



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
* Applying Certificate					
Part 2 Total					\$597 93

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

Palm Beach County, Florida

Signature, Tax Collector or Designee

03/16/2026

Date

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

[Handwritten signature and initials]



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Part 1: Tax Deed Application Information

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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

Palm Beach County, Florida

Signature, Tax Collector or Designee

03/16/2026

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

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	AVK REAL ESTATE LLC 66 W. FLAGLER STREET, SUITE 900 MIAMI, FL 33130	Apply date	8/20/2025
		TDA Number	202501267
Owner	THIEBAUD ENTERPRISES INC 140 SE AVENUE E BELLE GLADE, FL 33430 4024	Certificate	7879-2022
		Issue Date	5/31/2022
Property description	RADERS SUB LT 15 BLK 3	Parcel ID	04-37-43-42-05-003-0150
		Alternate Parcel ID	

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)
Part 2: Total					

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

Certificate Number	Date of Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collector's Fee	Total (Columns 3+4+5)
Part 3: Total					

Part 4: Tax Collector Certified Amounts (Lines 1-7)

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	\$0.00
4.	Property information report fee(s)	\$300.00
5.	Tax deed application fee	\$160.60
6.	Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	\$420.63
7.	Total Paid (Lines 1-6)	\$4,426.65

I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.

Palm Beach County, Florida

Signature, Tax Collector or Designee

Certification Date: 3/16/2026 11:22:00 AM

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

Sections 197.502 and 197.542, Florida Statutes

Part 5: Clerk of Court Certified Amounts (Lines 9-18)	
8. Clerk of Court Statutory Fee for Processing Tax Deed	\$60.00
9. Clerk of Court ALL mail charge(s)	\$134.16
10. Clerk of Court Advertising Charge	\$0.00
12. Sheriff's fee(s)	\$160.00
12A Online Auction Fee	\$60.00
13. Interest Computed by Clerk of Court Pursuant to Section 197.542 F.S.	\$265.21
14. Total (lines 8-13)	\$679.37
15. One-half of the assessed value of homestead property (if applicable)	\$0.00
16. Other Outstanding Certificates and Delinquent Taxes.	\$545.73
17. Statutory Opening Bid (total of lines 7, 14, 15 and 16 (if applicable))	\$5,651.75
18. Redemption fee(s)	\$16.85
19. Total amount to Redeem	\$5,122.87
 Signature, Clerk of Court or Designee <u>7/15/2026</u> 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. 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.



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

Updated Effective Date and Time: June 25, 2026 @ 8:00 a.m.

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

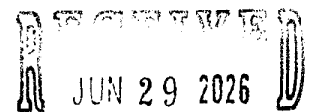
Address as shown in vesting document:

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





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 5/12/2026 in Official Records Book 36510, Page 1406
 - 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

(SunBiz)

Mailing Address
5027 Cardinal Dr.
Dade City, FL 33523



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



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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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 29, 2026
GDC Group, LLC

A handwritten signature in black ink, appearing to read "Melanie Garcia", is written over a horizontal line.

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.pbcpsao.gov