



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	THREE REEDS CAPITAL, LLC PO BOX 882494 PORT ST. LUCIE FLORIDA 34988	Apply Date	07/02/2024
		TDA Number	202400939
Owner	KALVAITIS HOLDINGS LLC 7450 NW 84TH AVE POMPANO BEACH FLORIDA 33067-1008	Certificate *	4427
		Issue Date	05/31/2022
Property Description	REGAL SHORES COND UNIT 201 BLDG 1	Parcel ID	00-42-46-02-13-001-2010
		Alternate Parcel ID	101192769

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)
4427 *	05/31/2022	\$2,214.93	\$110.75		\$2,325.68
Part 2: Total					\$2,325.68

* 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)
5388	05/31/2024	\$1,778.16			\$1,778.16
4513	05/31/2023	\$1,101.62			\$1,101.62
Part 3: Total					\$2,879.78

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)	\$5,205.46
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)	\$1,954.79
8. Total of lines 1 through 7	Part 4: Total \$7,620.85

RECEIVED
JUN 29 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.

Palm Beach County, Florida

Rlester (Robert Lester)

Signature, Tax Collector or Designee

06/29/2026

Date

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

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: 00-42-46-02-13-001-2010

I, **THREE REEDS CAPITAL, LLC, PO BOX 882494 PORT ST. LUCIE, FLORIDA, 34988**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
4427 *	05/31/2022	REGAL SHORES COND UNIT 201 BLDG 1

* = 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.

threereedscap (Charles Link)
Applicant's Signature

07/02/2024
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:00-42-46-02-13-001-2010
CERTIFICATE:4427
YEAR:2021

HOMESTEAD: No
ASSESSED VALUE: \$270,000.00

LAST ASSESSED PARTY ON TAX ROLL:

KALVAITIS HOLDINGS LLC

7450 NW 84TH AVE
POMPANO BEACH, FLORIDA 33067-1008 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

THREE REEDS CAPITAL, LLC
PO BOX 882494
PORT ST. LUCIE, FL 34988

REGAL SHORES CONDOMINIUM
ASSOCIATION, INC.
C/O CAMPBELL PROP. MGMT @ CORAL LAKES
12751 EL CLAIR RANCH RD.
BOYNTON BEACH, FL 33437



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 4427-2022

PCN: 00-42-46-02-13-001-2010

Effective Date and Time: June 11, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

KALVAITIS HOLDINGS LLC, by virtue of Certificate of Title recorded on 09/09/2024 in Official Records Book 35256, Page 1425

Address as shown in vesting document:

7450 NW 84th Avenue

Parkland, FL 33067

3. Legal description as described in vesting instrument:

THE CONDOMINIUM PARCEL KNOWN AS DWELLING UNIT 201, PHASE I (BUILDING 1) OF REGAL SHORES CONDOMINIUM ("CONDOMINIUM"), according to the Declaration of Condominium thereof ("DECLARATION"), recorded in Official Record Book 8804, Pages 1970 through 2122 of the Public Records of Palm Beach County, Florida, and any and all amendments thereto.



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 4427-2022

PCN: 00-42-46-02-13-001-2010

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:

NONE

5. Also notify:

Regal Shores Condominium Association, Inc.
c/o Campbell Prop. Mgmt. @ Coral Lakes
12751 El Clair Ranch Rd.
Boynton Beach, FL 33437

NOTE: Tax Assessment Roll Information:

PCN:	00-42-46-02-13-001-2010
Legal Description:	REGAL SHORES COND UNIT 201 BLDG 1
Name Last Assessed:	KALVAITIS HOLDINGS LLC
Address:	7450 NW 84TH AVE POMPANO BEACH FL 33067 1008



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 4427-2022

PCN: 00-42-46-02-13-001-2010

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 13, 2026
GDC Group, LLC

Melanie Garcia

Property Detail

Location Address : 5876 REGAL GLEN DR 201
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-46-02-13-001-2010
Subdivision : REGAL SHORES CONDOMINIUM DECL FILED 6-23-95 IN OR8804P1970
Official Records Book/Page : 35256 / 1425
Sale Date : 09/09/2024
Legal Description : REGAL SHORES COND UNIT 201 BLDG 1

Owner Information**Owner(s)**

KALVAITIS HOLDINGS LLC

Mailing Address

7450 NW 84TH AVE
 POMPANO BEACH FL 33067 1008

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/09/2024	\$239,000	35256 / 01425	CERT OF TITLE	KALVAITIS HOLDINGS LLC
11/09/2018	\$10	30255 / 01084	WARRANTY DEED	BRENNER EVELYN K TR
01/01/1996	\$129,000	09111 / 00675	WARRANTY DEED	BRENNER HERBERT &

Exemption Information

No Exemption Information Available.

