



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	FIG 20, LLC PO BOX 12225 NEWARK NEW JERSEY 07101	Apply Date	04/09/2026
		TDA Number	202600136
Owner	GALLEGO JESUS A & GALLEGO KEVIN J 2000 S FEDERAL HWY APT 104 BOYNTON BEACH FLORIDA 33435-6937	Certificate *	11955
		Issue Date	05/31/2024
Property Description	SEAGATE OF GULFSTREAM 2 COND BLDG J UNIT 104	Parcel ID	08-43-45-33-22-010-1040
		Alternate Parcel ID	102015885

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)
11955 *	05/31/2024	\$3,866.53	\$193.33		\$4,059.86
Part 2: Total					\$4,059.86

* 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)
12497	05/31/2025	\$4,090.53	\$206.23	\$6.25	\$4,303.01
Part 3: Total					\$4,303.01

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)	\$8,362.87
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$4,203.83
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)	\$586.23
8. Total of lines 1 through 7	Part 4: Total \$13,613.53

JUL 06 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

Signature, Tax Collector or Designee

Palm Beach County, Florida

07/06/2026

Date

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

1175



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Section 197 502 and 197 542, Florida Statutes

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Page 1 of 2

Part 1 Tax Deed Application Information

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		Alternate Parcel ID	102015885

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)
11955 *	05/31/2024	\$3,866 53	\$193 33		\$4,059 86
				Part 2 Total	\$4,059 86

* 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)
12497	05/31/2025	\$4,090 53	\$206 23	\$6 25	\$4,303 01
				Part 3 Total	\$4,303 01

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)	\$8,362 87
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$4,203 83
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)	\$586 23
8 Total of lines 1 through 7	Part 4 Total \$13,613 53

RECEIVED
JUL 06 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

Signature, Tax Collector or Designee

Palm Beach County, Florida

07/06/2026

Date

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

App Date 04/09/2026
TDA Num 202600136
Certificate 11955
Issued 05/31/2024
Parcel ID 08-43-45-33-22-010-1040

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)	\$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 08-43-45-33-22-010-1040

I, **FIG 20, LLC, PO BOX 12225 NEWARK, NEW JERSEY, 07101**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
11955 *	05/31/2024	SEAGATE OF GULFSTREAM 2 COND BLDG J UNIT 104

* = 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.

mfass7 (John Gardner)
Applicant's Signature

04/09/2026
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:08-43-45-33-22-010-1040
CERTIFICATE:11955
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$190,000.00

LAST ASSESSED PARTY ON TAX ROLL:

GALLEGO JESUS A & GALLEGO KEVIN J

2000 S FEDERAL HWY APT 104
BOYNTON BEACH, FLORIDA 33435-6937 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

FIG 20, LLC
PO BOX 12225
NEWARK, NJ 07101

GULFSTREAM CONDOMINIUM ASSOCIATION,
INC.
2020 S. FEDERAL HWY.
BOYNTON BEACH, FL 33435

KEVIN GALLEGO AND JESUS GALLEGO
900 SCOTIA DR.
HYPOLUXO, FL 33462



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 11955-2024

PCN. 08-43-45-33-22-010-1040

Effective Date and Time June 23, 2026 @ 8 00 a.m

- 1 Property Information Report Issued to

TAX COLLECTOR, PALM BEACH COUNTY

- 2 Title vested in at the effective date

KEVIN JESUS GALLEG0, a single man, and JESUS ANTONIO GALLEG0, a single man, as JTROS, by virtue of Warranty Deed recorded on 08/19/2022 in Official Records Book 33790, Page 1133

Address as shown in vesting document

2000 South Federal Highway #104
Boynton Beach, FL 33435

- 3 Legal description as described in vesting instrument

Condominium Unit J-104, Building SEAGATE OF GULFSTREAM CONDOMNIUM PART TWO, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 2264, Page 707, as amended from time to time, 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. 11955-2024

PCN: 08-43-45-33-22-010-1040

NOTICE SCHEDULE

Instruments and matters found of record to be noticed

1 Mortgage status

- Mortgage in favor of CrossCountry Mortgage, LLC recorded 8/21/2025 in Official Records Book 35957, Page 871

CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

(SunBiz - Same Address)

Figure Lending, LLC
Attn Indecomm Global Services
1427 Energy Park Drive
St Paul, MN 55108

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

Gulfstream Condominium Association, Inc
2020 S Federal Hwy
Boynton Beach, FL 33435

