of Beluga Investment, LLC recorded 5/27/2022 in Official Records Book 33595, Page 1568
- Security Agreement recorded 5/27/2022 in Official Records Book 33595, Page 1559
- Collateral Assignment of Rents and Leases recorded 5/27/2022 in Official Records Book 33595, Page 1554

Beluga Investment, LLC
2033 N.E. 14th Ct.
Fort Lauderdale, FL 33304

(SunBiz - Same Address)

D. Ross Bridger, Esq.
Law Office of D. Ross Bridger, P.L.L.C.
6750 North Andrews Avenue, Suite 200
Fort Lauderdale, FL 33309

5. Also notify:

Island Best Restaurant, LLC
137 S.E. 7th Avenue
Boynton Beach, FL 33435

(ORB 34795/1091)



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 22125-2024

PCN: 74-43-44-09-05-000-5570

NOTICE SCHEDULE

NOTE: Tax Assessment Roll Information:

PCN:	74-43-44-09-05-000-5570
Legal Description:	FOREST RIDGE PARK LTS 557 & 558
Name Last Assessed:	ISLAND BEST RESTAURANT LLC
Address:	726 LYTLE ST WEST PALM BEACH FL 33405 4532



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 22125-2024

PCN: 74-43-44-09-05-000-5570

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: June 5, 2026
GDC Group, LLC

Melanie Garcia

22/25-2024

Property Detail

Location Address : 726 LYTLE ST
Municipality : WEST PALM BEACH
Parcel Control Number : 74-43-44-09-05-000-5570
Subdivision : FOREST RIDGE PARK IN
Official Records Book/Page : 33595 / 1566
Sale Date : 05/18/2022
Legal Description : FOREST RIDGE PARK LTS 557 & 558

Owner Information**Owner(s)**

ISLAND BEST RESTAURANT LLC

Mailing Address

726 LYTLE ST
 WEST PALM BEACH FL 33405 4532

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/18/2022	\$322,500	33595 / 01566	WARRANTY DEED	ISLAND BEST RESTAURANT LLC
04/04/2022	\$279,000	33463 / 01837	WARRANTY DEED	ALVAREZ MERCEDES TRUST
12/17/2020	\$0	32115 / 01634	SUMMARY ORDER	MACHADO MELINDA
01/01/1996	\$100	09131 / 00002	QUIT CLAIM	
01/01/1996	\$100	09131 / 00001	QUIT CLAIM	
02/01/1987	\$100	05174 / 00978	REP DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$78,882	\$70,532	\$72,252	\$69,956	\$64,597
Land Value	\$165,404	\$165,404	\$183,860	\$127,120	\$82,500
Total Market Value	\$244,286	\$235,936	\$256,112	\$197,076	\$147,097

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$244,286	\$235,936	\$256,112	\$151,510	\$147,097
Exemption Amount	\$0	\$0	\$0	\$50,000	\$50,000
Taxable Value	\$244,286	\$235,936	\$256,112	\$101,510	\$97,097

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$4,995	\$4,826	\$5,276	\$2,303	\$2,283
NON AD VALOREM	\$305	\$294	\$288	\$284	\$278
TOTAL TAX	\$5,300	\$5,120	\$5,564	\$2,587	\$2,561

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



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Detail by Entity Name

Florida Limited Liability Company
ISLAND BEST RESTAURANT LLC

Filing Information

Document Number	L18000293116
FEI/EIN Number	83-1432060
Date Filed	12/24/2018
Effective Date	12/21/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2024

Principal Address

726 LYTLE ST
WEST PALM BEACH, FL 33460

Changed: 10/25/2024

Mailing Address

726 LYTLE ST
WEST PALM BEACH, FL 33460

Changed: 10/25/2024

Registered Agent Name & Address

LAROSE, MARCKENS
726 LYTLE ST
WEST PALM BEACH, FL 33460

Name Changed: 06/23/2020

Address Changed: 10/25/2024

Authorized Person(s) Detail

Name & Address

Title MGR



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Detail by Entity Name

Florida Limited Liability Company
VICTORY CAPITAL GROUP, LLC

Filing Information

Document Number L19000112220
FEI/EIN Number 38-4119877
Date Filed 04/24/2019
Effective Date 04/24/2019
State FL
Status ACTIVE

Principal Address

3220 SOUTH DIXIE HWY
SUITE 201
MIAMI, FL 33133

Mailing Address

3220 SOUTH DIXIE HWY
SUITE 201
MIAMI, FL 33133

Registered Agent Name & Address

LAW OFFICES OF DANIELA FONTECILLA PA
3220 SOUTH DIXIE HWY
SUITE 201
MIAMI, FL 33133

Authorized Person(s) Detail

Name & Address

Title MGR, MEMBER

FONTECILLA, DANIELA
3220 SOUTH DIXIE HWY SUITE 201
MIAMI, FL 33133

Title MGR

FONTECILLA, CARLOS
3220 S. DIXIE HWY
SUITE # 201



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Detail by Entity Name

Florida Limited Liability Company

BELUGA INVESTMENT, LLC

Filing Information

Document Number	L11000029187
FEI/EIN Number	99-0364619
Date Filed	03/09/2011
Effective Date	03/09/2011
State	FL
Status	ACTIVE

Principal Address

2033 NE 14TH CT
FT LAUDERDALE, FL 33304

Mailing Address

2033 NE 14TH CT
FT LAUDERDALE, FL 33304

Changed: 03/20/2012

Registered Agent Name & Address

SANTA, IVAN
4202 West Green St
Tampa, FL 33607

Name Changed: 03/01/2020

Address Changed: 03/01/2020

Authorized Person(s) Detail

Name & Address

Title MGR

Wiriath, Bernard
2033 NE 14TH CT
FT LAUDERDALE, FL 33304

Annual Reports