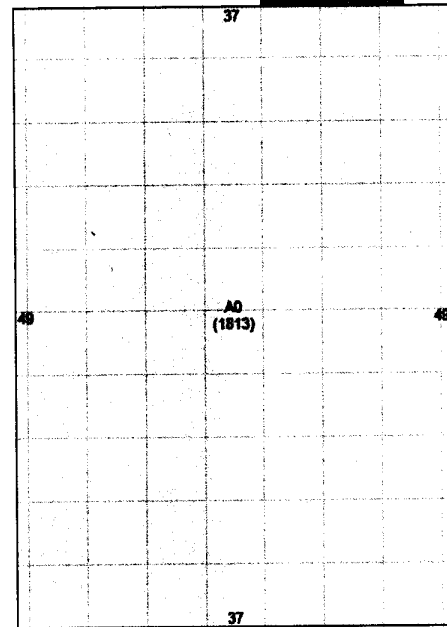
Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 1869**Acres :****Property Use Code :** 0400—CONDOMINIUM**Zoning :** PUD—RESIDENTIAL PLANNED UNIT DEV' (00-UNINCORPORATED)**Building Details****Structural Details**

Structural Element for Building 1	
Name	REGAL SHORES CONDO
Area	1869
Year Built	1995
No of Bedroom(s)	3
No of Bath(s)	2
No of Half Bath(s)	
Exterior Wall 1	MSY: CB STUCCO
Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Exterior Wall 2	NONE
Roof Structure	WOOD TRUSS
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	1813
FSP Finished Screened Porch	72
Total Square Footage	1885
Area Under Air	1813



Property Extra Feature

Description	Year Built	Units
View	1996	1

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$270,000	\$285,000	\$278,000	\$204,400	\$167,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$270,000	\$285,000	\$278,000	\$204,400	\$167,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$270,000	\$247,324	\$224,840	\$204,400	\$144,319
Exemption Amount	\$0	\$0	\$0	\$0	\$50,000
Taxable Value	\$270,000	\$247,324	\$224,840	\$204,400	\$94,319

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$4,392	\$4,263	\$4,035	\$3,442	\$1,810
NON AD VALOREM	\$265	\$256	\$248	\$246	\$231
TOTAL TAX	\$4,656	\$4,519	\$4,283	\$3,687	\$2,041

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

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Look Up a ZIP Code™

FAQs

Go to

ZIP Code™ by Address

You entered:

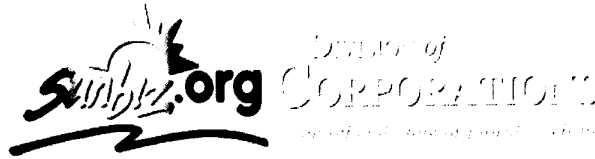
5876 REGAL GLEN DR 201
BOYNTON BEACH FL

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](/zip-code-lookup.htm?byaddress))**

5876 REGAL GLEN DR APT 201
BOYNTON BEACH FL **33437-5630**

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Feedback



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Detail by Entity Name

Florida Not For Profit Corporation
REGAL SHORES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N94000001317
FEI/EIN Number 65-0509504
Date Filed 03/11/1994
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 07/12/1995
Event Effective Date NONE

Principal Address

CAMPBELL PROP. MGMT @ CORAL LAKES
12751 EL CLAIR RANCH RD
BOYNTON BEACH, FL 33437

Changed: 02/13/2008

Mailing Address

CAMPBELL PROP. MGMT @ CORAL LAKES
12751 EL CLAIR RANCH RD
BOYNTON BEACH, FL 33437

Changed: 02/13/2008

Registered Agent Name & Address

Sherman, Richard
5746 CRYSTAL SHORES DRIVE
303
BOYNTON BEACH, FL 33437

Name Changed: 03/30/2022

Address Changed: 03/30/2022

Officer/Director Detail

Name & Address

Title Director

COOPERSTEIN, STUART
5938 CRYSTAL SHORES DR.
#303
BOYNTON BEACH, FL 33437

Title 1ST VICE PRESIDENT

SIEGEL, SHELLEY
5778 CRYSTAL SHORES DR.
#105
BOYNTON BEACH, FL 33437

Title Secretary

O'Connor, Robin
5778 Crystal Shores Dr
101
BOYNTON BEACH, FL 33437

Title Treasurer

Danowitz, Martin
5906 Crystal Shores Dr.
#405
Boynton Beach, FL 33437

Title DIRECTOR

Hazlett, Raymond
5842 Crystal Shores Drive
206
Boynton Beach, FL 33437

Title President

Sherman, Richard
5746 Crystal Shores Drive
#303
Boynton Beach, FL 33437

Annual Reports

Report Year	Filed Date
2024	03/12/2024
2025	03/18/2025
2026	04/16/2026

[04/16/2026 -- ANNUAL REPORT](#) [View image in PDF format](#)

[03/18/2025 -- ANNUAL REPORT](#) [View image in PDF format](#)

[03/12/2024 -- ANNUAL REPORT](#) [View image in PDF format](#)



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Detail by Entity Name

Florida Limited Liability Company
KALVAITIS HOLDINGS, LLC

Filing Information

Document Number L21000069854
FEI/EIN Number 86-2328552
Date Filed 02/10/2021
Effective Date 02/08/2021
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 12/05/2022

Principal Address

7450 NW 84TH AVENUE
PARKLAND, FL 33067

Mailing Address

7450 NW 84TH AVENUE
PARKLAND, FL 33067

Registered Agent Name & Address

KALVAITIS, DEVIN
7450 NW 84TH AVENUE
PARKLAND, FL 33067

Name Changed: 12/05/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

KALVAITIS, DEVIN
7450 NW 84TH AVENUE
PARKLAND, FL 33067

Annual Reports

Report Year	Filed Date
2024	04/17/2024
2025	05/03/2025