Kevin Gallego and Jesus Gallego
900 Scotia Dr
Hypoluxo, FL 33462

(ORB 35957-871)

NOTE Tax Assessment Roll Information

PCN	08-43-45-33-22-010-1040
Legal Description	SEAGATE OF GULFSTREAM 2 COND BLDG J UNIT 104
Name Last Assessed	GALLEGO JESUS A & GALLEGO KEVIN J
Address	2000 S FEDERAL HWY APT 104 BOYNTON BEACH FL 33435 6937



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 11955-2024

PCN 08-43-45-33-22-010-1040

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 25, 2026
GDC Group, LLC

Melanie Garcia

Property Detail

11955-2024

Location Address · 2000 S FEDERAL HWY 104
Municipality · BOYNTON BEACH
Parcel Control Number · 08-43-45-33-22-010-1040
Subdivision · SEAGATE OF GULFSTREAM COND PART ONE & TWO
Official Records Book/Page 33790 / 1133
Sale Date : 08/18/2022
Legal Description · SEAGATE OF GULFSTREAM 2 COND BLDG J UNIT 104

Owner Information**Owner(s)**

GALLEGO JESUS A
GALLEGO KEVIN J &

Mailing Address

2000 S FEDERAL HWY APT 104
BOYNTON BEACH FL 33435 6937

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/18/2022	\$215,000	33790 / 01133	WARRANTY DEED	GALLEGO KEVIN J &
07/27/2005	\$175,000	19066 / 01501	WARRANTY DEED	GRASSI CAROL C
07/01/1989	\$100	06160 / 01793	LIFE ESTATE	
01/01/1976	\$26,900	02510 / 01401	WARRANTY DEED	

Exemption Information

No Exemption Information Available

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$190,000	\$175,000	\$165,000	\$140,400	\$120,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$190,000	\$175,000	\$165,000	\$140,400	\$120,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$190,000	\$175,000	\$165,000	\$111,466	\$101,333
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$190,000	\$175,000	\$165,000	\$111,466	\$101,333

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,802	\$3,510	\$3,342	\$2,491	\$2,278
NON AD VALOREM	\$259	\$252	\$223	\$220	\$216
TOTAL TAX	\$4,061	\$3,762	\$3,565	\$2,711	\$2,494

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



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Detail by Entity Name

Foreign Limited Liability Company
CROSSCOUNTRY MORTGAGE, LLC

Filing Information

Document Number M19000009390
FEI/EIN Number 57-1175755
Date Filed 10/01/2019
State DE
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 03/14/2023
Event Effective Date NONE

Principal Address

2160 Superior Avenue
Cleveland, OH 44114

Changed 03/09/2026

Mailing Address

2160 Superior Avenue
Cleveland, OH 44114

Changed 03/09/2026

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title President

Leonhardt, Ronald J , Jr
2160 Superior Avenue
Cleveland, OH 44114

Title Manager



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Detail by Entity Name

Foreign Limited Liability Company

FIGURE LENDING LLC

Filing Information

Document Number M18000001185
FEI/EIN Number 82-4227262
Date Filed 02/02/2018
State DE
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 11/07/2019
Event Effective Date NONE

Principal Address

650 S Tryon Street
8th Floor
Charlotte, NC 28202

Changed 04/21/2023

Mailing Address

650 S Tryon Street
8th Floor
Charlotte, NC 28202

Changed 04/15/2024

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed 02/14/2019

Address Changed 02/14/2019

Authorized Person(s) Detail

Name & Address

Title Authorized Member



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Detail by Entity Name

Florida Not For Profit Corporation

GULFSTREAM CONDOMINIUM ASSOCIATION, INC

Filing Information

Document Number 725971
FEI/EIN Number 59-1582970
Date Filed 04/02/1973
State FL
Status ACTIVE

Principal Address

2020 S FEDERAL HWY
BOYNTON BEACH, FL 33435

Changed 04/01/2002

Mailing Address

2020 S FEDERAL HWY
BOYNTON BEACH, FL 33435

Changed 01/13/2009

Registered Agent Name & Address

THE BACKER LAW FIRM
Peninsula Plaza
SUITE 462
BOCA RATON, FL 33431

Name Changed 02/12/2013

Address Changed 04/30/2026

Officer/Director Detail

Name & Address

Title VP

Woods , John
2018 S FEDERAL HWY
A208
BOYNTON BEACH, FL 33435